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PENTYRCH COMMUNITY COUNCIL



CYNGOR CYMUNED PENTYRCH

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Minutes of the Planning Committee held at noon, 24 April 2019 at 1 Penuel Road, Pentyrch

Present: Cllrs Karen Thomas, Mike Sherwood, Sandie Rosser, Simon Davies
Cllr Frances Lewis, St Fagans CC

In attendance : Helena Fox, Clerk

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

Inside PCC Area

19/01115/DCH CONSTRUCTION OF SINGLE STOREY PORCH EXTENSION TO FRONT OF PROPERTY 1 AEL-Y-BRYN, PENTYRCH, CARDIFF, CF15 9TD. Proposed small pitched roof extension to front of property. PCC makes no comment.

19/01135/DCH NEW SINGLE STOREY EXTENSION TO REAR OF PROPERTY 9 BRONLLWYN, PENTYRCH, CARDIFF, CF15 9QL. Large flat roofed single-storey extension to rear of property incorporating roof lights. PCC makes no comment.

18/00514/MJR DISCHARGE OF CONDITION 33 (TREES) OF 14/00852/DCO LAND TO THE NORTH OF M4 JUNCTION 33, CREIGIAU, CARDIFF. The Tree Survey notes that reptile fencing has been erected in some areas of the site within the protected root zone of trees. This is highly regrettable, and PCC will ask Cardiff what remedial and mitigating actions are to be taken. The report notes 13% of the trees are category A and therefore need to be protected. It further notes the proximity of the Ancient Woodland of Pencoed House which also needs to be protected with some dead and dying trees which require professional removal. There are a number of tree preservation orders and PCC will seek assurances from Cardiff and the developer that protection measures are adequate given the developer has already put some trees at risk due to the reptile fencing. PCC will make Persimmon aware of their policy of plant two trees for every one removed.

18/00696/MJR APPROVAL IS SOUGHT FOR THE APPEARANCE, LANDSCAPING, LAYOUT AND SCALE ("THE RESERVED MATTERS") AS PRESCRIBED BY CONDITIONS 4, 7, 8, 9, 12, 13, 14, 15 & 16 OF THE OUTLINE PLANNING PERMISSION (14/00852/DCO) FOR A RESIDENTIAL DEVELOPMENT OF 405 DWELLINGS WITH ASSOCIATED WORKS INCLUDING PARKING PROVISION, LAND RE-PROFILING, LANDSCAPING AND OPEN SPACE M4 JUNCTION 33, MOTORWAY JUNCTION 33, CREIGIAU. Provides details of land re-contouring, drainage, open space and road swept path layouts, boundary treatments and lighting etc. Community facilities generally seem to be after 1000th dwelling occupation or later. PCC makes no comment now and will raise this with Persimmon.

18/01034/MJR DISCHARGE OF CONDITION 20 (RESIDENTIAL TRAVEL PLAN) OF 14/00852/DCO LAND TO THE NORTH OF M4 JUNCTION 33, CREIGIAU, CARDIFF. A new transport plan that acknowledges that there are no accessible facilities within the 1.2km walking distance isochrones. It includes the J33 services as a "facility" but there is no walking access currently to this site. It mentions the

provision of facilities including schools but not the phasing which, from other submissions, is now all back-end loaded. This report acknowledges that the closest cycling route is 6.5 km from the site. No connection is proposed between in site cycle routes and the closest national cycle network. The figures provided for bus frequency are wrong for the 124 (None on Sunday). The figures provided for bus 136 are wrong. It does not approach to within 650m of the site and it does not run at the frequency shown. Only two 136 buses serve the area in the evening. During the day the 136 serves Pentyrch. The plan mentions making the site bus accessible but does not indicate where these buses will come from and go to. There is a vague statement about enhancement of existing services. There is the usual lack of knowledge about local rail services and current lack of capacity. There is a worrying claim of unfettered M4 access via J33.

The baseline travel plan suggests that 59% of trips will be by car, 16% by walking, only 2% by cycling and 2% by public transport. 20% of trips will be by "other": we cannot imagine what that can mean. The report acknowledges that 76% of residents will use their car. The modal split of 50:50 will never be achieved for this site and the report acknowledges that. It claims that at best 60% will be achieved after final occupancy. There is an assumption that 9% of people will work from home. How much money Persimmon will commit is unclear but the proposal includes 3 month "Cardiff" bus passes for the first 750 residents. Local services are run by Stagecoach where Cardiff passes cannot be used. If during monitoring and reporting during the build-out the travel plan is shown not to be working Persimmon are committed to a maximum payment of £10,000. PCC will write to Cardiff making all the above points.

Outside PCC Area

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 refers to the Bellway site. A series of detailed amendments to previously submitted plans mostly following comments by the drainage officer: house types, boundary fence details, swept path for large vehicle access, car access. PCC makes no comment.

18/1419/13 RESIDENTIAL DEVELOPMENT OF UP TO 350 DWELLINGS, LAND FOR A POTENTIAL NEW PRIMARY SCHOOL, LOCAL SHOP AND ASSOCIATED WORKS INCLUDING PUBLIC OPEN SPACE, GREEN INFRASTRUCTURE, LANDSCAPING AND THE CREATION OF TWO NEW ACCESS POINTS OFF HEOL DOWLAIS. CWM ISAF FARM, HEOL DOWLAIS, EFAIL ISAF, PONTYPRIDD, CF38 1BD. PCC will write objecting to this development. It is in neighbouring RCT but will affect NW Cardiff and the PCC area in the way of all these large housing developments: transport infrastructure, traffic, air quality and a lack of joined up thinking.

4. Date of the next meeting: Wednesday May 8 2019