

## PLANNING COMMITTEE

16 JUNE 2021

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

45 : APOLOGIES FOR ABSENCE

None

46 : APPOINTMENT OF CHAIRPERSON AND DEPUTY CHAIRPERSON

To note that at the Annual Council Meeting on 27 May 2021, appointed Councillor Keith Jones as Chairperson of this Committee and Councillor Edward Stubbs as the Deputy Chairperson of this Committee.

47 : APPOINTMENT OF COMMITTEE AND TERMS OF REFERENCE

The Annual meeting on 27 May 2021 appointed this Committee with the following Membership and Terms of Reference.

Membership:

Councillors Ahmed, Asghar Ali, Gordon, Hudson, Jacobson, Keith Jones,  
JonesPritchard, Keith Parry, Sattar and Stubbs (1 vacancy)

Terms of Reference: Those functions listed in Section A of Schedule 1 of the Local Authorities Executive Arrangements (Function and Responsibilities) (Wales) Regulations 2001 and any amendments thereto and any matters ancillary thereto as defined in Regulation 4 (2) to (6) of the Regulations. Those function listed in paragraphs 1- 12 of Section 1 of Schedule 1 of the Local Authorities Executive Arrangements (Function and Responsibilities) (Wales) Regulations 2001 and any amendments thereto and any matters ancillary thereto as defined in Regulation 4 (2) to (6) of the Regulations.

48 : MINUTES

The minutes of the 19 May 2021 were approved as a correct record and signed by the Chairperson.

49 : DECLARATIONS OF INTEREST

None

50 : PETITIONS

There were no petitions

## **APPLICATIONS GRANTED**

20/02448/MNR – LLANISHEN

GROUNDS OF LLANISHEN RESERVOIR, LISVANE ROAD

Repair and restoration of existing embankment steps, replacement of one set of existing steps, installation of one new set of embankment steps from south-west entrance construction of a footbridge from the first floor of the visitor hub to the embankment, installation of new footpaths along embankment and new vehicle access road from the visitor hub car park to the new slipway

21/00302/MNR – CATHAYS

49 DALTON STREET

Conversion of dwelling into 3no, flats with two storey rear extension, hip to gable roof extension with dormer roof extension.

Subject to an amendment to Condition 3 to read:

Prior to occupation of the flats hereby approved, refuse storage containers shall be provided externally and a screen shall be provided adjacent to the front forecourt enclosure in accordance with drawing numbered P693\_L\_201, and shall thereafter be retained.

## **APPLICATIONS GRANTED ON EXECUTION OF A PLANNING OBLIGATION PURSUANT TO SECTION 106 TOWN AND COUNTRY PLANNING ACT 1991:**

20/02175/MJR – LLANISHEN

GROUNDS OF LLANISHEN RESERVOIR, LISVANE ROAD

Development of a visitor centre including café/restaurant, boat workshop and associated works, including access, landscaping, footpaths and recreational facilities.

Subject to an amendment to Condition 26 to read:

No development shall commence until a plan has been submitted to and approved in writing by the Local Planning Authority (LPA) detailing the areas within the site where construction works may commence in advance of the written approval of a Green Infrastructure Mitigation Strategy (GIMS). No development shall commence on land outside of the area identified on the approved plan until a GIMS has been submitted to and approved in writing by the LPA. The GIMS shall include the following: (i) Badgers: A plan to demonstrate that no members of the public will be allowed access within 30 metres of a badger sett. Details of the non-badger-proof fencing shall also be submitted for written approval; (ii) Lichens: A survey of the Lichen Communities on the stone pitching of Llanishen Reservoir to provide a baseline against which the

operation and management of the site (post-development) can be monitored; (iii) Glow-Worms: a plan of habitats for Glow-worms together with details for their re-creation and enhancement; (iv) Amphibians: A Risk Assessment Method Statement to ensure protection of amphibians during clearance of all areas of suitable terrestrial amphibian habitat; (v) Reptiles: a plan of habitats for grass snakes and slowworms together with details for their re-creation and enhancement; (vi) SINC Habitats: a plan detailing areas of SINC habitat losses together with details of compensatory habitat provision and a programme for their implementation; (vii) European Protection Species: details of the location, number, model and position of bat roosting features and the location and position of dormice nest boxes. The development shall be carried out in accordance with the approved details prior to beneficial occupation.

Subject to an additional Condition 41 to read:

## NESTING BIRDS

1 No removal of hedgerows, trees, scrub or shrubs shall take place between 1st March and 15th August, unless it can be demonstrated to the Local Planning Authority's written satisfaction that there are no birds nesting in the vegetation to be removed immediately (48 hrs) before works commence.

