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PENTYRCH COMMUNITY COUNCIL



CYNGOR CYMUNED PENTYRCH

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Minutes of the Planning Committee held at noon, 6 November 2019 at 1 Penuel Road, Pentyrch

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

Cllr Frances Lewis, St Fagans CC

In attendance : Helena Fox

1. To receive apologies for absence: There were none.
2. To receive any declarations of interest: Cllr S Davies declared a personal interest as a friend of the applicants for **19/02582/MNR** PROPOSED CONVERSION OF BARN TO 3 SELF CONTAINED HOLIDAY LETS AND CONSTRUCTION OF 4 SELF CONTAINED HOLIDAY CABINS WITH PARKING BARN AND LAND AT ELM COTTAGE, HEOL-Y-PARC, PENTYRCH, CARDIFF, CF15 9NB.
3. To receive the Minutes of any previous Planning Committee that has not yet been to Main Council: these were circulated in advance.
4. To consider and decide on responses to planning applications

Inside PCC Area

19/02759/MJR DISCHARGE OF CONDITIONS 38 (HABITAT MANAGEMENT & MONITORING SCHEME), 39 (INVASIVE PLANT SPECIES), 43 (REPTILE MITIGATION STRATEGY) OF 15/01953/MJR CREIGIAU QUARRY, HEOL PANT-Y-GORED, CREIGIAU, CARDIFF, CF15 9NF

It was **RESOLVED** that the Clerk will write to ensure that there is proper protection for Hedgehogs.

19/02777/MJR DISCHARGE OF CONDITION 14 (CYCLE SHELTER) OF 18/00696/MJR M4 JUNCTION 33, MOTORWAY JUNCTION 33, CREIGIAU. This shows details of both individual and multiple bike storage locations and design of multiple bike rack store. It was **RESOLVED** that PCC would respond as follows:

The proposed cycle shelters are very basic and insufficient details have been provided. There seems to be no provision for cycle stands or any other locking devices. The design of the shelters is totally lacking in imagination or flair. Details of materials to be used have not been provided.

Cycle parking should follow Cardiff Council's own planning guidance and also guidance from Secured by Design – as promoted by UK Police Forces.

Ideally the shelter would be in the form of accommodation within buildings, otherwise in lockable cycle sheds or other sheltered structures and could include cycle lockers or cages.

The location should be subject to good natural surveillance i.e. within view of busy roads or overlooked by residential properties. They should be overlooked by passers-by, well-lit and, where possible, viewed by CCTV or security guards.

The cycle shelter should be visually permeable – so that people and bikes can be observed.

The shelter should provide good all-round weather protection reflecting its role to provide for long term storage of bikes.

The shelter should be provided with, as a minimum, cycle stands that facilitate multi point locking – including both wheels and the bike frame.

Each stand needs to be a minimum of 1m apart (ideally 1.2m) to allow the fixing of 2 bikes to each stand. 'Sheffield' or U profile stands are recommended. Stands which incorporate effective security and innovative design should be encouraged

The stands need to be compatible with the various sizes/types of bikes on the market today – road, hybrid, e-bike, mountain bike etc.

In summary, the proposals as submitted are totally inadequate and should be rejected. The developers should be asked to resubmit a properly considered and detailed design for long term residential cycle parking. Without good secure cycle storage the residents will be unable to utilise bikes for commuting and travel – therefore the submitted proposals will not comply with the existing local and national planning policies.

The Clerk will also ask Cardiff what cycle provision is planned for the PCC area generally.

19/02523/MJR - LAND SOUTH OF CREIGIAU, CREIGIAU, CF72 8NG - Outline Planning Application. This is the third submission for site E. It was **RESOLVED** that PCC would respond as follows:

1. Wales has declared it has a climate emergency. All new homes should be built with solar panels included. In March 2019 Cardiff Council resolved to 'join with other councils across the UK in declaring a global 'climate emergency' in response to the findings of the IPCC report.' Therefore, if new developments are allowed then all new properties must be built to Zero Carbon energy efficient standards, and certainly must be more energy efficient than properties already approved for construction.
2. The proposed layout plan falls a long way short of compliance with the requirements of Manual for Streets, which all Councils in Wales are directed to follow by Welsh Government.
3. The Department for Transport no longer recommends the use of shared highway surfaces.
4. No meaningful highway details have been submitted.
5. No indication is offered as to how the future maintenance of the private streets will be organised or financed.
6. The two signalised junctions proposed for Llantrisant road are too close together to work independently of each other, but no detail of how their operations might be linked together is offered.
7. It is important that the future route of the metro through the site is protected from development.

