

## PLANNING COMMITTEE

28 JULY 2021

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

### 55 : APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Keith Jones.

### 56 : MINUTES

The approval of the minutes of the meeting on 16 June was deferred until the next meeting of the Committee.

### 57 : DECLARATIONS OF INTEREST

No declarations of interest were received in accordance with the Members Code of Conduct.

### 58 : PETITIONS

1. 21/00235/MJR, LAND EITHER SIDE OF RADYR TO PONTYPRIDD RAILWAY LINE AT GELYNIS FARM, TY-NANT ROAD, MORGANSTOWN
2. 21/00236/MJR, LAND EITHER SIDE OF RADYR TO PONTYPRIDD RAILWAY LINE AT GELYNIS FARM, TY-NANT ROAD, MORGANSTOWN
3. 21/00829/MNR, 173 PWLLMELIN ROAD, FAIRWATER

In relation to the petitions above 1. The petitioner spoke and the agent responded. 3. The petitioner spoke and the agent did not respond.

### 59 : DEVELOPMENT CONTROL APPLICATIONS

## **APPLICATIONS GRANTED**

21/00235/MJR - RADYR

LAND EITHER SIDE OF RADYR TO PONTYPRIDD RAILWAY LINE AT GELYNIS FARM, TY-NANT ROAD, MORGANSTOWN

NEW VEHICULAR AND PEDESTRIAN BRIDGE OVER THE RADYR - PONTYPRIDD RAILWAY LINE AND ASSOCIATED INFRASTRUCTURE AND REMOVAL OF PART OF A RUINED FARM BUILDING

Subject to additional Condition 17 to read:

'The development hereby approved shall be carried out in accordance with the requirements and standards of the "Written Scheme of Investigation for Programme of Archaeological Works at Gelynis Farm" (RSK ADAS Ltd Report no. ART69105-602, dated January 2021).

21/00236/MJR - RADYR

LAND EITHER SIDE OF RADYR TO PONTYPRIDD RAILWAY LINE AT GELYNIS FARM, TY-NANT ROAD, MORGANSTOWN

NEW VEHICULAR AND PEDESTRIAN BRIDGE OVER THE RADYR - PONTYPRIDD RAILWAY LINE AND ASSOCIATED INFRASTRUCTURE AND REMOVAL OF PART OF A RUINED FARM BUILDING WHICH LIES WITHIN THE CURTILAGE OF THE GRADE II\* LISTED GELYNIS FARMHOUSE

Subject to additional Condition 6 to read:

'The development hereby approved shall be carried out in accordance with the requirements and standards of the "Written Scheme of Investigation for Programme of Archaeological Works at Gelynis Farm" (RSK ADAS Ltd Report no. ART69105-602, dated January 2021).'

## **APPLICATIONS REFUSED**

82 COBURN STREET, CATHAYS

SINGLE STOREY REAR EXTENSION, DEMOLITION AND REBUILD OF EXISTING FIRST FLOOR EXTENSION, LOFT CONVERSION AND CONSTRUCTION OF REAR DORMER. CHANGE OF USE C3 TO C4 HOUSE IN MULTIPLE OCCUPATION

### **REASONS:**

Refused contrary to officer recommendation. Reasons as agreed in the Committee Meeting: (Contrary to LDP Policies and HMO SPG).

Reasons for refusal below :

1. The use of the property as a C4 House in Multiple Occupation will further exacerbate the unacceptable cumulative adverse impacts on the amenities of the area by virtue of:
  - a higher number of transient residents leading towards less community cohesion and undermining the objectives of securing a sustainable mixed use community, contrary to Policy KP5, KP13 and H5 of the Cardiff Local Development Plan (2006-2016) and advice contained within the Houses in Multiple Occupation Supplementary Planning Guidance (2016).
  - a higher portion of transient residents leading to an increase of cumulative demand on social, community and physical infrastructure, contrary to Policy KP5, KP13 and H5 of the Cardiff Local Development Plan (2006-

2026) and advice contained within the Houses in Multiple Occupation Supplementary Planning Guidance (2016).

2. The use of the property as a C4 House in Multiple Occupation will further exacerbate the negative impacts caused by Houses in Multiple Occupation in respect of crime and anti-social behaviour, contrary to Policy H5 (Sub-Division or Conversion of Residential Properties of the Cardiff Local Development Plan (2006-2016) and the Houses in Multiple Occupation Supplementary Planning Guidance (2016).

## **APPLICATIONS DEFERRED**

21/01295/MNR – CATHAYS

76 COBURN STREET, CATHAYS

SINGLE STOREY REAR EXTENSION, DEMOLITION AND REBUILD OF EXISTING FIRST FLOOR EXTENSION, LOFT CONVERSION AND CONSTRUCTION OF REAR DORMER. CHANGE OF USE C3 TO C4 HOUSE IN MULTIPLE OCCUPATION

REASON:

In order for officers to draft reasons for refusal.

21/00829/MNR -FAIRWATER

173 PWLLMELIN ROAD, FAIRWATER

CHANGE OF USE FROM A2 ESTATE AGENCY TO A3 HOT FOOD TAKEAWAY

REASON:

In order for officers to draft reasons for refusal.

60 : SECTION 257 DIVERSION, TOWN AND COUNTRY PLANNING ACT 1990 FOR PUBLIC RIGHT OF WAY LLANEDEYRN NO.13 FOOTPATH

The Committee was asked to confirm the Legal Order which would allow the footpath to be realigned within the new proposed development.

RESOLVED:

The Planning Committee AGREED to approve the Section 257 Diversion Application to allow the Public Rights of Way Team to instruct Legal Services to process the Legal Order

61 : APPLICATIONS DECIDED BY DELEGATED POWERS

Noted

62 : URGENT ITEMS (IF ANY)

The Planning Committee was advised there was an urgent item and the following reasons were provided:

“The Churchill Way Canal Quarter scheme had been awarded funding by the City Deal Grant Funding, Air Quality Funding and General Capital Funding. The requirement to stop up the adopted highway was confirmed at a late stage. This legal order must be confirmed by the Magistrates Court prior to substantial works being completed on the canal. The scheme was due to start on site in September 2021 otherwise delays and loss of part of the funding may be impacted if there were delays”

RESOLVED:

The Planning Committee AGREED to consider the report.

The Planning Committee was advised that the Cabinet approved the development of Churchill Way to pedestrianise the area and reopen the dock feeder canal. This would require a Section 116 stopping up of the adopted highway along the opening of the dock feeder canal. Legal Services administer the Section 116 legal order process and the case presented at Magistrate Court to determine.

RESOLVED:

The Planning Committee AGREED to approve making a Section 116 Stopping Up application to the Magistrates Court to stop up the area of highway shown coloured blue on the attached map referenced Churchill Way Stopping Up Map.

63 : DATE OF THE NEXT MEETING - 18 AUGUST 2021

The date of the next meeting of the Committee is on Wednesday 18 August 2021 at 1.30 pm via MS Teams

The meeting terminated at 6.10 pm