

PLANNING COMMITTEE

8 DECEMBER 2022

Present: Councillor Stubbs(Chairperson)
Councillors Humphreys, Ahmed, Hunt, Joyce, Robson and Wong

56 : APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Dan Naughton.

57 : DECLARATIONS OF INTEREST

The following declarations of interest were received in accordance with the Members Code of Conduct.

Councillor	Item	Nature of Interest
Stubbs	22/01707/MNR – 88 Splott Road	Prejudicial – previously expressed an opinion in respect of the application
Michael	20/01882/MJR – Windrush, 58 Pwllmelin Road	Prejudicial – knows applicants well.
Michael	21/02138/MJR – Cardiff Coastal Flood Defences. The Severn Estuary coastline and east and west banks of the river Rhymney, Cardiff.	Prejudicial Interest – Involved in setting up the scheme as a Cabinet Member.
Robson	22/011636/MNR – Land to the rear of Canolfan Garden and Sheds between 238 Pantbach Road, and Heol y Bont	Prejudicial – Speaking as Ward Councillor and previously expressed an opinion
Robson	22/01717/MJR – International Sports Village	Prejudicial – previously expressed an opinion

58 : MINUTES

The minutes of the 3 November 2022 were approved as a correct record and signed by the Chairperson.

The Committee noted that at the Council Meeting of the 24 November 2022, Council Agreed the nomination of Councillor Michael onto the Planning Committee.

59 : PETITIONS

1. Application no, 22/01636/MNR, Land to the rear of Canolfan Garden and sheds between 238 Pantbach Road and Heol Y Bont, Rhiwbina.

2. Application no, 22/01707/MNR, 88 Splott Road, Splott

In relation to no 2 the petitioners spoke.

60 : DEVELOPMENT CONTROL APPLICATIONS

The Committee considered the schedule 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

20/01882/MJR – LLANDAFF WINDRUSH, 58 PWLLMELIN ROAD

Councillor Michael left the room for consideration of this item in accordance with his prejudicial interest.

Demolition of existing dwelling house and replacement with 23 self-contained residential apartments, contained within four separate blocks with landscaping, access, parking and associate infrastructure.

22/01717/MJR – GRANGETOWN INTERNATIONAL SPORTS VILLAGE

Councillor Robson left the room for consideration of this item in accordance with his prejudicial interest.

Variation of Condition 2 of 21/02848/MJR to amend the list of approved plans to substitute with the amended plans.

21/02138/MJR – SPLOTT/RUMNEY CARDIFF COASTAL FLOOD DEFENCES. THE SEVERN ESTUARY COASTLINE AND EAST AND WEST BANKS OF THE RIVER RHYMNEY, CARDIFF

Councillor Michael left the room for consideration of this item in accordance with his prejudicial interest.

The Construction of a series of Fluvial and Coastal Flood Defences along the Severn Estuary Coastline and East and West banks of the River Rhydney, to include Rock Armour Revetments, Concrete Erosion Protection Mats, Earth Bunds a Double Flood Gate (at the Rhydney River Motor Boat Sail & Angling Club) and Sheet Piling.

Subject to the following amendments to Condition 5:

No development, including site clearance, shall commence until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority.

The CEMP shall include details of:

- Construction methods: details of materials, sediment management measures (including if contaminated sediment present); how waste generated will be managed; linked to Construction Method Statement and ~~Contaminated Sediment Sampling Plan or Strategy (subject to separate conditions)~~

- General Site Management: the construction programme including phasing of development, construction timetable, details of site clearance; details of site construction drainage, containments areas, appropriately sized buffer zones between storage areas (of spoil, oils, fuels, concrete mixing and washing areas) and any watercourse or surface drain, piling type and timings; vehicle access routes over sensitive habitats e.g. saltmarsh and associated protection measures; contaminated sediment plan and strategy.

- Biodiversity Management: details of piling restrictions to avoid disturbance to migratory fish and the fish assemblage; details of saltmarsh habitat protection; measures to avoid disturbance to overwintering and ground nesting birds; invasive species management including link to biosecurity risk assessment and management plan; measures to protect otter and badger during construction and avoidance measures for foraging and commuting bats; Precautionary Working Method Statement for amphibians and reptiles; other species and habitats protection, avoidance and mitigation measures (to include breeding birds, bats, dormouse, water vole and invertebrates). To be informed by update and pre-construction surveys as necessary.

- Soil and Sediment Management: details of topsoil strip, sediment removal, storage and amelioration for re-use. Link to contaminated sediment plan and strategy.