18/02758/MJR DISCHARGE OF CONDITION 20 (ALLOTMENT STRATEGY) OF 14/02733/MJR PLASDWR, NORTH WEST CARDIFF. PCC previously raised objections to the reduced allotments allocation and management. Similar concerns have been made by Cardiff Parks Department who endorse PCC's comments. Allotment management to be by PLASCO. It was **RESOLVED** that PCC would respond repeating its original comments and adding that we are aware that Cardiff Parks Department is in agreement; that the plans are not sustainable and that this is already a waiting list for allotments across Cardiff.

19/02845/DCH REAR SINGLE STOREY EXTENSION AND SIDE DOUBLE STOREY EXTENSION 19 PARC-Y-COED, CREIGIAU, CARDIFF, CF15 9LX. This proposal seeks to extend a 3 bedroom house to a 4 bedroom house while more than doubling the footprint. Having discussed this, it was **RESOLVED** to make no comment at this time.

19/02762/MNR REVISED SITE LAYOUT AND BUILT ENVELOPE TO FACILITATE GAS EASEMENT - PREVIOUSLY APPROVED UNDER 18/02759/MNR LAND AT FAIRFIELD INDUSTRIAL ESTATE, MAIN ROAD, GWAELOD-Y-GARTH, CARDIFF, CF15 8LA. This has already been approved by Cardiff. Having discussed this, it was **RESOLVED** to make no comment at this time.

19/02582/MNR PROPOSED CONVERSION OF BARN TO 3 SELF CONTAINED HOLIDAY LETS AND CONSTRUCTION OF 4 SELF CONTAINED HOLIDAY CABINS WITH PARKING BARN AND LAND AT ELM COTTAGE, HEOL-Y-PARC, PENTYRCH, CARDIFF, CF15 9NB This is an application for the redevelopment of the currently disused and semi-derelict land opposite Ty Wennol. PCC further objects to this application:

This site is outside the Pentyrch Settlement Boundary and lies within the Craig y Parc Conservation Area, and is inside the Green Wedge and a Special Landscape Area and should therefore comply with TAN 6: Planning for Sustainable Rural Communities (2010).

Relevant points within TAN 6 and their impact on this application are:

- that there is no evidence provided of an existing, nor a proposed, agricultural business.
- no information is provided about any business proposal.
- the proposal does not appear to provide nor support any local community support services.

In summary we see no evidence of 'need' for this proposal, which is required under the provisions of TAN 6. No evidence has been provided of the need for a holiday lettings business.

In addition, no information has been provided about the additional traffic which would be generated in an area served only by narrow country lanes.

KP3(A) of the adopted LDP seeks to protect the Green Wedge from inappropriate development which would prejudice the open nature of the land.

Paragraph 3.69 of Planning Policy Wales states that 'When considering applications for planning permission in Green Belts or Wedges, a presumption against inappropriate development will apply. Substantial weight should be attached to any harmful impact which a development would have on the purpose of the Green Belt or Green Wedge designation.'

Paragraph 3.70 (PPW) states that inappropriate development should not be granted planning permission except in very exceptional circumstances where other considerations clearly outweigh the harm which such development would do to the Green Belt or Green Wedge.

The proposal for holiday accommodation and associated roads and hard standings is not justified in this location considering the impact of the proposal on the character and appearance of the area and in particular on the Green Wedge.

The Conservation Area designation recognises that the settlement boundary, low building density and garden features contribute to the area's rural character. Any extension of the settlement boundary, infilling between properties.....would detract from the rural character of the Conservation Area.

As quoted in the Conservation Area Appraisal - the agricultural outbuildings form part of the rural character of the area. Some are of stone with others rebuilt on the site of outbuildings shown on the 1878 map. These buildings contribute to the history and character of the Conservation Area.

The retention of the existing settlement boundary and the current low housing density is essential to maintain the area's rural character. It is recommended that the application for a new development of log cabins, associated roadways and car parking together with the conversion of the barn to holiday use should be refused.

Outside PCC Area

19/02188/MJR APPLICATION FOR THE APPROVAL OF RESERVED MATTERS (APPEARANCE, SCALE, LAYOUT, LANDSCAPING AND NON-STRATEGIC ACCESS) FOR THE DEVELOPMENT OF 56 DWELLINGS FORMING PARCEL 1D, PART 2 OF PHASE 2B ON LAND SOUTH OF LLANTRISANT ROAD PURSUANT TO OUTLINE PERMISSION REF 14/02157/MJR PARCEL 1D, PART 2 OF PHASE 2B ON LAND SOUTH OF LLANTRISANT ROAD, NORTH WEST CARDIFF. The objection from St Fagans CC was noted. It was **RESOLVED** that PCC will support any further submission from St Fagans CC.

There were none.

5. Date of the next meeting: Wednesday November 20 2019

Signed _____ Dated November 18 2019