

## PLANNING COMMITTEE

14 AUGUST 2019

Present: Councillor Jones(Chairperson)  
Councillors Lay, Asghar Ali, Driscoll, Goddard, Gordon, Hudson,  
Jacobsen and Jones-Pritchard

20 : APOLOGIES FOR ABSENCE

Councillor Satar

21 : MINUTES

The minutes of the meeting held on 17 July 2019 were approved as a correct record and signed by the Chairperson.

22 : MEMBERSHIP

The Committee noted that at the Council meeting of the 18 July 2019 approved that Councillor Susan Goddard be appointed to this Committee.

23 : PETITIONS

### **Petitions**

- (i) Application no, 19/01339/MNR, 238 Pantbach Road, Rhiwbina
- (ii) Application no,19/01682/MNR, Site of former Cardiff Scientific Laboratory, 5-13 Crofts Street, Plasnewydd
- (iii) Application no, 19/01370/MNR, Former Ty Glas, 75 Ty Glas Avenue, Llanishen
- (iv) Application no, A/19/00057/MNR, Former Ty Glas, 75 Ty Glas Avenue, Llanishen
- (v) Application no, A/19/00058/MNR, Former Ty Glas, 75 Ty Glas Avenue, Llanishen
- (vi) Application no, A/19/00059/MNR, Former Ty Glas, 75 Ty Glas Avenue, Llanishen

In relation to (ii) the Petitioner spoke, the Applicant/Agent did not respond.

24 : DEVELOPMENT CONTROL APPLICATIONS

The Committee considered the schedule of development control applications submitted in accordance with the Town & Country Planning Act 1990:

**RESOLVED:** That pursuant to this Committee's delegated powers the following development control applications be determined in accordance with the recommendations as set out in the report of the Director of Planning, Transport and Environment subject to any further amendments as detailed below and notification be given of the decisions in accordance with Section 70 of the Town and Country

Planning Act 1990 or Section 16 or Section 74 of the Planning (Listed Building & Conservation Act 1990)

## **APPLICATIONS GRANTED**

19/00017/MNR – PLASNWEYDD

160-166 STRATHNAIRN STREET

Demolition of all existing buildings and construction of 10 self contained apartments (7 X 1 Bed/ 3 X 2 Bed with onsite amenity, cycle storage and refuse stores.

Subject to additional advisory recommendation to read:

'The applicant is advised to contact Asset Management (029 22 330954 [assetmanagement@cardiff.gov.uk](mailto:assetmanagement@cardiff.gov.uk)) to obtain any necessary licenses/permits for hoardings/scaffolding on the adopted highway. Any necessary remedial works arising as a consequence of the development being implemented shall be carried out to the satisfaction of Asset Management.

19/01733/MJR – PONTRENNAU/ OLD ST MELLONS

PHASE 2, LAND EAST OF CHURCH ROAD AND NORTH AND SOUTH OF BRIDGE ROAD, OLD ST MELLONS.

Reserved matters in respect of 13/00578/DCO (appearance, landscaping, layout and scale). For Phase 2 of St Ederyns Village comprising of 57 dwellings with associated landscaping, land re-profiling access and highways works and discharge of conditions 15,22 and 23 of the outline consent.

Subject to an amendment in Paragraph 8.20 to read:

'46 of the proposed dwellings have 2 car parking spaces each on driveways. In additional 11 of the dwellings would have detached garages and 7 would have integral garages. All the 2 bedroom dwellings would have 1 parking space each.....'

## **APPLICATIONS GRANTED ON EXECUTION OF A PLANNING OBLIGATION UNDER SECTION 106 OF THE TOWN AND COUNTRY PLANNING ACT 1990**

19/01538/MJR – CATHAYS

PARKGATE HOUSE, FORMER COUNTY COURT BUILDING AND ADJACENT LAND, WESTGATE STREET.

Partial demolition, refurbishment, change of use and redevelopment of Parkgate House, former County Court Building and adjacent land for use as a hotel including associated internal alterations to listed buildings.

Subject to an amendment to Condition 12 (Drainage Scheme) to read:

Drainage Scheme: Excluding demolition works no development shall commence until a drainage scheme for the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall provide for the disposal of foul, surface and land water, and include an assessment of the potential to dispose of surface and land water by sustainable means. Thereafter the scheme shall be implemented in accordance with the approved details prior to the occupation of the development and no foul water, surface water and land drainage shall be allowed to connect directly or indirectly with the public sewerage system.

Subject to an amendment to Condition 15 (Entertainment noise from bars/restaurants/function rooms to read:

Entertainment noise from bars/restaurants/function room: No noise emanating from the hotel bars/restaurant/function rooms (measured in the LA<sub>max</sub>, 5 minutes parameter) shall exceed the ambient background noise level (LA<sub>90</sub>, 5 minutes) outside windows of any noise sensitive rooms at the adjacent 2 Park Street (Cardiff Civil and Family Justice Centre) during the hours 07:00 -19:00 Monday to Friday.

Subject to an amendment to Condition 17 (Cycle Parking) to read:

Cycle Parking: No above-ground development shall take place until details showing the provision of cycle parking spaces have been submitted to and approved in writing by the LPA. The approved details shall be implemented prior to the development being put into beneficial use. Thereafter the cycle parking spaces shall be maintained and shall not be used for any other purpose.

19/01682/MNR – PLASNEWYDD

SITE OF FORMER CARDIFF SCIENTIFIC LABORATORY, 5-13 CROFTS STREET  
Construction of 9 residential units

## **APPLICATIONS DEFERRED**

19/01339/MNR – RHIWBINA

238 PANTBACH ROAD

Demolition of part two storey and single storey building and construction of three storey building containing two retail units and a one bedroom flat at ground floor and three duplex apartments at first and second floor.

REASON: In order to establish reasons for refusal.

19/01370/MNR – LLANISHEN

FORMER THE TY GLAS, 75 TY GLAS AVENUE

Reconfiguration of the wider site including parking and patio layout, installation of wrap around drive-thru lane and the inclusion of a back of house corral storage area and associated works to the site. Installation of 2no, COD (Customer Order Displays) and goal post height restrictor. Alterations to the elevations including new entrance door and drive-thru booths, new plant equipment to the roof.

REASON: In order for a site visit to this location to take place.

A/19/000057/MNR – LLANISHEN

FORMER THE TY GLAS, 75 TY GLAS AVENUE  
The installation of 1 no, freestanding 6m Totem sign

REASON: In order for a site visit to this location to take place.

A/19/000058/MNR – LLANISHEN

FORMER THE TY GLAS, 75 TY GLAS AVENUE  
The installation of 1 no, freestanding 6m totem sign.

REASON: In order for a site visit to this location to take place.

A/19/000059/MNR – LLANISHEN

FORMER THE TY GLAS, 75 TY GLAS AVENUE  
Installation of site signage including 4 no freestanding signs, 1 banner sign and 18 no DOT signs

REASON: In order for a site visit to this location to take place.

25 : APPLICATIONS DECIDED BY DELEGATED POWERS - JULY 2019

Noted

26 : URGENT ITEMS (IF ANY)

None

27 : DATE OF THE NEXT MEETING - 18 SEPTEMBER 2019