

PLANNING COMMITTEE

16 MARCH 2022

Present: Councillor K Jones(Chairperson)
Councillors Stubbs, Ahmed, Driscoll, Hudson, Jones-Pritchard,
Keith Parry and Wong

17 : APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Jacobsen

18 : DECLARATIONS OF INTEREST

No declarations of interest were received in accordance with the Members Code of Conduct.

19 : MINUTES

The minutes of the 2 March 2022 were approved as a correct record and signed by the Chairperson.

20 : PETITIONS

The following petition was received:

21/20687/MJR, Red Dragon Centre & County Hall, Atlantic Wharf

In relation to the above the petitioner spoke and the agent responded.

21 : 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 SUBJECT TO ENTERING INTO A BINDING SECTION 106 AGREEMENT:

BUTETOWN – 21/02687/MJR
RED DRAGON CENTRE AND COUNTY HALL, ATLANTIC WHARF

Application For The Proposed Development Of Part Of A Mixed-Use Masterplan Within The Inner Harbour, Cardiff Bay. Including Outline Details For Up To 890no. Residential Dwellings (Use Class C3), 1,090 No. Hotel Bed Spaces (Use Class C1), 19,500 Sqm Of Employment Floorspace (Use Class B1), 27,500 Sqm Of Leisure Floorspace (Use Classes D1 And D2) And 12,310 Sqm Of Retail Floorspace (Use Classes A1 And A3). Plus Associated Public Realm, Open Space, Hard And Soft Landscaping, Drainage, Walking, Cycling, Car Parking And Other Transport Infrastructure. Together With Full Details For A Multi-Use, Indoor Arena (Use Class D2) With Supporting Uses And Cafe (Use Class A3) A 182 No. Bed Space Hotel (Use Class C1) Plus Associated Public Realm, Hard And Soft Landscaping, Drainage, Walking, Cycling, Car Parking And Other Transport Infrastructure

RESOLVED:

RECOMMENDATION 1: That subject to the removal of the Welsh Government Holding Direction, that planning permission be GRANTED subject to the relevant parties entering into a legal agreement under the provisions of SECTION 106 of the Town and Country Planning Act 1990 within 6 months of the date of this Resolution, unless otherwise agreed by the Council in writing, in respect of matters detailed in paragraphs 7.195 to 7.201 of this report and the following conditions:

RECOMMENDATION 2: (with all subsequent recommendations re-numbered) That delegated authority is given to the Head of Planning & Operational Manager: Strategic Development & Placemaking, to make changes to the conditions and/or Heads of Terms of the required legal agreement, subject to consultation with the Chair of Planning, up to the point where the legal agreement is signed and planning permission issued.

Subject to the amendment of Condition 6 to read:

'Notwithstanding the submitted details, the arena and hotel hereby approved shall not be brought into beneficial use until such time as cycle parking, to include secure and covered cycle parking for both staff and visitors to the Arena and hotel, has been provided on site in accordance with a detailed scheme which shall first have been submitted to and approved in writing by the Local Planning Authority. Such approved cycle parking shall thereafter be retained and maintained for the use of parking cycles'

It should be noted that no decision may be issued unless written authorisation is received from Welsh Ministers pursuant to its Holding Direction dated 12 December 2021.

22 : SECTION 257 TOWN AND COUNTRY PLANNING ACT - STOPPING UP OF FOOTPATHS AT LINCOLN COURT AND PENNSYLVANIA

The Planning Committee was advised there were three areas of Highway that are subject to Planning Permission 21/02935/MNR for development of courtyards over paths which have fallen into disrepair. There are alternative routes for the public to use and the area will be enhanced for residents.

RESOLVED:

Planning Committee APPROVED the S257 application. This will allow Officers to request Legal Services to process the Stopping Up Legal Order.

23 : SECTION 118 HIGHWAYS ACT 1980 - STOPPING UP OF FOOTPATHS AT LINCOLN COURT AND PENNSYLVANIA

The Planning Committee was asked to consider to extinguish sections of redundant highway, as part of a Neighbourhood Regeneration Scheme, to enhance the aesthetic quality of the area by processing a Section 118 Highways Act 1980 Stopping Up Order.

RESOLVED:

Planning Committee APPROVED the application allowing Highways Officers to process the Section 118 Stopping Up Order via Legal Services.

24 : SECTION 257 TOWN AND COUNTRY PLANNING ACT - STOPPING UP OF ST MELLONS NO.2 PUBLIC FOOTPATH

The Planning Committee was advised that Asbri Planning had received planning permission (Application No. 20/01306/MJR) for a new residential development. The Public Footpath will be incorporated into private property gardens and requires a stopping up order.

RESOLVED:

Planning Committee APPROVED the Section 257 Diversion Application to allow the Public Rights of Way Team to instruct Legal Services to process the Legal Order.

25 : APPEALS UPDATE

The Committee was advised that a decision of the Committee to refuse an application to make an order in accordance with Section 53 of the Wildlife and Countryside Act 1981 was the subject of an appeal to Planning & Environment Decisions Wales. The appeal was upheld and the relevant order will now be made.

The Committee RESOLVED to note the update.

26 : URGENT ITEMS (IF ANY)

There were no urgent items.

27 : DATE OF NEXT MEETING 6 APRIL 2022

The meeting terminated at 12.34 pm