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PENTYRCH COMMUNITY COUNCIL



CYNGOR CYMUNED PENTYRCH

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Minutes of the Planning Committee held at noon, 9 October 2019 at 1 Penuel Road, Pentyrch

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

In attendance : Helena Fox

1. To receive apologies for absence: Cllrs Karen Thomas, Chris Friday, Stuart Thomas
2. To receive any declarations of interest: There were none.
3. To receive the Minutes of any previous Planning Committee that has not yet been to Main Council: the Minutes were received.
4. To receive an update on Creigiau Quarry: This was referred to the next meeting on October 23. Residents have been notified of the consultation on the passing bays via social media and PCC's website. PCC has already submitted initial responses.
5. To receive an update on Site E: there has been no planning application submitted to date.
6. To consider and decide on responses to planning applications

Inside PCC Area

19/02361/DCH DEMOLITION OF EXISTING CONSERVATORY AND LEAN TO AND ERECTION OF SINGLE STOREY REAR EXTENSION ATHERSTONE, 2 STATION ROAD, CREIGIAU, CARDIFF, CF15 9NT A certificate of lawful development is sought. This proposal removes a conservatory and adds a slightly larger orangery-style extension with roof lights and a flat roof. PCC will comment that delivery of construction materials and contractors' vehicles could lead to obstruction and seeks assurances that that will be taken into consideration.

19/02523/MJR OUTLINE PLANNING APPLICATION, WITH ALL MATTERS RESERVED EXCEPT FOR STRATEGIC ACCESS, FOR THE DEVELOPMENT APPROXIMATELY 650 DWELLINGS, INCLUDING OPEN SPACE (INCLUDING PLAY AREAS AND AREAS OF INFORMAL RECREATION), LANDSCAPING, SUSTAINABLE DRAINAGE SYSTEMS, VEHICULAR ACCESSES, IMPROVEMENT WORKS TO THE EXISTING HIGHWAY NETWORK, PEDESTRIAN AND CYCLE ACCESSES AND RELATED INFRASTRUCTURE AND ENGINEERING WORKS LAND SOUTH OF CREIGIAU, CREIGIAU, CF72 8NG. This is the site E application. The risk of foul sewers on Ffordd Dinefwr becoming overcome with flood waters is noted but assigned a low risk. Site E is at some low risk of flooding. The principle Metro route is shown along the existing Cardiff Road and Heol Creigiau. A protected corridor is shown crossing Site E along the old railway line. The inclusion development process. PCC will respond as follows:

1. What are the flood mitigation plans for the site?
2. Metro: PCC makes strong representation that the protected route is the old rail line and this must continue to be protected, in particular in light of the recent news from Transport for Wales.
3. Ash die-back: PCC asks that for every ash tree removed, the developer replaces with two native broadleaved trees, which is also PCC policy.

4. PCC reserves the right to add more comments in due course.

19/02561/MJR DISCHARGE OF CONDITION 15 (STREET LIGHTING) OF 18/00696/MJR M4 JUNCTION 33, MOTORWAY JUNCTION 33, CREIGIAU. Discharge of conditions in relation to street lighting. The Planning Committee discussed this matter and raised no objection at this time.

19/02303/DCH PROPOSED SINGLE STOREY EXTENSION TO REAR NEW PITCHED ROOF OVER STUDY AND NEW EXTERNAL FINISHES 2 CLOS CAEWAL, PENTYRCH, CARDIFF, CF15 9QT Removal of half-width conservatory to rear of property and replacement with full width single-storey extension with pitched roof incorporating roof lights. The Planning Committee discussed this matter and raised no objection at this time.

19/02598/MJR DISCHARGE OF CONDITIONS 3 (REFUSE COLLECTION) AND 4 (SHARED SURFACES) OF 18/00696/MJR LAND NORTH OF M4 JUNCTION 33, MOTORWAY JUNCTION 33, CREIGIAU. This appears to suggest that many dwellings will need to bring their refuse to a specified collection point on the road rather than be able to place bins kerbside. PCC will respond to Cardiff expressing disappointment that there is no kerbside collection for houses in the 21st century. Cardiff will be asked to insist that this arrangement is clearly laid out in the sales literature for the new houses.

19/02646/DCH SINGLE STOREY PITCHED ROOF REAR EXTENSION 1 TROED-Y-GARTH, PENTYRCH, CARDIFF, CF15 9AB. Three-quarter-width extension to rear of property. The Planning Committee discussed this matter and raised no objection at this time.

19/02575/MNR PROPOSED CONVERSION / CHANGE OF USE OF STABLE BLOCK TO RESIDENTIAL (GRANNY FLAT) SOAR COTTAGE, EFAIL ISAF ROAD, PENTYRCH, CARDIFF, CF15 9NQ Extensive conversion of stable block to 2 bedroom residence. The Planning Committee discussed this matter and raised no objection at this time.

19/02380/MNR ERECTION OF PROPOSED NEW DWELLING VIOLET COTTAGE, GARTH HILL, GWAELOD-Y-GARTH, CARDIFF, CF15 9HS. The proposal is for a 3-bedroom house next door to the cottage on Route Des Alpes. Parking is suggested for 3 cars off road: 1 in a garage and 2 spaces to the front of the house. PCC objects on the grounds that this property is in the Conservation Area and the style of the building is out of keeping with the existing buildings and any new building should be sympathetic to the local area. Access is directly onto a difficult road junction. There is also concern about the privacy of existing neighbours.

Outside PCC Area

19/02553/MJR DISCHARGE OF CONDITIONS 14 (TREES) AND 16 (CEMP) OF 14/02188/MJR IN RESPECT OF AREA COVERED BY RESERVED MATTERS APPLICATION 19/02289/MJR (PHASE 1F, SOUTH OF PENTREBANE RD) LAND SOUTH OF PENTREBANE ROAD, PENTREBANE, CARDIFF. Discharge of conditions noted for completeness. PCC will support the response submitted by St Fagans Community Council.

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 The 68 documents submitted contain the detailed responses to comments already made by officer and NRW and Welsh Water. Both NWCG and the Danescourt Community Association are responding to this. PCC will support NWCG's response.

19/02289/MJR APPROVAL FOR RESERVED MATTERS (APPEARANCE, SCALE, LAYOUT, LANDSCAPING AND NON-STRATEGIC ACCESS) PURSUANT TO OUTLINE PERMISSION 14/02188/MJR FOR 118 DWELLINGS ON PHASE 1F, LAND SOUTH OF PENTREBANE ROAD PHASE 1 F, LAND SOUTH OF PENTREBANE ROAD, CARDIFF. This is another part of the Redrow development. PCC will support St Fagans Community Council response.

19/02651/MJR DISCHARGE OF CONDITION 19 (CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN) OF 14/02157/MJR IN RESPECT OF AREA COVERED BY RESERVED MATTERS APPLICATION 18/01746/MJR (PHASE 1 A – PART 2, LAND NORTH OF LLANTRISANT ROAD. LAND NORTH OF LLANTRISANT ROAD, NORTH WEST CARDIFF. PCC will support St Fagans Community Council response.

7. Date of the next meeting: Wednesday October 23 2019

Signed _____ Dated October 21 2019