

## PLANNING COMMITTEE

26 FEBRUARY 2020

Present: Councillor K Jones(Chairperson)  
Councillors Lay, Ahmed, Asghar Ali, Driscoll, Gordon, Hudson,  
Jacobsen, Jones-Pritchard, Keith Parry, Sattar and Stubbs

### 42 : APOLOGIES FOR ABSENCE

None

### 43 : MINUTES

The minutes of the 22 January 2020 were approved as a correct record of proceedings.

### 44 : DECLARATIONS OF INTEREST

The following declarations of interest were made in accordance with the Members Code of Conduct:

COUNCILLOR	ITEM	NATURE OF INTEREST
Cllr Gordon	19/02071/MJR	Ward Councillor – objected and spoke against application
Cllr Jacobsen	19/03219/MJR	Ward Councillor
Cllr Jones-Pritchard	19/02797/MNR	Previously viewed and expressed an opinion in a professional capacity.

### 45 : PETITIONS

Application no 19/02071/MJR, rear of 35 Romilly Crescent and 70-72 Llandaff Road, Riverside.

Application no, 18/03020/MJR, Former Great Eastern Hotel, 54 Metal Street, Adamsdown

In the relation to the above the petitioners spoke on each application.

### 46 : DEVELOPMENT CONTROL APPLICATIONS

The Committee considered the schedule to development control applications submitted in accordance with the Town and 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 74 of the Planning (Listed Building & Conservation Act 1990).

## **APPLICATIONS GRANTED**

19/02797/MNR – CYNCOED

40 HURON CRESCENT, LAKESIDE

2 Storey rear extension and conversion of house to 2 separate dwellings

20/00044/MNR – CATHAYS

11-12 CHURCH STREET, CITY CENTRE

Change of use from mixed use development (retail and sui generis) to A3 use (restaurant) and mixed commercial use.

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

19/01374/MJR – PLASNEWYDD

195-197 CITY ROAD

Demolition of existing building and construction of purpose built student accommodation incorporating class A1/A2/A3 and D2 floorspace at ground level and all associated development.

19/02071/MJR – RIVERSIDE

REAR OF 35 ROMILLY CRESCENT AND 70-72 LLANDAFF ROAD

Mixed use development comprising 34 dwelling units with a mixture of 1-5 beds, parking and up to 9 commercial units potentially comprising A1/A2/A3 uses.

Both paragraphs 8.10 and 8.13 of the report to read 2 storeys high and not 1½.

Subject to an amendment of Condition 28 to read:

‘The ground floor WC window of plot 3 shown on drawing no P08 Rev A shall be non-opening below a height of 1.8 metres above internal floor level and glazed with obscure glass and thereafter be so maintained. The frosted windows identified on the living/dining/ kitchen rooms of flat 4 shown on drawing P11 Rev B and flat 9 shown on drawing no. P12 Rev B shall be implemented as such and thereafter be so maintained. The living/dining/kitchen window of flat 2 and the bedroom window of flat 4 shown on drawing no P15 rev B shall be glazed with obscure glass and thereafter be so maintained. The windows identified to be frosted to half height shown on bedroom 1 of flat 3 and the living /dining/ kitchen of flat 5 shown on drawing no P15 B shall be implemented as such and thereafter be so maintained. The roof lights to be fixed and frosted shown on bedroom 2 of Plot 6 shall be implemented as such and

thereafter be so maintained. The opaque glazing identified in the kitchen/dining/living room of the loft flat at plot 34 shown on drawing P17 Rev A shall be implemented as such and thereafter be so maintained, and the high level bathroom and ensuite bathroom windows of the loft flat at plot 34 shown on drawing P17 Rev A shall also be obscurely glazed and thereafter be so maintained’.

19/02851/MJR – BUTETOWN

SITE ADJACENT TO ST MARY THE VIRGIN CHURCH, BUTESTREET  
New build 2 form entry primary school & flying start and special resource base to replace existing St Mary the Virgin CIW primary school.

Subject to a new title to read:

5.8 Transport Officer States

19/03219/MJR – PENTWYN

FORMER POLICE STATION, MAELFA  
Demolition of existing garages and development of 41no independent living care-ready flats and associated works.

Subject to an amendment of Condition 6 to read:

‘line 6 omission of “school” and insertion of “development”

19/03320/MJR – TROWBRIDGE

FORMER ST MELLONS YOUTH AND COMMUNITY CENTRE CRICKHOWELL ROAD, ST MELLONS.

Demolition of existing community centre proposed older persons independent living accommodation consisting of 60no one and two bed self-contained apartments, associated communal facilities and off-street car parking.

Subject to an additional Condition 15 to read: Prior to the development being brought into beneficial use details of the boundary treatment shall be submitted to and approved in writing by the Local Planning Authority and implemented in accordance with the approved details.

Reason: To ensure that access can be obtained to the sewer and drainage system (LDP policy EN10).

Subject to an amendment to Condition 2 to read: Amend Condition 2 so that drawings AL(01) 01 and AL(01)02 are amended to AL(01) 01 A and AL (01)02 A.

## **APPLICATIONS REFUSED**

18/03020/MJR – ADAMSDOWN

FORMER GREAT EASTERN HOTEL, 54 METAL STREET

Construction of 20 no, affordable flats, access, landscaping and ancillary works at land adjacent to Metal Street & Sun Street

**REASONS:**

1. The proposal by virtue of its siting, design, use of materials and boundary treatment along Sun Street fails to provide a high quality sustainable form of development that responds positively to the character of the area, contrary to Policy KP5 of the adopted Cardiff Local Development Plan (2006-2026) and advice contained in the Council's Infill Design Guide SPG (November 2017), Planning Policy Wales (Ed.10) and TAN 12 (Design)

2. The proposal would, by virtue of its siting and design, fail to provide a safe and secure living environment, resulting in harm to the amenity of the future occupiers, contrary to Policy KP5 and Policy C3 of the adopted Cardiff Local Development Plan (2006-2026) and advice contained in Planning Policy Wales (Ed.10) and TAN 12 (Design).

3. The proposal, by virtue of its siting and design, would fail to preserve or enhance the setting of the Grade 1 Listed St German's Church and the Grade 2 Listed Vicarage, contrary to Policy EN9 (Conservation of the Historic Environment) of the adopted Cardiff Local Development Plan (2006-2026) and advice contained in Planning Policy Wales (Ed.10) and TAN 24.

## **APPLICATIONS DEFFERED**

19/01533/MJR – RUMNEY

782-786 NEWPORT ROAD

Demolition of existing buildings and proposed mixed use development comprising of residential retail and associated parking.

REASON: In order for further consideration of windows adjacent to neighbouring properties.

47 : APPLICATIONS DECIDED BY DELEGATED POWERS - JANUARY 2020

Noted

48 : URGENT ITEMS (IF ANY)

None

The meeting terminated at 6.20