- Measures to ensure new bunds will naturally regenerate or if seeded, the use of locally sourced seeds.

- Control of Nuisances: details of restrictions to be applied during construction including timing, duration and frequency of works; details of measures to minimise noise and vibration including piling activities, for example acoustic barriers; details of dust control measures; measures to control light spill and the conservation of dark skies;

- Resource Management: details of fuel and chemical storage and containment; details of waste generation and its management; details of sediment management; details of water consumption, wastewater and energy use.

- Traffic Management: details of site deliveries, plant on site, wheel washing facilities; site hoardings, dedicated vehicle access routes, construction staff parking, traffic management and habitat protection measures;

- Pollution Prevention: demonstrate how relevant Guidelines for Pollution Prevention and best practice will be implemented, including details of emergency spill procedures and incident response plan; details of how contaminated sediments will be dealt with.

- Details of the persons and bodies responsible for activities associated with the CEMP and emergency contact details.

- Contact details of the Community Liaison Officer who will communicate and coordinate between the construction contractor and local residents.

- Landscape/ecological clerk of works to ensure construction compliance with approved plans and environmental regulations;

- NVC maps to inform construction access routes and compound locations so to avoid sensitive places.

The CEMP shall be implemented as approved during the site preparation and construction phases of the development.

Reason: In the interests of highway safety, protection of the environment and public amenity in accordance with Local Development Plan Policies T5 (Managing Transport Impacts), T6 (Impact on Transport Networks and Services), EN5 (Designated Sites), EN6 (Ecological Networks and Features of Importance for Biodiversity), EN7 (Priority Habitats and Species), EN10 (Water Sensitive Design), and EN13 (Air, Noise, Light Pollution and Land Contamination)”

APPLICATIONS REFUSED

22/011636/MNR – RHIWBINA

LAND TO THE REAR OF CANOLFAN GARDEN AND SHEDS BETWEEN 238 PANTBACH ROAD AND HEOL Y BONT.

Councillor Robson reaffirmed his prejudicial interest and confirmed he would be speaking as a Ward Councillor.

Retention of storage container for Snails Deli.

REASON:

1. The industrial appearance of the storage container, including its scale, form and materials and it's siting forward of the building line to Heol Y Bont, are out of keeping with the residential character, quality and pattern of development in the surrounding area, resulting in an insensitive and obtrusive feature in the street scene which is detrimental to visual amenity and the character of the area, contrary to policy KP5 (i) of the Cardiff Local Development Plan.
2. The storage container, by virtue of its scale, form, material, siting forward of the building line to Heol Y Bont and projection above the adjacent boundary wall, is unneighbourly and detrimental to the amenities of residents of 1 Heol Y

Bont in that it is unsightly and obtrusive when viewed from that property, contrary to policy KP5(x) of the Cardiff Local Development Plan.

3. That the Chief Legal and Democratic Services Officer be authorised to issue an Enforcement Notice under Section 172 of the Town and Country Planning Act 1990 to secure the removal of the unauthorised storage container.

**22/01707/MNR – SPLOTT
88 SPLOTT ROAD**

Councillor Stubbs left the room for consideration of this item in accordance with his prejudicial interest. Councillor Irene Humphreys chaired this item.

Ground floor rear extension, dormer loft conversion, alterations and change of use to use to large SUI Generis house in multiple occupation.

Subject to the following:

Amendment to Condition 5 to read:

The development shall be carried in accordance with the following approved plans.

- **CXB3/4/a/b/c/d – Proposed Ground Floor Plan**
- **CXB3/5/a – Proposed First and Second Floor Plan**
- **CXB3/6/a/b/c – Proposed Elevations**

REASON: To ensure satisfactory completion of the development and for the avoidance of doubt in line with the aims of Planning Policy Wales to promote an efficient planning system.

REASON:

“By virtue of the alterations required to facilitate the use of the property as a house in Multiple Occupation the proposal will provide an insufficient amount of useable amenity space to serve the number of occupiers contrary to Policy KP5: Good Quality and Sustainable Design and Policy H5: Sub-Division or Conversion of Residential Properties of the Cardiff Local Development Plan and the advice contained within the House in Multiple Occupation Supplementary Planning Guidance 2016.

APPLICATIONS DEFERRED

**2/01718/MJR - SPLOTT
Moorland road day centre, Moorland Road**

61 : APPLICATIONS DECIDED BY DELEGATED POWERS

Will be reported in January 2023

62 : URGENT ITEMS (IF ANY)

There were no urgent items

63 : DATE OF NEXT MEETING - 12 JANUARY 2023

