

LATE REPRESENTATIONS SCHEDULE

PLANNING COMMITTEE – 18th MARCH 2020

PAGE NO. 1	APPLICATION NO. 19/3285/MNR
ADDRESS:	LAND ADJACENT TO TY NEWYDD, HEOL GOCH, PENTYRCH, CARDIFF
FROM:	Comments attached to Online Petition of support previously received and referenced in para 7.3 of report. The comments are made by people from Cardiff, Wales, England (Binley Woods, Kesgrave, Burham on Sea), Carrickfergus, Northern Ireland and Johannesburg, South Africa. No specific addresses have been provided.
SUMMARY:	<p>This is a good opportunity to have an eco-friendly facility in the area and would support donkey sanctuary.</p> <p>It would be an asset to the area bringing in revenue and giving local people somewhere pleasant to visit without having to travel far.</p> <p>Great use of land.</p> <p>Good use of land not currently being used.</p> <p>It would make good use of the land without spoiling the surrounding areas.</p> <p>A benefit to the local residents.</p> <p>Any reasonable use of the land would be better than the ugly plot that is there now.</p> <p>This would be beneficial to the local area and a good use of land. It would demonstrate a caring attitude from the council encouraging the community to care and take pride in this venture. To give an opportunity to those who would use the facilities who may otherwise not be in a position to have a break would be so advantageous.</p> <p>Support making good use of derelict land.</p> <p>Small sites near to towns are a great way to go spending money, eating out or shopping.</p> <p>Home for donkeys would have been delightful. The boutique campsite sounds very innovative and farm shop could be a win win for all in the area.</p> <p>Hoped this site will help visitors to enjoy Cardiff and those in mhs have a good place to stay.</p> <p>A great idea and for a good cause</p>

REMARKS:	Noted

PAGE NO. 86	APPLICATION NO. 20/00035/MJR
ADDRESS	LAND OFF LECKWITH ROAD, CANTON, CARDIFF
FROM:	Welsh Water
SUMMARY:	<p>I write further to my recent formal consultation in relation to the above planning application. I have since been in discussions with the applicant's consultant CCd and are now in a position to update our position and amend the wording of the recommended condition.</p> <p>In order for us to consider the relocation of the air dome to its proposed position, works are required to our 1200mm public combined sewer under which the proposed air dome is to be cited. This will include a new manhole and provide us with sufficient access after the dome is constructed to carry out our duties to repair, replace and maintain the public sewerage system..</p> <p>The attached document sets out the applicants intentions for the phasing of the site and I understand that they hope to start on site at the end of the month, subject to receiving planning consent at committee next week.</p> <p>The information and applications that have been submitted to us takes away the need for a pre commencement condition and therefore I am content to amend this and introduce a new condition which I hope you can now consider. I would be grateful if you can advise whether the attached document will form part of the "approved plans" and/or part of a phasing condition?</p> <p>No structures (retaining wall or ground beam associated with the air dome) shall be constructed until all necessary works to facilitate future access to and protection of the public sewerage system within the site boundary have been constructed in full and written approval of such works provided by Welsh Water. Thereafter, the agreed scheme shall remain in perpetuity.</p> <p>Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.</p>

REMARKS:	<p>Amend Condition 3 to read:</p> <p>No structures (retaining wall or ground beam associated with the air dome) shall be constructed until all necessary works to facilitate future access to and protection of the public sewerage system within the site boundary have been constructed in full and written approval of the Local Planning Authority for such works provided by Welsh Water. Thereafter, the approved scheme shall remain in perpetuity. Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment (LDP Policy EN11).</p>
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ADDRESS	LAND OFF LECKWITH ROAD, CANTON, CARDIFF
FROM:	Tree Officer
SUMMARY:	The Tree Officer has no adverse observations to make.
REMARKS:	<p>Amend condition 24 to read:</p> <p>The development shall be carried out in accordance with the Arboricultural Method Statement produced by Wyn Davies dated March 2020. Reason: To maintain and improve the amenity and environmental value of the area (LDP Policy EN8)</p>

