

Clerc: 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

Clerc: Helena Fox
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, 8 August 2018 at 1 Penuel Road, Pentyrch

Present: Cllrs Peter Jones, Mike Sherwood, Chris Priday, Sandie Rosser, John Harrison
Cllr Frances Lewis, St Fagans CC

In attendance: Helena Fox

1. To receive apologies for absence: Cllrs Thomas
2. To receive any declarations of interest: There were none
3. To consider and decide on responses to planning applications:
18/01667/MNR PILI PALA DAY NURSERY THE LAURELS, TY-NANT ROAD, GWAELOD-Y-GARTH, CARDIFF, CF15 8LB.

This is the day nursery situated close to Ynys Bridge roundabout.

The application proposes an increase in the number of spaces on offer for pre-school children with no increase in facilities from 51 children to 71 children. Additional toilets for children are proposed on the ground floor. The space available for children to play in is 62 sq m in total. The building is not purpose designed but is an old converted Victorian house. The access to the buildings opens directly onto the roundabout. There is a further part to the nursery complex not part of the application which is situated in the adjoining Castel View property.

PCC responded to this application that it was concerned about the nursery having adequate facilities for the increased number of children but assumed that this has been checked and approved and that the outdoor space and indoor facilities such as WCs meets current standards. The nursery's location is on a busy roundabout and these extra numbers will add to this local congestion.

18/01746/MJR APPLICATION FOR THE APPROVAL OF RESERVED MATTERS (APPEARANCE, SCALE, LAYOUT, LANDSCAPING AND NON-STRATEGIC ACCESS) FOR THE DEVELOPMENT OF 37 DWELLINGS FORMING THE SECOND PART OF PHASE 1A OF LAND NORTH OF LLANTRISANT ROAD PURSUANT TO OUTLINE PLANNING PERMISSION REF 14/02157/MJR PHASE 1A (PART 2), LAND NORTH OF LLANTRISANT ROAD, CARDIFF: This is a discharge of conditions for the Redrow development, specifically the part of the junction with Clos Parc Radyr with the Llantrisant road covering 37 dwellings many of which are 3 storey apartment blocks. This is outside of the PCC area but PCC offer to support RMCC if they bring forward concerns.

18/01671/MJR DISCHARGE OF CONDITION 49 (SURFACE WATER SCHEME) OF 14/00852/DCO LAND TO THE NORTH OF M4 JUNCTION 33, CREIGIAU, CARDIFF: This seeks to justify the surface water drainage strategy and in particular the flood-risk mitigation. Surface water drainage is now proposed to be 100% SuDs on this site. There is concern that the land is impervious clay soil. The maintenance regime required of the management company to keep the drainage scheme in good condition is extensive. Any failure of this regime will increase flood risk. The report talks of a micro drainage model being made available. PCC will respond to this application with a request to see the model and discuss it with planning officers

and will observe that it is clear that surface water drainage is a real concern for this site. The long-term maintenance of the numerous water-storage ponds must be properly protected via the management company and initial management charges must reflect the true anticipated costs. Development in NW Cardiff has long been considered at risk because of the surface and sewerage draining issues: this should not be forgotten.

18/01677/MJR, GOITRE FACH FARM, LLANTRISANT ROAD, ST FAGANS, CARDIFF, CF5 6JD: This discharge of conditions speaks to areas of contaminated land found where the old farm yard was. Several remediations are suggested to protect the finished houses and gardens on this land. These include installing geotextile barriers at depths between 450 and 300mm as both hydrocarbon and pathogenic contamination has been identified. PCC will respond that it is very concerned about the risk of the barriers below ground being breached by gardening and home extensions leading to spread of the contamination. The importance of not doing this must be stressed to the new occupants of the housing with perhaps restrictions placed on what can and cannot safely be done on all affected land. PCC will support St Fagans CC in any response they make.

4. Date of the next meeting: Wednesday August 22 2018