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PENTYRCH COMMUNITY COUNCIL



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Minutes of the Planning Committee held at noon, 11 July 2018 at 1 Penuel Road, Pentyrch

Present: Cllrs John Harrison, Peter Jones, Sandie Rosser, Mike Sherwood, Simon Davies
In attendance: Helena Fox

1. To receive apologies for absence: Cllrs Stuart Thomas, Chris Priday
2. To receive any declarations of interest: There were none
3. To consider and decide on responses to planning applications:

18/01184/MJR PARCEL 2A, PHASE 1, SOUTH OF LLANTRISANT ROAD, NORTH WEST CARDIFF: It was **RESOLVED** to write, if necessary as a late submission, and comment on the concerns about road widths. At 5.5m roads, a bus would not be able to get through if there is parking on both sides of the road. This is based on the average car width is 1.8m (and thus 2 = 3.6m)) and the average bus width is 2.55m making a total width of 6.15m. One side of the road would need to have double yellow lines. This would also cause access problems for emergency vehicles.

18/01364/MJR GOITRE FACH FARM, LLANTRISANT ROAD, ST FAGANS, CARDIFF, CF5 6JD: It was **RESOLVED** to comment once again that the plan makes the same incorrect assumptions as others PCC has seen. The plan ignores the desirable and acceptable walking distances for journeys on foot and focusses on the maximum distances allowed. It claims that a range of facilities are within walking distance but few facilities are within the desirable walking distance.

It makes the usual claims about rail stations, taking no account of the fact these are over capacity already and that there is no additional parking available at these locations for cars or bikes. It fails to consider the potential upstream burden on the current bus services and assumes that there will still be space on 122, 124 and 62 buses when they reach the development. The developer is offering a £150,000 a year for 5 year contribution to enhance the 62 route.

The plan also suggests the Taff Trail is a means of cycling into Cardiff which, given the topography, is unlikely. Much is made of a "cycle super highway" along the frontage of the development parallel to the A4119 but nothing is said about where the bikes will go once they reach the end of the cycleway.

Once again, a TPC will "encourage" sustainable transport and car sharing. The TPC will primarily be responsible for giving new residents a "travel pack" containing bus and train timetables and web links to car sharing sites. There is only a £10k reserve if modal split targets are not met.

18/01344/DCH 34 HEOL-Y-PENTRE, PENTYRCH, CARDIFF, CF15 9QE: This is an application for a single-storey rear extension. No comment.

18/01423/MNR UNIT 2C, GWAELOD-Y-GARTH INDUSTRIAL ESTATE, MAIN ROAD, GWAELOD-Y-GARTH, CARDIFF, CF15 9PN: An application from Valley Vets for a change of use of the named unit. No comment.

18/01413/DCH THE ROCK, PARC ST CATWG, PENTYRCH, CARDIFF, CF15 9LJ: It was **RESOLVED** to write and comment that the documents are inadequate for making an informed comment: something that is important on a historic local building.

18/01430/DCH SINGLE STOREY REAR EXTENSION, SILVER SPRINGS, CARDIFF ROAD, CREIGIAU, CARDIFF, CF15 9NL: A change to an existing single-storey extension. No comment.

18/01346/MNR DISCHARGE OF CONDITIONS 5 (EXTERNAL FINISHING MATERIALS) AND 8 (MEANS OF ENCLOSURE) OF 18/00429/MNR LAND ADJACENT TO 1, PENMAES, PENTYRCH: No comment.

Llantrisant Road/Robin Hill Junction: It was noted that some residents have raised concerns about the future traffic priorities at this junction. These might lead to traffic backing-up into Creigiau.

18/01424/MJR DISCHARGE OF CONDITION 34 (DRAINAGE SCHEME FOR LLANTRISANT ROAD SOUTH) OF 14/02157/MJR SOUTH OF LLANTRISANT ROAD, NORTH WEST CARDIFF: No comment

Cllr Harrison joined the meeting

18/01318/MJR RESERVED MATTERS DETAILS OF LAYOUT, SCALE, APPEARANCE AND LANDSCAPING AND NON-STRATEGIC ACCESS FOR THE DEVELOPMENT OF 120 NEW HOMES FORMING PHASE 1B OF LAND NORTH OF LLANTRISANT ROAD, NORTH WEST CARDIFF, PURSUANT TO OUTLINE PLANNING PERMISSION REF. 14/02157/MJR. PHASE 1B, LAND NORTH OF LLANTRISANT ROAD, NORTH WEST CARDIFF: No comment

18/01419/MJR DISCHARGE OF CONDITION 21 (ENERGY STRATEGY) OF 14/00852/DCO M4 JUNCTION 33, MOTORWAY JUNCTION 33, CREIGIAU: This relates to the lighting strategy at and close to J33 on the M4. No comment

18/01501/DCH 8 PENFFORDD, PENTYRCH, CARDIFF, CF15 9TJ: No comment

18/01244/MJR FULL DISCHARGE OF CONDITIONS 17 (TREES) AND 19 (CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN) OF 14/02157/MJR IN RESPECT OF THE AREA COVERED BY RESERVED MATTERS APPLICATION 18/01184/MJR LAND SOUTH OF LLANTRISANT ROAD, NORTH WEST CARDIFF: It was **RESOLVED** to write in support of a resident's letter of complaint about the cavalier way all developers along the A4119 are flouting the restrictions about trees and hedgerows, when to cut them and the advice that cutting such habitat should be a last resort. The committee members had received many comments from residents concerned about the widespread destruction of local trees and hedgerows and desecration of the countryside by developers.

18/01184/MJR APPLICATION FOR THE APPROVAL OF RESERVED MATTERS (APPEARANCE, SCALE, LAYOUT, LANDSCAPING AND NON-STRATEGIC ACCESS) FOR THE DEVELOPMENT OF 69 DWELLINGS FORMING PART 1 OF PHASE 2A PURSUANT TO OUTLINE PERMISSION 14/02157/MJR PART 1 OF PHASE 2A, SOUTH OF LLANTRISANT ROAD, NORTH WEST CARDIFF: The Clerk will ask Cardiff to show PCC's letter supporting St Fagans CC as an objection to this proposal, not in support of it, as shown on the planning portal.

18/01610/MJR RE-DISCHARGE OF CONDITION 6 (PUBLIC RIGHT OF WAY AND THE WESTERN POWER DISTRIBUTION TRANSFORMER) OF 16/02016/MJR LAND NORTH OF LLANTRISANT ROAD, ADJACENT TO CLOS PARC RADYR, CARDIFF: No comment.

DANESCOURT: A proposal for a planning application for 40 new houses off De Braose Close was noted. It was **RESOLVED** to support the Danescourt Community Association and NWCG as and when needed.

4. Date of the next meeting: Wednesday July 25 2018