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PENTYRCH COMMUNITY COUNCIL



CYNGOR CYMUNED PENTYRCH

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Minutes of the Planning Committee held at noon, 13 March 2019 at 1 Penuel Road, Pentyrch

Present: Cllrs Mike Sherwood, Chris Priday, Sandie Rosser, Stuart Thomas

In attendance : Helena Fox, Clerk

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

Inside PCC Area

19/00015/MNR PROPOSED CONVERSION OF EXISTING BARN TO 2 NO LETTABLE UNITS - AS PART OF FARM DIVERSIFICATION- TOURISM GARTH UCHAF FARM, EFAIL ISAF ROAD, PENTYRCH, CARDIFF, CF15 9NQ This is the farm located on the narrow road that runs between Pentyrch and Efail Isaf. The conversion does not seek to enlarge the existing building. PCC makes no comment.

19/00351/DCH PROPOSED GROUND FLOOR KITCHEN AND FIRST FLOOR BEDROOM EXTENSION WITH BALCONY BRON Y DE, HEOL-Y-PARC, PENTYRCH, CARDIFF, CF15 9NB This is a modest extension to a large house. PCC makes no comment.

19/00436/DCH ONE & TWO STOREY SIDE & REAR EXTENSIONS & RE-MODEL FOR REVISED OPENINGS, BALCONY & PORCH MAES GWYN COTTAGE, GEORGETOWN, GWAELOD-Y-GARTH, CARDIFF, CF15 9HF This is a major re-working of the property, almost doubling the footprint. PCC does not object but will raise local concerns with Cardiff: the application includes a proposal for electric gates, the location of which is not clear, which will be across a lane that has been used by the public for over 30 years to reach the woodland. Have Natural Resources Wales been consulted since the site is very close to their boundary?

19/00423/MNR DISCHARGE OF CONDITIONS 8 (TOPSOIL), 9 (IMPORTED AGGREGATE) AND 10 (SITE WON MATERIALS) OF 16/02622/MNR PANT BUNGALOW, 14 HEOL-Y-PENTRE, PENTYRCH, CARDIFF, CF15 9QE Detail list of compliance with conditions for an application granted in 2017. Mainly aggregate and topsoil test certificates. PCC makes no comment.

Outside PCC Area

19/00368/MNR DISCHARGE OF CONDITIONS 4 (SAMPLES OF MATERIALS), 9 (DRAINAGE) AND 15 (ARCHAEOLOGICAL SCHEME OF INVESTIGATION) OF 15/00471/MNR GREAT HOUSE FARM, MICHAELSTON ROAD, ST FAGANS, CARDIFF, CF5 6DU This pertains to the St Fagan development. PCC makes no comment.

18/02758/MJR DISCHARGE OF CONDITION 20 (ALLOTMENT STRATEGY) OF 14/02733/MJR PLASDWR, NORTH WEST CARDIFF The allotment strategy proposed 44 full-sized plot equivalents with the majority let as half plots. It would seem the original requirement was for 100 plots for 5,000 homes. The submission tries to make reference to the condition KP2(c) not specifying plot sizes but there are

national rules which do. It should be noted that most Allotment Groups now let plots as half plots. There is no statement about cost for what will be privately run allotments. The allotments in Creigiau provide a full plot plus two National Allotment Society memberships (for information and insurance cover) for £54 per year. Thus, most families can access a half plot in Creigiau for £30 per year. PCC will write to Cardiff and insist that the cost of these new allotments be no more than Cardiff charges now. It is disappointed that the number of plots is so many fewer than the original plan and will ask if the missing 56 plots are to be provided elsewhere.

18/02961/MJR RE-DISCHARGE OF CONDITION 16 (GREEN INFRASTRUCTURE MANAGEMENT PLAN) OF 16/00106/MJR, PREVIOUSLY DISCHARGED UNDER DISCHARGE OF CONDITION APPLICATION 17/01013/MJR GOITRE FACH FARM, LLANTRISANT ROAD, ST FAGANS, CARDIFF, CF5 6JD A series of detailed amendments to account for changes to hedge maintenance, bat boxes and better bird inclusion by using “swift bricks”. PCC will write in support.

19/00461/MJR DISCHARGE OF CONDITIONS 17 (PHASING), 21 (RESIDENTIAL TRAVEL PLAN), 22 (TRAFFIC MONITORING AT SITE ACCESSES) AND 62 (ARCHAEOLOGY) OF 14/02733/MJR NORTH WEST CARDIFF This travel plan contains the same sorts of inaccuracies PCC has seen before. No account is taken of topography in claiming easy access to cycle routes and no account is taken of current overcrowding on local rail or bus. Vectos is now hoping the Metro will ease congestion (3.39), emphasising the rapid transport route safeguarding. Plasdwr are now trying to get existing buses diverted through their site.

Section 4 mentions Redrow contributions now ‘up to’ £6.3M for a bus subsidy and £5.4M in return for a bus guarantee. The rail contribution is to be £230k and only for improvement to 2 existing stations close to the development.

In section 5 Vectos now admit that the target 50:50 modal split will not be achieved for a decade. It seems that clear that total traffic volumes will increase and total reliance is placed on the Metro as mitigation.

PCC will write in objection to this plan. The 50:50 modal split was the foundational ratio on which the LDP’s growth was based. The admission that it cannot be achieved within at least ten years was predicted by PCC and NWCG during the LDP consultation but were always assured that that would not happen. Vectos now admit that NW Cardiff will face years of increased congestion and accompanying pollution. PCC will seek assurance that existing communities and bus services will not be adversely affected by the plan to divert buses to Plasdwr. The Clerk will write a formal letter to Cardiff with copies to Mark Drakeford, AM; Keven Brennan, MP; County Councillors; NWCG, St Fagans CC

19/00435/MJR APPLICATION FOR APPROVAL OF RESERVED MATTERS (APPEARANCE, SCALE, LAYOUT, LANDSCAPING AND NON-STRATEGIC ACCESS) FOR THE DEVELOPMENT OF 58 DWELLINGS FORMING PART 1 OF PHASE 2B, LAND SOUTH OF LLANTRISANT ROAD PURSUANT TO OUTLINE PLANNING PERMISSION 14/02157/MJR PART 1 OF PHASE 2B, LAND NORTH AND SOUTH OF LLANTRISANT ROAD, NORTH WEST CARDIFF List of detailed plans for the Redrow site covering roads, housing design housing density, affordable housing and public open space. PCC makes no comment.

19/00373/MJR DISCHARGE OF CONDITION 3 (CONSTRUCTION MANAGEMENT PLAN) OF 13/00435/DCO GREAT HOUSE FARM, MICHAELSTON ROAD, ST FAGANS, CARDIFF, CF5 6DU Provides details of the CMP and the traffic control measures for this site. PCC makes no comment

18/02784/MJR DISCHARGE OF CONDITIONS 18 (DESIGN CODE) OF 14/02733/MJR at PLASDWR, NORTH WEST CARDIFF This is minor amendments to the design code submission. PCC makes no comment.

18/01364/MJR, DISCHARGE OF CONDITION 26 (TRAVEL PLAN) OF 16/00106/MJR at GOITRE FACH FARM, LLANTRISANT ROAD, ST FAGANS, CARDIFF, CF5 6JD This has further amendments to the travel plan following PCC's previous objections. The amendments are quite minor and do not seem to address any of the factual inaccuracies pointed out by PCC last November. PCC will write to Cardiff saying that, yet again, its comments have been ignored.

4. Date of the next meeting: Wednesday March 27 2019