Subject to the following amendments to Conditions:

Amend the relevant parts of Condition 2 (Approved Plans and Documents) as follows: (ii) DCWW 761-01 Feb 2020 – Llanishen and Lisvane Masterplan (xxv) LIS-ARC-XX-070-DR-C-0012 Revision P01 – Access Road Cross Sections – Sheet 1 of 2; (xxvi) LIS-ARC-XX-070-DR-C-0013 Revision P01 – Access Road Cross Sections – Sheet 2 of 2

Subject to the following amendments to Conditions:

Amend Condition 2 to delete references to Woodland Management Plans from the list of approved documents – 2(xviii) and 2(xix) (the agent suggests including this within the LEMP and this is supported); (ii) Condition 2 does not refer to the LEMP as it is not yet an approved document. This document will be submitted and approved under condition 28; 6(iii)

Condition 28 – amendments agreed together with specific reference to the requirement for Woodland Management as underlined above in 2(v) and sub section (i).

Amend Condition 28: Prior to beneficial use, a Landscape Ecological Management Plan (LEMP) for the provision, management and maintenance of the site's landscape and ecological features for the lifetime of the development shall be submitted to and approved by the Local Planning Authority. The LEMP shall be a living document and shall include, but not be limited to, details of: (i) Objectives for management of the site, including the maintenance and enhancement of existing woodland and the features of the SSSIs; (ii) Existing and proposed habitats, landscape, environmental and ecological features; (iii) The baseline condition of the features in (ii), and the expected condition of these features; (iv) Scheduling and timings of activities; (v) Short and long-term management, monitoring and maintenance of new and existing landscape, environmental and ecological features by a suitably qualified ecologist to

deliver and maintain the expected condition; (vi) Replacement measures in the event that any landscape or environmental features die, be removed or become seriously damaged or diseased; (vii) Management and maintenance responsibilities; (viii) Timescales, length of plan, the method to review and update plans (informed by monitoring) at specific intervals as agreed and the adaptive management principles and process to be used under the plan; (ix) A commitment to ongoing monitoring of the SSSI features for the lifetime of the development, with adaptability built in to increase or reduce the intensity of the survey, by agreement under the LEMP, dependant on the results and condition of the SSSI features; (x) A commitment to follow best practice for the fungi monitoring regime (i.e. 5-6 times per year between late August (to catch *Hygrocybe intermedia* and *Entoloma* spp) and early December). DNA studies to be considered as an additional approach; (xi) Monitoring of the impacts of recreation and dog walking on the SSSI i.e. surveys of dog walking and compliance, surveys of soil for nutrient content, undertaken at appropriate timescales; (xii) That in assessing risks from the site uses to the SSSI special interest, the precautionary principle will be used when considering the need for action to safeguard the special interest. (xiii) Actions to be taken if the SSSI is demonstrated to be becoming less favourable; (xiv) A commitment that maintaining the special interest will take precedence over recreation, and recreation will be curtailed if it is necessary. Reason: To ensure the satisfactory long-term management of the site's landscape and ecological features in accordance with Local Development Plan Policies EN5 (Designated Sites) and EN6 (Ecological Networks and Features of Importance for Biodiversity).

Subject to an amendment to paragraph 8.95 to read:

The rights of the occupiers of the site and third parties under the Human Rights Act 1998 have been considered..."

Subject to an amendment to Condition 3 to read:

(Café/Restaurant Opening Hours): With the exception of private group bookings, members of the public shall only be admitted to or allowed to remain in the visitor centre's café/restaurant between the hours of 0800 and 1800 on any day. Any private group bookings shall cease by 2300 hours.

Subject to an amendment to Recommendation 1 to read:

That SUBJECT to a requirement that no decision notice may be issued unless a written authorisation is received from the Welsh Ministers pursuant to its Direction dated 10 June 2021 made under Article 18 of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012: That planning permission be GRANTED subject to relevant parties entering into a binding legal agreement with the Council under the provisions of SECTION 106 of the Town and Country Planning Act 1990, within 6 months of the date of this Resolution unless extended by the Council in writing, in respect of matters detailed in paragraph 9.3 of this report and subject to the following conditions:

Refer also to paragraphs 1.28, 7.14 (vii), and 8.89

52 : APPLICATIONS DECIDED BY DELEGATED POWERS - MAY 2021

Noted

53 : URGENT ITEMS (IF ANY)

There were no urgent items.

54 : DATE OF THE NEXT MEETING - 28 JULY 2021