

PLANNING COMMITTEE

10 AUGUST 2022

Present: Councillor Stubbs(Chairperson)
Councillors Humphreys, Ahmed, Hunt, Jones, Joyce, Naughton,
Reid-Jones, Robson, Sattar and Wong

20 : APOLOGIES FOR ABSENCE

No apologies for absence were received for the meeting.

21 : DECLARATIONS OF INTEREST

The following Declarations of Interest were received in accordance with the Members Code of Conduct:

Councillor	Item	Nature of Interest
Cllr Jackie Jones	5a	Personal & Prejudicial – Ward Councillor
Cllr Jackie Jones	5b	Personal & Prejudicial – Ward Councillor
Cllr Jackie Jones	5e	Personal & Prejudicial – Ward Councillor
Cllr Ed Stubbs	5c	Personal & Prejudicial – Expressed view on application
Cllr Irene Humphries	5a	Personal & Prejudicial - sits on the Cardiff & Vale Health Council who support the application
Cllr Irene Humphries	5b	Personal & Prejudicial - sits on the Cardiff & Vale Health Council who support the application
Cllr Dan Naughton	5a	Personal & Prejudicial – previously expressed view
Cllr Dan Naughton	5b	Personal & Prejudicial – previously expressed view

22 : MINUTES

The minutes of the meeting held on the 6 July 2022 were agreed as a correct record, subject to the following amendment to Minute No 14:

Councillor	Item	Nature of Interest
Cllr Dan Naughton	2/00475/MJR – Whitchurch Hospital	Personal & Prejudicial – previously expressed view

23 : PETITIONS

1. 22/00725/MJR, Whitchurch Hospital, Park Road
2. 22/00802/MJR, Land to the North West of the Whitchurch Hospital Playing Fields.
3. 22/00885/MNR, 76 Maindy Road, Cathays
4. 22/00711/MNR, 100 Splott Road, Splott

In relation to the above 1, 2 & 4 the petitioners spoke and the agents responded.

24 : DEVELOPMENT CONTROL APPLICATIONS

The Committee considered the scheduled of development control application 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 1990 or Section 74 of the Planning (Listed Building & Conservation) Act 1990.

APPLICATIONS GRANTED:

22/00725/MJR – WHITCHURCH & TONGWYNLAIS

LAND TO THE NORTH-WEST OF WHITCHURCH HOSPITAL PLAYING FIELDS
Discharge of Condition 8 (Construction Environmental Management Plan) & 10 (Mitigation and Monitoring) of 20/01110/MJR

Subject to the following note:

"Members expressed their view that hours of working should be limited to the specified hours, albeit noting that any works undertaken beyond agreed operating hours would require the consent of the Local Planning Authority and Shared Regulatory Services"

22/00802/MJR – WHITCHURCH & TONGWYNLAIS

LAND TO THE NORTH-WEST OF WHITCHURCH HOSPITAL PLAYING FIELDS.
Discharge of Condition 17 (Construction Environmental Management Plan) of 17/01735/MJR

Subject to the following note:

"Members expressed their view that hours of working should be limited to the specified hours, albeit noting that any works undertaken beyond agreed operating hours would require the consent of the Local Planning Authority and Shared Regulatory Services"

22/00711/MNR – SPLOTT

100 SPLOTT ROAD

Ground floor extension, rear dormer and alterations to create a 7 Bedroom sui generis house in multiple occupation.

APPLICATIONS REFUSED

22/00885/MNR – CATHAYS

76 MAINDY ROAD

Change of use from a C3 dwelling house to eight person house of multiple occupation (sui generis) with ground and first floor rear extensions, rear dormer roof extension, insertion of roof light to the front roof plane and associated alterations

REASON: The use of the property as an 8 bedroom House in Multiple Occupation has the potential to 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, Policy KP13 and Policy 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, Policy KP13 and Policy H5 of the Cardiff Local Development Plan (2006-2026) and advice contained within the Houses in Multiple Occupation Supplementary Planning Guidance (2016).
1. The use of the property as an 8 bedroom HMO will result in an increase in the number of HMO's within the vicinity to the detriment of the existing community affecting its composition, cohesion, character, functionality and its sense of place contrary to Policy KP5, Policy KP13 and Policy H5 of the Cardiff Local Development Plan (2006-2026) and the Houses in Multiple Occupation Supplementary Planning Guidance (2016).

APPLICATIONS DEFERRED

18/00736/MNR – WHITCHURCH & TONGWYNLAIS

71 CHURCH ROAD

Proposed demolition of existing garage/ outbuilding construction of new 2 storey detached dwelling, detached replacement garage with studio above and glazed link to existing dwelling.

REASON: As a result of a technical issue with the new software system and Councillors being unable to speak.

25 : APPLICATIONS DECIDED BY DELEGATED POWERS - JULY 2022

Noted

26 : URGENT ITEMS (IF ANY)

None

27 : DATE OF NEXT MEETING - 8 SEPTEMBER 2022

