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PENTYRCH COMMUNITY COUNCIL



CYNGOR CYMUNED PENTYRCH

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Minutes of the Planning Committee held at noon, 17 October 2018 at 1 Penuel Road, Pentyrch

Present: Cllrs Mike Sherwood, Chris Priday, Stuart Thomas, Sandie Rosser, Simon Davies
One resident with other residents making comments to the Clerk in advance

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

Outside PCC area

18/01184/MJR APPLICATION FOR THE APPROVAL OF RESERVED MATTERS (APPEARANCE, SCALE, LAYOUT, LANDSCAPING AND NON-STRATEGIC ACCESS) FOR THE DEVELOPMENT OF 71 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

This is part of the discharge of detailed conditions for the Redrow site in the Danescourt area giving details of street layout, landscape, house design, building heights and density etc. All is in keeping with what other sites with the inclusion of a lot of 3 story high density property. PCC makes no comment.

PCC Area

18/02249/MNR A DEVELOPMENT OF 3 No FOUR BEDROOM HOUSES WITH AN INTEGRAL GARAGE PART OF LAND AT NANT Y COED, CHURCH ROAD, PENTYRCH, CARDIFF, CF15 9QF

This is a further development proposed on Church Road in the land around Nant-Y-Coed. It is on the opposite side of the road from the current development and slightly south of it.

PCC **resolves** to object to this proposal on the basis of over development of the area, concerns over access due to the proximity of the bend, sharp increase in local traffic in the area and known problems with the provision of utilities and services.

18/00424/MJR DISCHARGE OF CONDITION 19 (STRATEGIC GREEN INFRASTRUCTURE MANAGEMENT STRATEGY) OF 14/00852/DCO LAND TO THE NORTH OF M4 JUNCTION 33, CREIGIAU, CARDIFF

St Fagans objected to this in April. It was **RESOLVED** to ask the Clerk to find out why any response from PCC does not appear in the document bundle.

18/02047/DCH CONSTRUCTION OF A SINGLE STOREY SIDE EXTENSION AND MINOR ALTERATIONS TO THE EXISTING EXTENSION TO THE FRONT. THE ROCK, PARC ST CATWG, PENTYRCH, CARDIFF, CF15 9LJ

PCC has previously commented on this. The submission is some slightly amended drawings. The Clerk was asked to determine how PCC submissions to CCC are treated.

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

This is the detail of the infill for the 120 homes on the Redrow site between the two roundabouts on the A4119 on the Radyr side of the road. This area will include low rise apartment blocks and affordable housing. There are many objections from the people living on Heol Isaf. PCC makes no comment.

18/02306/MNR CHANGE OF USE OF LAND TO INCORPORATE INTO GARDEN, A SINGLE STOREY EXTENSION TO THE REAR, SINGLE STOREY EXTENSION TO FRONT AND SIDE, TWO STOREY EXTENSION TO THE SIDE AND REAR AND DOUBLE GARAGE 7 BRONLLWYN, PENTYRCH, CARDIFF, CF15 9QL

This proposal includes a large house extension plus the building of new garages on land behind No. 5 with a separate access lane from Bronllwyn. PCC has been asked for help from neighbours who object to this application.

PCC **RESOLVED** to object to this proposal and supports all the concerns raised by the residents of No. 5 Bronllwyn. We have concerns about the positioning of the lane that will become the driveway so close to the bend at the four-way junction of Bronllwyn with Heol Pant y Gored, Penuel Road and Heol y Parc.

18/02315/DCH SINGLE STOREY REAR EXTENSION 9 MAES-Y-GOLLEN, CREIGIAU, CARDIFF, CF15 9JW

This is a proposal for a single storey rear extension to the existing property. The property has apparently already been extended once on the ground floor to form a study. The new extension adds c15%-20% extra ground floor space.

PCC **RESOLVED** to express its concerns about contractors' vehicles potentially causing an obstruction and request that conditions are applied if the application is granted.

18/02324/DCH MINOR AMENDMENT TO THE FOOTPRINT PROPOSED - PREVIOUSLY APPROVED UNDER 18/00984/DCH 3 THE GROVE, CARDIFF ROAD, CREIGIAU, CARDIFF, CF15 9NL

Having obtained permission for the rear orangery, which PCC commented on previously, this application seeks to make it a little larger and to remove the Romeo and Juliet balcony that was proposed in the original. PCC makes no comment.

18/00708/MNR TWO NEW DWELLINGS LAND AT END OF MOUNTAIN ROAD, PENTYRCH, CARDIFF.

This is a proposal for an infill development of two houses behind the recently completed Redrow development. The driveway of one of the houses will join the road almost on the crown of the bend according to the drawings. It is proposed to build one 4 bed house with separate garage and one high specification 3-bed house with built-in garage. The plan shows the 4-bed house would have room to park at least two cars off-road plus one in the garage. The 3-bed house seems to only have space for one car off-road plus one in the garage.

PCC **RESOLVED** to object to the position of the driveway of the proposed 3 bed house. We also draw attention to the fact that both houses sit close to a blind bend in the road and further **RESOLVED** to ask Cardiff Council to consider advancing their timetable to introduce a 20mph limit throughout the village.

18/02375/MJR DISCHARGE OF CONDITIONS 36 (GROUND GAS ASSESSMENT AND MITIGATION MEASURES), 37 (LAND CONTAMINATION A: RISK ASSESSMENT) AND 38 (REMEDIATION SCHEME AND VERIFICATION PLAN) OF 14/00852/DCO LAND TO THE NORTH OF M4 JUNCTION 33, CREIGIAU, CARDIFF

This is the discharge of conditions report relating to the geotechnical survey. There is noted evidence of minor arsenic contamination. It notes that parts of the site will require that houses have full radon protection due to the underlying rock strata. It also notes that special piled foundations will be required in some areas. Part of the area is an old quarry and houses there will need to be built on a raft.

PCC will express its concern at some of the findings in the submitted report. PCC **RESOLVED** to seek firm written assurances from Cardiff Council that they will insist the developer meets all the recommendations of the report including the regular independent monitoring of the construction of the foundations of each house in the proposed development. PCC further **RESOLVED** to ask for regular updates that this monitoring has been carried out and has been positively verified by Cardiff Council.

Llanilltern Village: it is hoped that the next liaison meeting will take place in the first week of November.

4. Date of the next meeting: Wednesday October 31 2018