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PENTYRCH COMMUNITY COUNCIL



CYNGOR CYMUNED PENTYRCH

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Minutes of the Planning Committee held at noon, 3 July 2019 at 1 Penuel Road, Pentyrch

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

In attendance : Helena Fox, Clerk

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

Inside PCC Area

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 Revised plan submitted June 2019. This is 68 pages with no table of revisions. PCC will comment on the lack of accessibility to these documents because there is no revision history, something that is good practice in most industries.

18/00514/MJR DISCHARGE OF CONDITION 33 (TREES) OF 14/00852/DCO LAND TO THE NORTH OF M4 JUNCTION 33, CREIGIAU, CARDIFF PCC will write noting its concerns about reliance placed on the on-site Arborist to advise on details. PCC will seek assurance as to how these detailed consultations are to be audited by CCC.

19/01708/DCH SINGLE STOREY EXTENSION 5 PARC Y COED, CREIGIAU, CARDIFF, CF15 9LW Proposal for a rear pitched-roof extension following lines of current roof to enlarge kitchen and add a sun room. No planned increase in bedrooms (currently 3) and off-road parking for 3 cars available. PCC makes no comment.

19/01752/MNR ERECTION OF STABLE BLOCK INCORPORATING TACK ROOM AND WASH ROOM TO SUPPORT ADJOINING PADDOCK / DONKEY SANCTUARY TY NEWYDD, HEOL GOCH, PENTYRCH, CARDIFF, CF15 9NA This is a further application for this site, this time for a stable block. PCC will ask that the two be considered together since, together, this appears to be wholesale development of the site and should be treated as such.

As with the previous application (19/01431/MNR), this site is outside the Gwaelod y Garth Settlement Area, inside the Green Wedge and inside a Special Landscape Area. All the constraints that those impose should be applied.

The application gives inadequate explanation of how the donkey sanctuary will run, whether as a business or not, and the number of vehicles trips it will generate daily.

The application refers to an 'adjoining paddock' but its location is not clear. Is it on the land further up the hill and thus part of the other application?

The clearance of land on this site has every appearance of engineering ground works and was done by a large bulldozer-type machine. PCC would like assurance that the foundations of Heol Gogh have not been compromised.

PCC requests a site visit so that Planning Officers and Committee Members can see the extent of the engineering works land clearance.

PCC continues to be shocked that tree and hedgerow removal during the bird nesting season was allowable. The Wildlife and Countryside Act 1981 permits very few exceptions during the nesting season. PCC will ask Natural Resources Wales to investigate.

18/01034/MJR DISCHARGE OF CONDITION 20 (RESIDENTIAL TRAVEL PLAN) OF 14/00852/DCO LAND TO THE NORTH OF M4 JUNCTION 33, CREIGIAU, CARDIFF Disappointingly PCC questions are noted but not actually answered. There is no explanation of what the 20% of 'other travel' is. There is a statement asserting Persimmon will be spending £225k on bus passes and a £2.25M contribution to enhanced bus infrastructure. PCC will write asking where, when and how the £2.25m will be spent – only funds spent off-site will benefit the wider area. PCC will ask how the bus pass scheme will be run as there is insufficient detail: a time-limited voucher scheme would not bring the same benefit as, say, an annual pass.

What is confirmed is that the 50:50 modal split will not be attained. This is a matter that PCC needs to take up with Cardiff. It will become a key issue during next year's Local Development Plan review.

Despite the plan quoting local rail availability issues the developers argue that it is not important because of the park and ride at J33 of the M4. The plan remains vague, linking funding to occupation levels rather than dates.

PCC is pleased to note that Cardiff Highways have echoed many of PCC's comments.

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 PCC makes no comment.

Site E, land south of Creigiau : PCC will attend the consultation event to be held on July 16 at Creigiau Golf Club which will run between 2-8pm. PCC's response will be co-ordinated at the July 19 Planning Committee to meet the submission deadline of July 30.

Outside PCC Area

19/00113/MJR APPLICATION FOR RESERVED MATTERS APPROVAL IN RESPECT OF OUTLINE PLANNING PERMISSION 14/02157/MJR FOR WORKS TO RADYR FARM ROAD LAND NORTH AND SOUTH OF LLANTRISANT ROAD, NORTH WEST CARDIFF Responses to the comments and objections lodged by residents and Cardiff Council Officers. In the most part changes as required by officers to surface finishes and barriers will be made. PCC makes no comment.

19/00529/MJR DISCHARGE OF CONDITIONS 17 (TREES) AND 19 (CEMP) OF 14/02157/MJR IN RESPECT OF AREA COVERED BY RESERVED MATTERS APPLICATION 19/00435/MJR (PART 1 OF PHASE 2B, SOUTH OF LLANTRISANT RD) Please note this consultation relates to an amended CEMP in discharge of condition 19 only. LAND NORTH AND SOUTH OF LLANTRISANT ROAD, NORTH WEST CARDIFF PCC will note that this plan fails to provide a revision history requiring that it is read cover to cover to understand the changes (29 pages).

4. Date of the next meeting: Wednesday July 17 2019

Signed _____ Dated August 19 2019