

Clerk: Helena Fox  
1 Ffordd Penuel  
Pentyrch  
Caerdydd CF15 9LJ  
  
Ffon 029 2089 1417  
Epost: [clerk@pentyrch.cc](mailto:clerk@pentyrch.cc)  
Gwefan: [www.pentyrch.cc](http://www.pentyrch.cc)

**PENTYRCH COMMUNITY COUNCIL**



**CYNGOR CYMUNED PENTYRCH**

Clerk: Helena Fox  
1 Penuel Road  
Pentyrch  
Cardiff CF15 9LJ  
  
Phone 029 2089 1417  
Email: [clerk@pentyrch.cc](mailto:clerk@pentyrch.cc)  
Website: [www.pentyrch.cc](http://www.pentyrch.cc)

## **Minutes of the Planning Committee held at noon, 31 October 2018 at 1 Penuel Road, Pentyrch**

**Present:** Cllrs Mike Sherwood, Chris Priday, Stuart Thomas, Simon Davies, Sandie Rosser, John Harrison. Cllr Frances Lewis of St Fagans Community Council

Two members of the public attended.

In attendance : Helena Fox, Clerk

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

### **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**

Mr Jones, the applicant, and Mr Brotherton attended to make representation to PCC. They made the following points and questions:

- Why did PCC object to the whole application based on the objection submitted by the residents at No 5 Bronllwyn?
- Why did PCC think the new garages would make the road junction more dangerous?
- The original garages were demolished by Cardiff in error and had been expected to be standing when the land was bought by Mr Jones. They had stood for some fifty years.
- The access lane will not be used by many vehicles. There is an easement for the occasional and necessary access to the electrical substation.
- The new garages will not be used daily; there is parking space at the front of No. 7 and traffic on the lane will not be any more than that from neighbouring houses on Bronllwyn.
- The new garages have been designed based on Cardiff's SPG (Supplementary Planning Guidance) to meet minimum sizes. The old garages were smaller than the modern minimum and the new garages are therefore larger.
- New drawings are being submitted to Cardiff to lower the ridge height on the garages from 4m.

Cllr Priday commented that local people had got used to the old garages being used for storage for many years so this did seem like a big change to some. Traffic through Pentyrch had increased and would increase further with the Persimmon development which made the road junction more dangerous.

The Clerk had attended a site meeting with the Planning Office and Mr Jones. It was clear from the site of the old garages that most of the houses on that side of Bronllwyn have already been extended to various degrees.

Now that PCC was aware that amended drawings were being submitted, it was **RESOLVED** that PCC write to Development Control and ask to be kept advised of any revised plans so that PCC can review them.

Mr Jones and Mr Brotherton were thanked for attending and left the meeting.

#### Outside PCC area

#### **18/01424/MJR DISCHARGE OF CONDITION 34 (DRAINAGE SCHEME FOR LLANTRISANT ROAD SOUTH) OF 14/02157/MJR SOUTH OF LLANTRISANT ROAD, NORTH WEST CARDIFF**

This discharge of conditions relates to the drainage both of foul water and rainwater. It does not seem to address the problem of Herbert March Close and has not determined the root cause for the flooding. It was **RESOLVED** to support St Fagans Community Council's submission that existing local roads Croft y Genau and Pentreban Road already flood regularly and this would only get worse if the root cause is not addressed.

#### **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**

This discharge of conditions relates to part of the Redrow site that borders the Llantrisant Road (A4119). PCC makes no comment.

#### **18/01364/MJR, GOITRE FACH FARM, LLANTRISANT ROAD, ST FAGANS, CARDIFF, CF5 6JD**

This travel plan raises all the questions and concerns that PCC, St Fagans CC and NWCG have commented on in the past. It was **RESOLVED** that the Clerk and Cllr Sherwood would draft a response; ask Cllrs Graham Thomas and Gavin Hill-John for their response to this Travel Plan and notify NWCG. St Fagans CC will also submit its response.

#### **18/00194/MJR, GOITRE FACH FARM, LLANTRISANT ROAD, ST FAGANS, CARDIFF, CF5 6JD**

This is detail of the floor plans, housing styles, street scenes, amenity areas and waste bins. PCC makes no comment.

#### **18/02447/MJR, GOITRE FACH FARM, LLANTRISANT ROAD, ST FAGANS, CARDIFF, CF5 6JD**

This requires the appointment of an approved archaeology contractor to excavate trenches close to and around the old farm building and to complete a detailed survey of the farm. PCC makes no comment.

#### PCC Area

#### **18/02327/DCH BRICK BUILT ORANGERY ON SIDE OF HOUSE 12 TREGARTH CLOSE, CREIGIAU, CARDIFF, CF15 9SZ**

This proposes a large extension to a house opposite the Creigiau Primary School. It was **RESOLVED** to write to Development Control with a number of concerns. The site location opposite the school raises safety concerns for school bus movements and for the altered vision splay onto the main road at a busy junction. PCC asks that careful consideration is given to these safety

concerns along with tight restrictions on construction traffic, associated equipment and working hours, particular in relation to the school.

**18/02113/MNR RETENTION OF A MODULAR BUILDING TO BE USED AS ADDITIONAL PLAY ROOMS FOR THE CHILDREN PILI PALA DAY NURSERY THE LAURELS, TY-NANT ROAD, GWAELOD-Y-GARTH, CARDIFF, CF15 8LB**

This is a retrospective application for permission for a modular building. It was **RESOLVED** that PCC write to Development Control and ask that the site be made completely safe before children are allowed to use the modular building. PCC is extremely concerned that the building was installed without planning consent and its installation caused considerable local disruption to traffic as well as the removal of part of a hedge and wall on the public highway. PCC asks that the hedge and wall be replaced. Should Development Control seek to have the modular building removed because it was installed without consent, PCC would support that action.

**18/02457/DCH ERECTION OF A PORCH TO FRONT OF PROPERTY WITH WHEELCHAIR ACCESS 29 MAES CADWGAN, CREIGIAU, CARDIFF, CF15 9TQ**

This is to build a small porch with wheelchair access. PCC makes no comment.

**Llanilltern Village:** The next liaison meeting will take place November 7.

**4. Date of the next meeting:** Wednesday November 14 2018