

## **PLANNING COMMITTEE**

**9 SEPTEMBER 2015**

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

### **132 : APOLOGIES**

Councillors Burfoot, Phillips and Michael

### **133 : MINUTES**

The minutes of the meeting held on 12 August 2015, were approved as a correct record.

### **134 : DECLARATION OF INTEREST**

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

COUNCILLOR	ITEM	REASON
Robson	15/00892/MNR	Ward Councillor (Employer has commented)
Robson	15/01416/MNR	Employer commented

### **135 : RECORDING OF THE COMMITTEE**

Members of the public were made aware that no recordings shall be made of the proceedings of meetings of committee's whether audio or visual and by whatever method except with the 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 expect on a written undertaking to desist from such recordings as may have been made and anything derived from them.

### **136 : PETITIONS**

Petitions have been received in relation to the following applications in accordance with Committee Meeting Procedural Rule 14.2. The petitioners have been advised of their right to speak and the applicant/agents of their right to reply.

- (i) Application no:15/00892/MNR, 7 Thornhill, Rhiwbina
- (ii) Application no:15/01416/MNR, Rear of 19 Penlline Road, Whitchurch
- (iii) Application no:15/01863/MNR, 16 Rhyd Y Penau Road, Cyncoed

(iv) Application no:15/00561/MNR, Wanderers Bungalow, 1A Stirling Road, Ely

(v) Application no:15/1015/MNR, 56A & 56A Plas Mawr Road, Fairwater

In respect of (iv) the petitioner spoke and the agent responded. In respect of (v) the Chairperson ruled to suspend standing orders to allow the petitioner to speak as the petition was ruled out of time.

## 137 : **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 74 of the Planning (Listed Buildings & Conservation Areas Act 1990)

### **(A) APPLICATIONS GRANTED**

15/00656/MJR – SPLOTT

ENERGY FROM WASTE FACILITY, TRIDENT INDUSTRIAL PARK, GLASS AVENUE

Discharge of Condition 4 (Phase 3 verification report: External works including landscaping) of planning permission 10/00149/E (The erection of an energy from waste facility to include a combined heat and power plant, pre-treatment/ recycling facility, incinerator bottom ash recycling and ancillary offices)

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

15/01015/MNR – FAIRWATER

56A & 56B PLAS MAWR ROAD

Three storey building accommodating 6 no self contained flats and extension of existing A1 and A3 premises at ground floor level.

15/01288/MJR – CREIGAU/ ST FAGANS

LAND OFF MICHAELSTON ROAD, MICHAELSTON ROAD

Reserved matters in respect of 10/2114/DCO. Details concerning the access, appearance, landscaping, layout and scale of the proposed development.

Subject to an amendment to the recommendation to read:

'Reserved matters and not planning permission be granted'

Subject to an extra Condition 7 to read:

'Prior to the commencement of development a full planting and long-term aftercare specification for the landscaped areas of the site, including tree pit sections and plan views that demonstrate how usable soil volume will be provided for all planting situations, details of woodland management including ecotone creation and maintenance for the young woodlands, details of buffer planting management, details of management for retained hedgerows and a chronological matrix of aftercare tasks, shall be submitted to and approved in writing by the Local Planning Authority and the landscaping works shall be carried out and maintained thereafter in accordance with the approved details.

Subject to an amendment of paragraph 4.2 to reflect:

Deletion to reference of the Householder Designer Guide (March 2007)

## **(C) APPLICATIONS REFUSED**

15/01373/MJR – LLANDAFF

THE RETREAT, 56 PWLLMELIN ROAD

Variation of Condition 21 (Details of the western vehicle and pedestrian access) of planning application 10/00846/W so as not to prohibit the use of gates within the entrance feature.

REASON:

'The introduction of gates at the entrance to the development would create the impression of a gated community and would be detrimental to social cohesion contrary to Policy 11 of the Adopted City of Cardiff Local Plan 1996, objective 9.2 of the Council's Supplementary Planning Guidance "Residential Design Guide" approved March 2008, Policy 2.20 of the Deposit Cardiff Unitary Development Plan & guidance in Planning Policy Wales and Paragraph 5.17.6 of Technical Advice Note 12 Design'

15/01863/MNR – CYNCOED

16 RHYD Y PENAU ROAD

Change of use of first floor from vacant residential use to café use and use of existing café (part) on ground floor to community use during off-peak periods.

## **(D) APPLICATIONS DEFERRED**

15/00306/MJR – PLASNEWYDD

5-7 OAKFIELD STREET

Demolition of nos 5-5 Oakfield Street and the construction of 19 no, one bedroom apartments and 1 no. 2 bed duplex apartment and rear coach house with 2 no commercial studio/ offices with parking below together with external works.

REASON: In order for a site visit to this location to take place.

15/00307/MJR – PLASNEWYDD

5-7 OAKFIELD STREET

Demolition of nos 5-7 Oakfield Street

REASON: In order for a site visit to this location to take place.

15/00561/MJR – ELY

WANDERERS BUNGALOW, 1A STIRLING ROAD

The erection of 15 (one bedroom) and 3 ( 2 bedroom) residential apartments access arrangements, landscaping amenity space, bicycle parking, bin store and associated works with demolition of existing bungalow.

REASON: In order for a site visit to this location to take place.

15/00892/MNR – RHIWBINA

7 THORNHILL ROAD

Change of use of ground floor from use class A2 (estate agents) to a pizza takeaway and home delivery (A3 use) with external alterations to the rear elevation including installation of cold storage unit and flue.

REASON: In order for a site visit to this location to take place.

15/01321/MNR – WHITCHURCH/TONGWYNLAIS

VELINDRE HOSPITAL, VELINDRE ROAD

Two storey office building in order to facilitate staff relocation requirements within Velindre Hospital.

REASON: In order for a site visit to this location to take place.

15/01416/MNR – WHITCHURCH/TONGYNLAIS

REAR OF 17-19 PENLLINE ROAD

Change of use from offices B1 to A3 food and drink with small area for baby/ toddler softplay.

REASON: In order for a site visit to this location to take place.

138 : **APPLICATIONS DECIDED BY DELEGATED POWERS**

August 2015

139 : **DATE OF NEXT MEETING**

14 October 2015