

PLANNING COMMITTEE

22 JULY 2015

Present: County Councillor Michael(Chairperson)
County Councillors Lomax, Ali Ahmed, Manzoor Ahmed,
Burfoot, Gordon, Hudson, Hunt, Phillips, Robson and
Lynda Thorne

117 : APOLOGIES

118 : **MINUTES**

The minutes of the meeting held on 17 June 2015 and 1 July 2015 were approved as a correct record.

119 : **DECLARATION OF INTEREST**

The Chairperson reminded Members of their responsibilities under the Members Code of Conduct to declare interests and complete 'personal interest' forms at the commencement of the item in question.

120 : **RECORDING OF THE COMMITTEE**

Members of the public were made aware that no recordings shall be made of proceedings of meetings of the committee whether audio or visual and by whatever method except with express authorisation of the meeting. If a person records the proceedings of any meeting (or causes such recordings to be affected) without authorisation then the Chairperson will order their removal from the meeting room and shall not permit them to be admitted to a further meeting of the committee except on a written undertaking to desist from such recordings as may have been made and anything derived from them.

121 : **DEVELOPMENT CONTROL APPLICATIONS**

The Committee considered the schedule of 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 reports of the Director of Strategic Planning, Highways, Traffic & Transportation, subject to any further amendments as detailed below and notification be given of the decision in accordance with Section 70 of the Town and Country Planning Act 1990 or Section 16 or Section 74 of the Planning (Listed Buildings & Conservation Areas) Act 1990:

(A) APPLICATIONS GRANTED ON EXECUTION OF A PLANNING OBLIGATION UNDER SECTION 106 OF THE TOWN AND COUNTRY PLANNING ACT 1990:

15/00417/MJR – PLASNEWYDD

11-13 CITY ROAD

Redevelopment of site to provide commercial uses on ground floor (A1, A2, A3) with residential units above.

15/00787/MJR – BUTETOWN

PLOT L PORTH TEIGR

Reserved matters (siting design and external appearance of the building (s) and landscaping) for the erection of 104 residential homes at Plot L, Porth Teigr.

15/00956/MJR – BUTETOWN

HAMADRYAD CENTRE, HAMADRYAD ROAD

The construction of an apartment block for 55 affordable residential units and associated works

Subject to an amendment to condition 19 to read:

‘No development shall take place until details of facilities for the storage of refuse containers and point of collection have been submitted to and approved in writing by the Local Planning Authority. The facilities approved shall be provided before the development is brought into beneficial use and shall be thereafter retained for future use’

Subject to an additional condition 28 to read:

‘No development shall take place until an indicative landscaping scheme for a 2FE primary school with associated access and parking on the adjacent site outlined in blue on Location Plan L (90)001A has been submitted to and approved in writing by the Local Planning Authority’

Subject to an additional condition 29 to read:

‘Prior to commencement of development a scheme shall be submitted to and approved in writing by the Local Planning Authority to provide that all habitable rooms exposed to external road traffic noise in excess of 63 dBA Leq 16 hour (free field) during the day (07:00 to 23:00 hours) or 57 dBA Leq 8 hour (free field) at night (23:00 to 07:00 hours) shall be subject to sound insulation measures to ensure that all such rooms achieve an internal noise level of 40 dBA Leq 16 hour during the day and 35 dBA Leq 8 hour at night. The submitted scheme shall ensure that habitable rooms subject to sound insulation measures shall be provided with acoustically treated active ventilation units. Each ventilation unit (with air filter in position) by itself or with

an integral air supply duct and cowl (or grille) shall be capable of giving variable ventilation rates ranging from –

1) an upper rate of not less than 37 litres per second against a back pressure of 10 newtons per square metre and not less than 31 litres per second against a back pressure of 30 newtons per square metre to,

2) a lower rate of between 10 and 17 litres per second against zero back pressure, No habitable room shall be occupied until the approved sound insulation and ventilation measures have been installed in that room. Any private open space (excepting terraces or balconies to any apartment) shall be designed to provide an area which is at least 50% of the area for sitting out where the maximum day time noise level does not exceed 55 dBA Leq 16 hour (free field)

15/01036/MJR – PLASNEWYDD

COLEG GLAN HAFREN, 35 THE PARADE

Refurbishment and change of use of 35 The Parade from D1 education use to SUI generis student accommodation (79 Units) with 136SQM of ground floor A1/A3 commercial uses along with associated works.

Subject to the following amendment:

‘Condition 15 (R1 Construction site noise, should be Recommendation 2’

(B) APPLICATIONS REFUSED

13/00944/DCO – LLANDAFF

16 THE AVENUE

Demolition of the existing two storey dwelling and garage to provide a three storey residential development comprising of 5no self-contained two bedroomed units and associated car parking.

‘It has not been demonstrated that the development would have no adverse impact on the Magnolia Tree at the front of the site which is subject of a Tree Preservation Order, and the development would also result in pressure from future residents to carry out works to another protected tree at the rear of the site in order to address issues of overshadowing, damage to property and lack of usable outdoor amenity space, to the detriment of the future health and continued survival of the trees and contrary to policy 11 of the Cardiff Local Plan, policy 2.45 of the deposit Cardiff Unitary Development Plan, Cardiff Supplementary Planning Guidance “Trees and Development” (March 2007), paragraph 3.35 of Cardiff Supplementary Planning Guidance “Infill Sites (2011) and paragraph 5.2.9 of Planning Policy Wales (July 2014).

RESOLVED: That the Planning Inspectorate be informed that had the Council determined this application, the decision would have been to REFUSE planning permission.

June 2015

123 : DATE OF NEXT MEETING

12 August 2015