

Clerk: Helena Fox
1 Ffordd Penuel
Pentyrch
Caerdydd CF15 9LJ

Ffon 029 2089 1417
Epost: clerk@pentyrch.cc
Gwefan: www.pentyrch.cc

PENTYRCH COMMUNITY COUNCIL



CYNGOR CYMUNED PENTYRCH

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1 Penuel Road
Pentyrch
Cardiff CF15 9LJ

Phone 029 2089 1417
Email: clerk@pentyrch.cc
Website: www.pentyrch.cc

Minutes of the Planning Committee held at noon, 6 March 2018 at 1 Penuel Road, Pentyrch

Present: Cllrs Stuart Thomas, John Harrison, Mike Sherwood, Sandie Rosser, Peter Jones

In attendance: Helena Fox

1. To receive apologies for absence: Cllr Simon Davies
2. To receive any declarations of interest: There were none
3. To consider and decide on responses to planning applications:
 1. 18/00314/MJR, LAND SOUTH OF PENTREBANE ROAD, CARDIFF: This is a detail submission for the Redrow site mainly covering information about the main access road on the estate. No comment.
 2. 18/00315/MJR, LAND SOUTH OF PENTREBANE ROAD, CARDIFF: This is detail of the ecological protection and tree protection related to the previous application on the Redrow site. No comment
 3. 18/00340/DCH, 128 PARC-Y-FRO, CREIGIAU, CARDIFF, CF15 9SB: This proposal seeks to remove the detached garage to the side of the house and replace it with a single-storey extension adding approximately 30% to the ground floor space. Many other such extensions have been granted in this part of Parc-y-Fro over the years. No comment
 4. 18/00372/MNR, THE BARNS SOUTH OF ELM COTTAGE, HEOL-Y-PARC, PENTYRCH: This is a renewal of planning permission 13/00385/DCO for the conversion of barn to residential and upgrading of barn b to form stables/store. No comment
 5. 18/00392/DCH, 8 CLOS GOCH, PENTYRCH, CARDIFF, CF15 9RA: The proposal is to extend this to a 6-bedroom house by means of a two-storey extension and joining the existing garage into the house. A new double garage is proposed as part of this permission. There is currently space to park up to 8 cars; this will be reduced to 4 cars including use of the proposed new garages. No comment
6. Taffs Well Rail Depot: There will be a short piece on this in the next Community Link
7. Brofiscin Quarry: A response to NRW's letter of January 31 2018 had been drafted circulated to NWCG. There had been no feedback. It was **RESOLVED** to submit the letter under PCC's name.
8. Planning Policy Wales: Consultation on Edition 10 of PPW in light of the Future Generations (Wales) Act. PPW has been restructured into policy themes around the FGA goals. NWCG has been asked if they wish to comment. Closing date May 18.
9. Llanilltern Village
The committee discussed this development. See below for the notes from the first liaison meeting. It was **RESOLVED** to make enquiries of local schools and GP surgeries about their knowledge of the effect this development will have on their services. Having gathered that information, PCC will write to bodies including but not limited to Local Health Board, Cardiff Council Education Department and Development Control. Letters will be

copied to at least county councillors, all AMs, and MP. If the responses to these letters are not satisfactory, PCC will consider whether further action is required.

Liaison meeting notes:

We now have the start of a liaison group with Persimmon who are the developers for this site. The first meeting on February 27 was attended by Cllrs Graham Thomas, Stuart Thomas, John Harrison, Mike Sherwood; Richard Keogh, Adam Spiller of Persimmon and Helena Fox.

Originally known as Strategic Site D in the LDP, it's the land south of the A4119, south of Creigiau. It will be marketed and known as Llanilltern Village.

Persimmon will give us monthly updates on their works and seemed very happy to give us advanced warning of things that will be disruptive to the community. We can then publicize this on Facebooks, websites, etc.

Persimmon will give us A0 sized drawings of the site which we can use for local drop-in events to explain the site to local people.

