

PLANNING COMMITTEE

27 JANUARY 2021

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

11 : APOLOGIES FOR ABSENCE

No apologies for absence were received.

12 : DECLARATIONS OF INTEREST

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

Councillor	Item	Nature of Interest
Councillor Jones-Pritchard	5i - 20/02372/DCH - 64 College Road	Prejudicial Interest as agent for the applicant.
Councillor Stubbs	5b - 20/01279/MJR – Land at Rover Way	Prejudicial Interest – will be speaking as Ward Councillor
Councillor Keith Parry	5a - 20/02632/MJR, Land to the North West of Whitchurch Hospital	Prejudicial Interest – previously expressed a view
Councillor Keith Parry	6 – Section 53 Modification Order – Whitchurch Disused Railway Line	Prejudicial Interest – previously expressed a view in relation to land to the North West of Whitchurch Hospital.
Councillor Gordon	5a - 20/02632/MJR, Land to the North West of Whitchurch Hospital	Prejudicial Interest – previously expressed a view

13 : MINUTES

The minutes of the 16 December 2020 were approved and signed as a correct record.

14 : PETITIONS

Application no 20/01279/MJR, Land at Rover Way

Application no 20/00153/MJR, 17-41 Clearwater Way, Cyncoed

Application no 20/01629/MJR, The Paddle Steamer, Loudoun Square, Butetown

Application no 20/01459/MNR, Caedelyn Park, Rhiwbina

Application no 19/03148/MNR, Trenewydd, Fairwater Road, Llandaff

In relation to the above all petitioners spoke and the agents responded in accordance with Planning Committee Procedure Rule 14.2.

15 : DEVELOPMENT CONTROL APPLICATIONS

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

RESOLVED: Pursuant to this Committee's delegated powers the following development control applications be determined in accordance with the recommendation set out in the reports 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 1980 or Section 74 of the Planning (Listed Building & Conservation) Act 1980:

APPLICATIONS GRANTED

20/01279/MJR – SPLOTT

LAND AT ROVER WAY

Councillor Stubbs reaffirmed his prejudicial interest in this item and spoke as a Ward Councillor.

Renewal of 17/02130/MJR for the removal of fill material and the construction of a Biomass Power Plant (up to 9.5MW) and a maximum of 130,000 sq ft. of industrial accommodation (B8 use class), new access road and associated landscaping works.

Subject to an amendment to Condition 14 (Integrity of the MDPE Membrane) to read: No works below the membrane underlying the original capping layer or elsewhere below the overburden shall take place until a scheme of repairs to restore and maintain the integrity of the membrane where necessary following site investigations have been submitted to and approved in writing by the Local Planning Authority. The repairs shall be carried out in accordance with the approved details within a timescale that shall be agreed in writing with the Local Planning Authority.

Subject to an amendment to Condition 16 (Drainage Details) to read: No development shall take place within any phase, with the exception of the removal of overburden from the site, until a drainage scheme for that phase of development has been submitted to and approved in writing by the Local Planning Authority. The scheme shall demonstrate how that part of the development will be effectively drained; the means of disposal of surface water and demonstrate how foul flows will communicate to the public sewerage system. Thereafter, the scheme shall be implemented in accordance with the approved details prior to the completion of that phase and no further surface water or land drainage shall be allowed to connect directly or indirectly with the public sewerage system.

Subject to an amendment to Condition 18 (Air Quality Assessment) to read: Prior to the approval of any reserved matters application for the Biomass Power Plant an Air

Quality Assessment (AQA) for the detailed design of the Biomass Plant shall be submitted to and approved in writing by the Local Planning Authority. The AQA shall include an assessment of the impact of the plant emissions and any necessary mitigation measures to ensure the overall impacts of the plant are acceptable. The plant shall be constructed in accordance with the approved details and maintained thereafter.

Subject to an amendment to Condition 20 (Delivery Times): Deliveries shall only take place at the site between the hours of 09:00 and 17:00 Monday to Saturday and at no time on Sundays or Bank Holidays.

