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PENTYRCH COMMUNITY COUNCIL



CYNGOR CYMUNED PENTYRCH

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Minutes of the Planning Committee held at noon, 19 June 2019 at 1 Penuel Road, Pentyrch

Present: Cllrs Mike Sherwood, Simon Davies, Stuart Thomas, Sandie Rosser
Cllr Frances Lewis

In attendance : Helena Fox, Clerk

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

Inside PCC Area

19/01431/MNR STEEL FRAMED AGRICULTURAL BARN TO SUPPORT THE STORAGE AND SECURITY OF TOOLS AND MACHINERY USED TO MAINTAIN THE FARM AND LIVERY TY NEWYDD, HEOL GOCH, PENTYRCH, CARDIFF, CF15 9NA There was a recent application for this site that was withdrawn by the applicant. PCC wrote objecting to and commenting on this application and is not minded to withdraw what it has submitted.

PCC is appalled at the clearance of the site off Main Road, Gwaelod y Garth. This was done during the nesting season with no consideration given to the environmental impact. Again, PCC will ask Cardiff to take a closer look at what appears to be the start of commercial development.

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 application was refused and is going to appeal. PCC makes no further comment at this stage; it has made previous objections.

19/01586/DCH PROPOSED DORMER AT REAR FOR NEW LOFT CONVERSION 62 RIVER GLADE, GWAELOD-Y-GARTH, CARDIFF, CF15 9SP The proposal seeks to add a master en-suite bedroom in the roof by adding a flat-roofed dormer facing rearward. The house is at the top of a cul-de-sac and the garage conversion has reduced the available off-road parking to one space. The house would become a 5-bed house. PCC objects to this application on the grounds that it provides insufficient off-road parking for a 5-bedroom house.

19/01597/DCH SINGLE STOREY REAR EXTENSION 18 HEOL-Y-PENTRE, PENTYRCH, CARDIFF, CF15 9QE This is a flat-roofed extension on the back of a pre-existing extension. It seeks to add a new kitchen and to convert the existing kitchen into a bedroom. Despite the appearance of a large garage door to the front of the property this space cannot be used to garage a car and is designated as a store. There seems to be potential to park 2 cars off the road in what would become a 4-bedroom house. The road outside is wide and straight. PCC makes not comment.

19/01603/DCH DEMOLITION OF SINGLE FLAT ROOF GARAGE AND BUILDING OF NEW SINGLE STOREY EXTENSION TO SIDE OF PROPERTY WITH SMALL WRAP AROUND TO REAR 27 PARC-Y-BRYN, CREIGIAU, CARDIFF, CF15 9SE This proposal seeks to extend a 4-bedroom house to a 5-bedroom house. The property is tucked into a corner plot with slightly difficult road access. The front garden

seems to already be in use for car parking. PCC objects to this application on the grounds that it provides insufficient off-road parking for a 5-bedroom house.

19/01595/DCH CONSTRUCTION OF A SINGLE STOREY CONTEMPORARY GLAZED ORANGERY EXTENSION TO THE REAR 26 QUEEN CHARLOTTE DRIVE, CREIGIAU, CARDIFF, CF15 9NY The proposal seeks to replace a uPVC conservatory to the rear of the house with an orangery with solid walls and two lantern-style roof lights. The orangery would span the entire rear of the house being approximately double the size of the existing conservatory and would be connected to the garage. There is a quote from Cardiff Orangeries in the bundle that makes no mention of needing to fit the garage with a door with appropriate fire ratings and sealing system. PCC will write to Cardiff drawing their attention to this possible fire risk and the lack of details showing how the garage and orangery will link. If consent is given PCC asks that a condition be that the garage be kept as a garage.

Outside PCC Area

19/00461/MJR DISCHARGE OF CONDITIONS 17 (PHASING), 21 (RESIDENTIAL TRAVEL PLAN) AND 22 (TRAFFIC MONITORING AT SITE ACCESSES) OF 14/02733/MJR NORTH WEST CARDIFF This submission contains revised documents. In particular the Plasdwr Travel Plan now on version 3. There are also a number of detailed responses to condition 17 relating to phasing arising from officer observations.

All of the matters raised by NW Cardiff Group and PCC in their comments on the Transport Plans are noted. The Transport Officer raised similar questions. However, while the questions do not seem to have been addressed the factual mistakes in the report have been corrected. It is noted that the 50:50 modal split is now an aspirational target rather than a requirement as per the original LDP.

PCC will respond as follows: This third version of the Travel Plan in no way addresses any of the concerns put forward by PCC. If Cardiff accepts this version then we expect Cardiff to answer our questions in detail. The 50:50 modal split started as a necessity for the LDP to be deliverable and road traffic in Cardiff to function. This has been reduced to an 'aspiration' which has little or no practical meaning. The A4119 corridor can now only become a congested traffic jam for all the existing and new users. Early versions of the Travel Plan used isochrones to indicate travel times but now their importance has been down-graded too. This is all hugely disappointing and we have to ask why it is that developers are allowed to undermine the fundamental predicates of the LDP?

This will be referred to the NW Cardiff Group.

19/01631/MJR AMENDMENT TO GREEN INFRASTRUCTURE PARAMETER PLAN TO ALLOW HEDGEROW H5 TO BE TRANSLOCATED OR REPLACED AS OPPOSED TO RETAINED - PREVIOUSLY APPROVED UNDER 14/02157/MJR LAND NORTH AND SOUTH OF LLANTRISANT ROAD, NORTH WEST CARDIFF This is another request to rip out yet another hedgerow, H5, that Cardiff required to be kept. H5 sits on the land between the Clos Parc Radyr and the Heol Isaf roundabouts to the north of the A4119.

PCC will object on the grounds that this is the loss of yet another hedge. The removal of so many hedges that Cardiff had required to remain makes a mockery of the initial design statement for the site and for calling it a garden village. Again, why is it that the developers are allowed to remove so much of what Cardiff and the community wanted to keep. A recent request to rescue wildflowers on the site was refused too.

This will be referred to NW Cardiff Group and Radyr & Morganstown Community Council.

18/02758/MJR DISCHARGE OF CONDITION 20 (ALLOTMENT STRATEGY) OF 14/02733/MJR PLASDWR, NORTH WEST CARDIFF Discharge of conditions relating to Plasdwr Allotments. PCC previously complained about the limited number of plots; Plasdwr suggest that they will have 126.

The recognized size of a full allotment plot is 250m². The applicants appear to be halving the plot size to reach their total of 126 which means the real total is 67 full plots. The Plasdwr Design and Access Statement (October 2016), p65, paragraph 4.12 states, its bold, that there will be “**140** allotment plots through on site or off-site”. While many allotment groups today divide plots into halves the requirement in law is to provide full-sized allotments. PCC therefore expects 140 full-sized plots to be provided. Even assuming that the 126 plots are full size, where are the missing 14 plots?

We note that the allotments will be leased by the management company and there seems to be no cap set by Cardiff on the lease cost – something we previously requested. There is a risk, if the lease cost is set too high, that the take up is poor and a claim is then made that allotments are not wanted and the land turned over for housing. PCC suggests that the allotment land is gifted to the residents of Plasdwr and run directly by the residents as a self-managing, self-funding Allotment Society. This would allow such a group to set sensible rentals and ensure a healthy take up of the allotments. This is the model employed by PCC and there is always a waiting list for allotments at its Creigiau site.

PCC will write to Cardiff making all the above points. PCC will also write to the National Allotment Society.

4. Date of the next meeting: Wednesday July 3 2019

Signed _____ Dated July 15 2019