

PLANNING COMMITTEE

16 SEPTEMBER 2020

Present: Councillor K Jones(Chairperson)
Councillors Ahmed, Asghar Ali, Driscoll, Gordon, Hudson,
Jacobsen, Jones-Pritchard, Keith Parry, Sattar and Stubbs

85 : APOLOGIES FOR ABSENCE

None

86 : MINUTES

The minutes of the 19 August 2020 were approved and signed as a correct record.

87 : DECLARATIONS OF INTEREST

COUNCILLOR	ITEM	REASON
Keith Parry	20/01108/MJR	Expressed a view on the application.
Driscoll	20/01384/MNR	Spoke as Ward Councillor

88 : PETITIONS

Application no, 20/01108/MJR, ASDA Cardiff, Coryton, Longwood Drive, Whitchurch

Application no, 20/00800/MNR, Land off Mill Road, Tongwynlais

Application no, 20/01384/MNR, Land adjacent to 14 Marshall Close, Danescourt

In relation to the above none of the petitioners spoke.

89 : DEVELOPMENT CONTROL APPLICATIONS

The Committee considered the schedule of development control applications 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 1980 or Section 74 of the Planning (Listed Building & Conservation) Act 1980:

APPLICATIONS GRANTED

20/01108/MJR – WHITCHURCH/TONGWYNLAIS

ASDA CARDIFF, CORYTON, LONGWOOD DRIVE

Proposed engineering works to Longwood Drive and the ASDA access highway and car park arrangements, enabling access to the proposed Velindre Cancer Centre.

Subject to an additional Recommendation 1 to read:

'That planning permission be GRANTED subject to the Local Planning Authority receiving a confirmation letter from the Welsh Ministers that the decision has not been called in, and authorises the Local Planning Authority to grant planning permission pursuant to the Direction dated 1 July 2020 made under Article 18 of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.

20/00834/MNR – WHITCHURCH/TONGWYNLAIS

66 PARK ROAD

Ground floor and first floor rear extensions hip-to-gable and dormer roof extensions and the conversion into 4 flats

Subject to an amendment to Condition 2 to read:

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

- 20-05 (3) Sheet no. 5 – Front Elevation Proposed
- 20-05 (3) Sheet no. 5a – Rear + Side Elevation Proposed
- 20-05 (3) Sheet no. 6 – Ground + First Floor Proposed
- 20-05 (3) Sheet no. 7 – Section Proposed
- 20-05 (3) Sheet no. 8 – 3D section
- 20-05 (4) Sheet no. 9 – Site Plan

Reason: To ensure satisfactory completion of the development and in line with the aims of Planning Policy Wales to promote an efficient and effective planning system.

Subject to an amendment to Condition 5 to read:

5. Notwithstanding the details illustrated on Plan Ref 20-05 (3) Sheet no.5 and 20-05 (4) Sheet no.9 and prior to beneficial occupation of the flats hereby approved, details including the siting, design and materials of secured and covered cycle storage for a minimum of 8 cycles shall be submitted and approved in writing by the Local Planning Authority. The cycle storage facilities as approved shall be retained thereafter and shall be used for no other purpose.

Reason: To ensure that secure and under cover cycle parking facilities are provided to encourage other modes of transport over the private car in accordance with Policy T5 of the Local Development Plan.

Subject to an amendment to Condition 6 to read:

6. Notwithstanding the details illustrated on Plan Ref 20-05 (3) Sheet no.5, 20-05 (3) Sheet 5a and 20-05 (4) Sheet no.9 and prior to beneficial occupation of the flats hereby approved, details of the proposed refuse storage facilities (including general waste, recycling and food waste) and including its siting, design and materials shall be submitted and approved in writing by the Local Planning Authority. The approved details shall be retained for the storage of refuse only thereafter and for no other purpose.

Reason: To secure and orderly form of development to protect the amenities of the area in accordance with Policy W2 of the Local Development Plan.

20/01384/MNR – LLANDAFF

LAND ADJACENT TO 14 MARSHALL CLOSE
Proposed erection of attached dwelling

Subject to the deletion of existing condition 12.

Subject to amendments to Condition 3, 4 & 5 to read

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013 (or any Order amending, revoking or re-enacting that Order) no windows shall be inserted in the side elevation facing 16 Marshall Close or the rear first floor elevation, other than those hereby approved.
4. The first floor window on the side elevations facing 16 Marshall Close shall be glazed with obscure glass and non-opening below a height of 1.7 metres above internal floor level and thereafter be so maintained.
5. Prior to development commencing, details showing the provision of a minimum of 2 cycle parking including the proposed storage facility and including appropriate access for the cycles from the highway, shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to the development being put into beneficial use. The cycle parking spaces and access shall be maintained thereafter and shall not be used for any other purpose.

Subject to an additional Condition 14 to read:

Notwithstanding the details illustrated on Plan Ref PP/600/C and PP/700/A, the rear facing first floor window shall be of an Oriel design that shall be non-opening and include obscure glass to its south eastern elevation to prevent overlooking of the rear garden of no. 14 Marshall Close. The details of the window shall be submitted to and

approved in writing by the Local Planning Authority prior to the beneficial occupation of the dwelling hereby approved.

APPLICATIONS GRANTED ON EXECUTION OF A PLANNING OBLIGATION PURSUANT TO SECTION 106, TOWN & COUNTRY PLANNING ACT 1991.

20/00800/MNR – WHITCHURCH/TONGWYNLIAS

LAND OFF MILL ROAD

Erection of 4no detached dwelling houses, new access and associated development.

Subject to an additional Condition 18 to read:

‘Notwithstanding the submitted plans, prior to the commencement of development further details of the junction between the proposed access road and the highway, to include tactile paving/dropped kerbs, shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to beneficial occupation’.

90 : APPLICATIONS DECIDED BY DELEGATED POWERS - AUGUST 2020

Noted

91 : URGENT ITEMS (IF ANY)

None

92 : DATE OF NEXT MEETING - 14 OCTOBER 2020

The meeting terminated at 5.18 pm