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PENTYRCH COMMUNITY COUNCIL



CYNGOR CYMUNED PENTYRCH

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Minutes of the Planning Committee held at noon, 14 August 2019 at 1 Penuel Road, Pentyrch

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

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

Inside PCC Area

19/02032/MNR BARN FOR STORAGE OF HAY/ STRAW, LOGS AND FARM MACHINERY I.E TRACTOR AND ATTACHMENTS IS Y COED, STAR LANE, CAPEL LLANILLTERN, CARDIFF, CF5 6JH: PCC had objected to this after the previous meeting and its response is repeated here: PCC objects to this application. No information nor evidence is provided about any agricultural or other business use of the barn or adjoining land. The site is within the Garth Hill and Pentyrch Ridges Special Landscape Area and also within the Green Wedge - all as set out in the LDP. Therefore, as the application site lies outside defined settlement boundaries, where it is intended that new development be strictly controlled, the proposed development by virtue of its scale, design, location and proposed use is considered inappropriate in this location as it is not required for the purposes of agriculture or forestry, or any other rural enterprise, contrary to Policies KP3(B) and EN1 of the Cardiff Local Development Plan 2006 – 2026.

The proposal would also prejudice the open nature of the land and would cause unacceptable harm to the Garth Hill and Pentyrch Ridges Special Landscape Area, and would also fail to fulfil any of the criteria for justification of development within a green wedge as set out in paragraphs 3.71 to 3.74 of Planning Policy Wales contrary to Policies KP3(B) and EN1 of the Cardiff Local Development Plan 2006 – 2026.

The Clerk will seek clarification for the access to the site: is this existing or is a new access needed?

19/02052/DCH ROOF EXTENSION. RAISE MAIN RIDGE AND CHANGE THE ROOF FROM HIP TO GABLE ENDS. REAR DORMER 16 TREGARTH COURT, CREIGIAU, CARDIFF, CF15 9SY: This is a proposal to create a third floor in this large house by a full remodel of the roof which would raise its line and change the hipped roof to gable ends. The rear of the roof would have a large, flat-roofed extension across the full width of the main house which appears to have had a previous extension some time ago.

The proposed Romeo and Juliet balcony with full length opening doors and two more 3rd floor windows give extensive views into neighbouring gardens. The house would be converted for its current 5-bedroom layout to 7 bedrooms and there is parking for some 3 cars off-road.

PCC objects to this application on the grounds that it is overdevelopment of the site, is overbearing on neighbouring properties, is out of keeping with the street scene and may increase car parking on an already congested corner opposite Creigiau Primary School.

We share neighbours' concerns that the rear of the development will allow uninterrupted views into their bedrooms. To the front, we are concerned that the school and its playground will be overlooked.

We ask for assurance that the school has had proper time and opportunity to comment. Since this application is out for consultation during the summer vacation it is possible that the school is unaware. If this is the case we ask that the school be given the proper time to respond.

If Cardiff is minded to approve this application we ask that the Planning Committee makes a site visit to consider the above points.

19/02006/MNR ALTERATIONS TO EXISTING SIDE TWO STOREY EXTENSION TO FORM SEPARATE UNIT TO MAIN HOUSE. NEW FRONT ENTRANCES TO BOTH UNITS. 9 HEOL-Y-BRYN, PENTYRCH, CARDIFF, CF15 9PY: PCC notes that this application will create a new chargeable dwelling for Council Tax and that there is no off-street parking for either dwelling.

19/02155/DCH SINGLE STOREY REAR KITCHEN EXTENSION WITH ALTERATIONS TO THE STEP ACCESS TO THE GARDEN WHICH IS AT A HIGHER LEVEL 3 PRIMROSE COTTAGES, MAIN ROAD, GWAELOD-Y-GARTH, CARDIFF, CF15 9JB: PCC notes that this property is in the Conservation Area and asks whether there should be a full planning application? The current drawings are hard to read so the application is not clear.

Outside PCC Area

19/02144/MJR RESERVED MATTERS IN RESPECT OF 14/02157/MJR RELATING TO HIGHWAY AND DRAINAGE INFRASTRUCTURE AS WELL AS LANDSCAPING WORK INCLUDING ASSOCIATED ENGINEERING WORKS (GATEWAY LINEAR PARK) LAND NORTH AND SOUTH OF LLANTRISANT ROAD, NORTH WEST CARDIFF: These 48 documents relate to the main Gateway into Plasdwr from the Llantrisant Road. They document the road and amenity layout and the detail of the drainage arrangements. St Fagans CC is preparing a thorough response and PCC will support that once it is received.

4. Date of the next meeting: Wednesday August 28 2019

Signed _____ Dated August 19 2019