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**PENTYRCH COMMUNITY COUNCIL**



**CYNGOR CYMUNED PENTYRCH**

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## **Minutes of the Planning Committee held at noon, 5 September 2018 at 1 Penuel Road, Pentyrch**

**Present:** Cllrs Mike Sherwood, Chris Priday, Stuart Thomas, Simon Davies

In attendance: Helena Fox

1. To receive apologies for absence: Cllr Frances Lewis
2. To receive any declarations of interest: There were none
3. To consider and decide on responses to planning applications:

### Outside PCC area

**18/01984/MJR** DISCHARGE OF CONDITION 10 (RESIDENTIAL TRAVEL PLAN) OF 14/02188/MJR LAND SOUTH OF PENTREBANE ROAD, CARDIFF The Vectos travel plan promotes the use of already overcrowded railway stations and walking and cycling. It actively sets out a strategy already articulated by Vectos to making car use unpleasant. There is some detail of increased bus services and the associated S106 provisions for this. No comment.

**18/00953/MJR** DISCHARGE OF CONDITION 9 (DESIGN CODE FOR LAND SOUTH OF LLANTRISANT ROAD) OF 14/02157/MJR LAND NORTH AND SOUTH OF LLANTRISANT ROAD, NORTH WEST CARDIFF This is an initial submission of the design code documents. It is to be noted that the design code for this part of Plasdwr seems to focus on high density 3 storey town houses: terraces with small gardens and very limited off-road parking. The area in question is the land north and south of the Clos Parc Radyr and Heol Isaf roundabouts. No comment.

**18/01677/MJR** DISCHARGE OF CONDITION 22 (IDENTIFICATION OF UNSUSPECTED CONTAMINATION) OF 16/00106/MJR GOITRE FACH FARM, LLANTRISANT ROAD, ST FAGANS, CARDIFF, CF5 6JD This is additional information provided about the land contamination previously discussed and responded to. The revised remediation strategy appears to have increased the soil depth over the geotextile membranes to 450mm. In addition, where trees are to be planted on the development in this area deeper "wells" protected by membrane are recommended to contain the root ball. All geotextile membrane to be non-rippable and orange. There is still no proposal to remove the contaminants. The contractors own expert report is still advising that water pipes may need to be upgraded suggesting a residual risk from pathogens is still a concern. Worker protection measures have been improved. It was **RESOLVED** that the Clerk will write to ask that first and subsequent purchaser all be made well aware of the contamination risks and why the membrane must be kept intact.

## PCC Area

**18/01923/DCH** UNDERCOVER PARKING AREA TO FRONTAGE, ADDITION OF STONE DETAIL TO FRONTAGE, 2 STOREY SIDE EXTENSION TO FORM STORAGE AND HOBBY ROOMS, REAR SUN SHADE AND CANOPIES THE PADDOCKS, HOLDINGS LANE, CAPEL LLANILLTERN, CARDIFF, CF5 6JA A large extension to an already large property. Holdings Lane is the small lane off Star Lane. Access for lorries will be difficult but the plot seems large and there seems to be ample off-road parking. Parking in the Star Lane is impossible.

**18/01986/DCH** TWO STOREY SIDE EXTENSION, GARAGE CONVERSION, REMOVAL OF REAR LEAN TO AND CONSTRUCTION OF NEW SINGLE STOREY REAR EXTENSION, LOFT CONVERSION WITH REAR DORMER (INCL. JULIET BALCONY) AND OTHER ALTERATIONS 4 THE GROVE, CARDIFF ROAD, CREIGIAU, CARDIFF, CF15 9NL This appears to be a revised application that PCC previously commented on. This scheme still adds a very large extension to the house with rooms in the roof of the house as well as a large room to the rear. The rear extension is proposed to be a flat roof. It was **RESOLVED** to write and comment that this application is overdevelopment of the site and changes the street scene within this new development.

**18/01968/MJR** DISCHARGE OF CONDITION 48 (FOUL DRAINAGE SCHEME) OF 14/00852/DCO LAND TO THE NORTH OF M4 JUNCTION 33, MOTORWAY JUNCTION 33, CREIGIAU There have been long-standing local concerns about the capacity of the existing foul drainage system in NW Cardiff to cope with the LDP developments. It was **RESOLVED** to ask for written assurance that Dwr Cymru and other relevant agencies have signed off on this project and there is no danger of sewerage backup under any circumstances.

**18/01973/MNR** DISCHARGE OF CONDITIONS 4 (CONSTRUCTION MANAGEMENT PLAN), 5 (SITE ENCLOSURES) AND 9 (LANDSCAPING) OF 18/01259/MNR PART OF LAND AT DAN Y GRAIG, HOLDINGS LANE, CAPEL LLANILLTERN, CARDIFF, CF5 6JA This gives details of the construction management plan for this site. PCC previously commented on the outline planning application.

It was **RESOLVED** that PCC comment on the two applications on Holdings Lane, noting the disruption that would be caused by both of these developments proceeding in parallel. Is there any way the works could be phased?

**Llys Dewi** ,off Ffordd Dynefwr, Creigiau : It was **RESOLVED** to write to the householder who has created a double gate in their fence giving access over PCC and Cardiff Highways land to the Highway. PCC's consent has not been sought or given.

**Llanilltern Village** : the next liaison meeting will be arranged as soon as possible.

**4. Date of the next meeting:** Wednesday September 19 2018