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ADDRESS	LAND OFF LECKWITH ROAD, CANTON, CARDIFF
FROM:	Transport Officer
SUMMARY:	Transport Officer seeks amendment of condition 25.
REMARKS:	<p>That condition 25 be amended to read as follows:</p> <p>25. Prior to development being brought into beneficial use details of lockable gates to the pedestrian and vehicular entrances into the site shall be submitted to and approved in writing by the Local Planning Authority, to include information on which user groups shall be permitted to use the new car park and how they will be controlled, and details of the future use of the existing car parking areas to the south and south-east of the Air Dome. The approved details shall be maintained and retained thereafter.</p>

	Reason: In the security of security and crime prevention and to manage provision of car parking (LDP Policies C3 and T5vii).
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PAGE NO. 86	APPLICATION NO. 20/00035/MJR
ADDRESS	LAND OFF LECKWITH ROAD, CANTON, CARDIFF
FROM:	The agent seeks to amend the following conditions
SUMMARY:	<p>The agent has asked that condition 6, a pre-commencement condition be amended to 'pre piling or pre-excavation.'</p> <p>The agent has asked that condition 15 be reworded to 'Prior to the beneficial use of pitch 5.' And omit "Prior to development commencing on site"</p> <p>The agent has requested condition 18 be reworded "The full details of the enhancement measures detailed in Wardell Armstrong's Reptile Ecological Impact Assessment- Enabling Works December 2019 and a timetable for the implementation of these measures shall be submitted for the approval of the Local Planning Authority prior to the commencement of any excavation works".</p> <p>The agent has requested condition 22 be a compliance condition.</p> <p>The agent has requested condition 27 be reworded "The hoarding details set out within the Construction Management Plan to surround Ysgol Pwll Coch shall be erected and in place prior to the commencement of development and shall be maintained during the construction period. Reason: In the interests of users of the adjoining school (LDP Policies EN13 and C3)."</p>
REMARKS:	<p>NRW has confirmed that they do not agree to condition 6 being amended. Conditions 15 and 27 are designed to mitigate against excessive noise affecting school children during construction and operation. The Council's ecologist and Tree Officer will need to consider the request re conditions 18 and 22.</p> <p>It is considered that the conditions are necessary but if the applicant submits further information that satisfies consultees it is possible for variations to the conditions to be treated as non-material amendments.</p>

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ADDRESS	LAND OFF LECKWITH ROAD, CANTON, CARDIFF
FROM:	Sports Council for Wales
SUMMARY:	<p>Further comments have been submitted Sport Wales is satisfied that the proposal in isolation, with the new dome and pitches, will result in improved sports facilities so while we do not object we remain concerned about the proposed provision for Ysgol Pwll Coch.</p> <p>Primarily, the school will be significantly short of the statutory minimum team game playing field area set out in the Schools Premises Regulations. It is appreciated the proposal means a slight increase in net terms on its existing provision so it would appear it is not any worse off but the shape of the new field is not as accommodating as the squarer Cae for sports and games. The health and safety problems associated with the Cae are noted but these are clearly being resolved as a new grass pitch (labelled number 5) is being provided. We hope therefore there will be an effort between the relevant parties to agree improved provision.</p> <p>With regard to the configuration of the school's new playing field, it might be possible to mark out a mini soccer/rugby pitch for under 7s but nothing more. It would certainly help and alleviate our concerns if the demountable buildings are removed or perhaps repositioned along the bank to create a squarer, more accommodating playing field for sports and games. Might a repositioning be feasible and improve the situation?</p> <p>We are pleased to hear that the proposals for Fitzalan School will meet Welsh Government BB98 standards and we look forward to receiving further details so we can assess the overall impact on provision at Leckwith combined with this application.</p>
REMARKS:	<p>The proposed substitution of grassed play area is addressed in para 8.32. The provision of additional grassed play areas would be a subject for the Education Authority to consider. The funding for restoring the grassed play area to the south of Pwll Coch comes from the 21st Century Schools Budget which is to fund the replacement of Fitzalan HS and certain other identified schools. Para 3.2 of this report states that permission for the temporary demountable classrooms expired in 2014.</p>