Key points from this first meeting held 27.2.18:

1. Richard Keogh, Technical Director
2. Adam Spiller, Head of Engineering
3. The development is for 1,500 homes + a primary school + the park and ride around J33 on the M4. The entire project will take some ten years at a build rate of 100-120/year.
4. Village management: Cardiff will not adopt the site in the old way but all homes, and thus the owners, will be part of a management company. Annual fees will be c£100-120/year to maintain all roads except The Avenue (see below), all green space, street lights, etc. Cardiff will still collect the waste.
5. S106 and community gain:
 - a. £2.25m is allocated as a contribution to a local secondary school, probably Radyr. PCC noted that this needs to be watched to make sure it happens.
 - b. There is money allocated for recreation facilities in Creigiau. Graham Thomas has the details on this and when the funds are due to be released.
6. School:
 - a. There will be a 2-form entry primary school which is due to be built around the time 500 homes are occupied: so in about 5 years.
 - b. Until then, new families will have to send children to Creigiau and Pentyrch Primary Schools. Cardiff know this and did not ask Persimmon to build the school earlier.
7. House types:
 - a. Persimmon Homes brand: 1-2 bed flats and 2,3,4 bed houses
 - b. Charles Church brand: 4-5 bed houses.
 - c. It was Cardiff who insisted on the tall 'gateway' blocks at the entrances off the A4119. Persimmon felt they were too urban too.
8. Transport:
 - a. The Avenue: this will be the main vehicle access through the site from the A4119 down to the park and ride
 - b. The Avenue has a 2.4m verge which is wide enough for a Metro line to be added later, whether bus or tram. Bus seems most likely
 - c. There is currently to be no car access from the park and ride to the M4

- i. Persimmon may later ask that there be some access to the M4 from the housing areas immediately behind the park and ride (shown at a red 8 on the drawing)
 - d. Buses from the park and ride will go down the A4232 and into Cardiff either by continuing down to Leckwith or via Cowbridge Road from Culverhouse Cross
 - e. The plans include new bus stops on the A4119 and Persimmon said Cardiff seems more interested in provided a Cardiff Bus service on this road, rather than Stagecoach
 - i. PCC noted that with the increase in parking charges in Cardiff to discourage car use, the area will need a good bus service throughout the day and evenings, every day.
- 9. Green Space
 - a. This site is c 65:35 greenspace : development – higher than usual
 - b. The old hedges that have been removed will mostly be replaced. They were taken out for road widening
 - c. The old railway line to Creigiau is a SINC (Site of Importance for Nature Conservation) and will be kept but made accessible to bikes and walkers. It is possible that some day this could be park of a renewed rail line.
 - d. Areas of ancient woodland will remain
 - e. Play areas, sports areas and public open space generally will be owned by the residents and managed via a management company
- 10. Water management
 - a. Ponds will be used to catch rainwater flows from surface water drainage and control the release of the surface water into the currently existing streams. This is the modern thinking to control surface water. The ponds are normally planted with aquatic species designed to trap and remove the small levels of traffic related pollutants arising in this type of water.
 - b. The sewer system will be deal with by a series of pumping stations that connect with Welsh Water's system at east of the site.
- 11. Next Steps: (dates may vary)
 - a. For a year from Easter:
 - i. The entrances to the site off the A4119 are the main priority. This includes widening the road which will improve visibility and make space for cycle routes.
 - ii. The junction of Cardiff Road/A4119 will be improved
 - iii. Pavements will be widened and new green verges
 - iv. The A4119 will be resurfaced as far as the church going east.
 - b. From June – December 2018: installation of a new gas main from the development site up Pant y Gored and into Pentyrch, perhaps as far as the Village Hall. This will mean traffic lights to control single lane traffic.
 - c. Persimmon has a grants scheme for Community Champions and Healthy Communities (a sports programme). This is something local groups will be able to apply to for the duration of the build.
 - i. <https://www.persimmonhomes.com/charity>
- 12. Long Term:
 - a. Site E, the land north of the A4119 in Creigiau is still owned by the landowner and there are no immediate plans to develop it.
 - b. Persimmon own land the east of Llanilltern Village and will be submitting an application for its development in early 2019.
 - c. Land west of Llanilltern Village will eventually be developed too.

Date of the next meeting: Tuesday March 20 2018, noon at 1 Penuel Road