Subject to an amendment to Condition 28 (Provision of Rover Way Junction) to read: Prior to the construction of any building, the Rover Way/Site Access priority junction hereby approved (Drawing No. 173097/SK/11 Revision A) shall be approved in writing by the overseeing highway authority and implemented to their written satisfaction.

Subject to an additional Condition 37 (Industrial Floorspace Limit) No more than 130,000 square feet of industrial accommodation (B8 Use Class) shall be constructed on the application site.

20/01785/MNR – FAIRWATER

184 BWLCH ROAD

Change of use from residential dwelling to House of Multiple Occupation, external alterations and increase in height of boundary enclosure.

20/02241/DCH – CYNCOED

410 CYNCOED ROAD

Rear and side extension with side dormers and roof-lights.

20/02372/DCH – LLANDAFF NORTH

64 COLLEGE ROAD

Single storey side extension incorporating porch.

Councillor Jones-Pritchard reaffirmed his prejudicial interest in this item and left the meeting during discussion of this item.

20/01459/MNR – RHIWBINA

CAEDELYN PARK, CAEDELYN ROAD

Erection of 3no, floodlights

Subject to an additional Condition 5 (Lux Light Levels):

Notwithstanding the submitted details, the floodlights shall not be brought into use until details have been submitted to and approved in writing, which shows that the lux lights levels shall not exceed a level of 1 at the large tree sited adjacent to the existing playpark or background light levels at night, whichever is greatest. The Light levels and details submitted as approved shall be maintained thereafter.

20/02632/MJR – WHITCHURCH/TONGWYNLAIS

LAND TO THE NORTH WEST OF WHITCHURCH HOSPITAL, PARK ROAD

Councillors Keith Parry and Iona Gordon reaffirmed their prejudicial interests and left the meeting during discussion of this item.

Variation of part C of Condition 1 to extend the time limit for the submission of reserved matters by 18 months to 27/09/22 and variation of part D of Condition 1 to be: The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission – previously approved under 17/01735/MJR.

APPLICATIONS GRANTED ON EXECUTION OF A PLANNING OBLIGATION PURSUANT TO SECTION 106, TOWN & COUNTRY PLANNING ACT 1991:

20/00153/MJR – CYNCOED

17-41 CLEARWATER WAY

Erection of two new floors above existing units to create 15 additional apartments, side extensions incorporating an extension to café (A3 use class) at ground floor, refurbishment to existing commercial units, elevational treatments to premises, public realm works, highways work and other associated works (amended description and plans).

20/01629/MJR – BUTETOWN

THE PADDLE STEAMER, LOUDOUN SQUARE

Proposed demolition of existing structures and redevelopment for affordable apartments and associated works.

19/03148/MNR – LLANDAFF

TRENEWYDD, FAIRWATER ROAD

Double storey side extension and single storey rear extension with new rear external terraces and landscaping, creating a new daycare nursery, change of use from offices (class B1) to non-residential institutions (class D1)

Subject to amendment to condition 12 (Noise) to read:

The noise emitted from fixed plant and equipment on the site shall achieve a rating noise level of background minus 5dB at the nearest noise sensitive premises when measured and corrected in accordance with BS4142:2014 (or any British Standard amending or superseding that standard).

- 16 : SECTION 53, MODIFICATION ORDER (UNDER WILDLIFE AND COUNTRYSIDE ACT 1981) TO RECORD A PUBLIC FOOTPATH ALONG WHITCHURCH DISUSED RAILWAY LINE

Councillor Keith Parry reaffirmed his prejudicial interest and left the meeting during discussion of this item.

The Committee considered an application to the Public Rights of Way Team from the public record historic usage along the disused railway line by walkers and dog walkers. Their right had been brought into question due to the planning application to construct the new bridge across the railway cutting to access the proposed Velindre Hospital site.

RESOLVED: The Committee AGREED this application to modify the definitive map and statement and that the Director of Governance, Legal Services and Monitoring Officer be instructed to process the appropriate legal orders.

- 17 : APPLICATIONS DECIDED BY DELEGATED POWERS - DECEMBER 2020

Noted

- 18 : URGENT ITEMS (IF ANY)

None

- 19 : DATE OF THE NEXT MEETING - 17 FEBRUARY 2021

The meeting terminated at 6.01 pm