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**PENTYRCH COMMUNITY COUNCIL**



**CYNGOR CYMUNED PENTYRCH**

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## **Minutes of the Planning Committee held at noon, 18 December 2019 at 1 Penuel Road, Pentyrch**

**Present:** Cllrs Mike Sherwood, Sandie Rosser, Stuart Thomas

1. To receive apologies for absence: Cllrs Simon Davies, Chris Priday, Karen 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: there were none.
4. To consider and decide on responses to planning applications

### Inside PCC Area

**19/03084/MJR** DISCHARGE OF CONDITION 10 (GROUND FLOOR FLAT PRIVACY MEASURES) OF 18/00696/MJR M4 JUNCTION 33, MOTORWAY JUNCTION 33, CREIGIAU. Having discussed this, it was **RESOLVED** to make no comment at this time.

**19/03115/MNR** CONSTRUCTION OF A 2 BAY NON-TURF CRICKET PRACTICE FACILITY COMPRISE A 2 BAY CAGE AND NETTING STRUCTURE WITH NON- TURF PLAYING SURFACES, PARC Y DWRLYN FIELDS, PENUEL ROAD, PENTYRCH, CARDIFF, CF15 9QJ. PCC **RESOLVED** to support this application.

**19/03118/MNR** PRIOR APPROVAL FOR CONSTRUCTION OF A TRACK TO PROVIDE ACCESS FROM HIGHWAY TO AGRICULTURAL SHEDS AND CONSTRUCTION OF A FEEDING PLATFORM AND VEHICLE TURNING AREA CAEAU BLAEN-BIELLY, MOUNTAIN ROAD, PENTYRCH. The plan is for some agricultural development near Heol Goch, just below the existing 30mph sign on the up-hill approach to Pentyrch. The application asks for access onto the public highway but the plan does not make it clear where or how this is to be made. There are two existing access points onto the land in the area of the proposal already.

PCC **RESOLVED** to object to this application:

The site is located within the Green Wedge, LDP Policy KP3(A) and also within the Special Landscape Area, LDP Policy EN3, and care must be taken that the proposal does not prejudice the open nature of the land and that it is appropriate in the setting.

The proposal must fulfil the criteria for justification of development within a green wedge as set out in paragraphs 3.71 to 3.74 of Planning Policy Wales, Policies KP3(B) and EN1 i.e. the agricultural need has to be clearly demonstrated. The case contained in the application is a little weak - no evidence supplied on number of cattle, number of vehicle movements/visits etc. Also, no explanation of possible alternative arrangements.

The site lies adjacent to the SINC known as Nant Cwmllydrew, and part of the proposed road lies within approximately 20 to 25m of the watercourse.

The site lies immediately adjacent to the SSSI Caeau Blaen Bielly; and the SINC Blaen Buellai: and the impact of the proposal on these sites should be evaluated and actions proposed to ensure any impact is ameliorated.

Impact of the proposal on highway safety should be considered.

There is local awareness of dumping of building waste on this land over many years, which has now been buried. Was permission for this granted previously? Excavations can also already be seen before any approval for this application has been given.

**19/03150/MNR** RELOCATE EXISTING ACCESS ROAD TO THE PROPERTIES 'TYNEWYDD AND CWMLLWYDREW' TY NEWYDD, HEOL GOCH, PENTYRCH, CARDIFF, CF15 9NA

PCC **RESOLVED** to object to this application:

The proposed new access road at 6m wide is significantly wider than much of the local highway network and the scale of development proposed is totally inappropriate.

The proposal does not appear to change or improve highway visibility, in some respects it would appear to worsen visibility and highway safety. The present access has served the two properties for many years with no identified problems.

The 'existing track' shown on the drawings does not seem to exist at present (according to satellite imagery), alternatively it has only very recently been constructed.

It is considered that there is not sufficient justification for this development and the following should be taken into account:

The site lies outside the Gwaelod y Garth Settlement Boundary, and the proposed development by virtue of its scale, design, location and proposed use is inappropriate 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.

The site is located within the Green Wedge LDP Policy KP3(A) and also within the Special Landscape Area LDP Policy EN3. The proposal would prejudice the open nature of the land and would be inappropriate in the setting.

The proposal does not seem 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.

It should also be noted that the proposal involves the removal of existing roadside hedgerow, and the site lies adjacent to the SINC known as Nant Cwmllydrew, and part of the proposed road lies within approximately 20 to 25m of the watercourse.

**19/03199/MJR** DISCHARGE OF CONDITION 47 (ARCHAEOLOGY) OF 14/00852/DCO LAND TO THE NORTH OF M4 JUNCTION 33, CREIGIAU, CARDIFF. Having discussed this, it was **RESOLVED** to make no comment at this time.

**19/03146/MNR** 2 STOREY NEW BUILD DWELLING LAND AT END OF MOUNTAIN ROAD, PENTYRCH  
PCC believes that there may be a sewer running under the site and the application has no information of how the sewer would be protected or accessed if a house is built over it.

**19/03164/MNR** PRIOR APPROVAL FOR A FORESTRY TRACK TO PROVIDE ACCESS INTO WOODLAND BLOCK FROM THE SOUTH TO ENABLE ROUTINE MANAGEMENT WITH MACHINERY

AND TO ALLOW SAFE AND EASY EXTRACTION OF FELLED TIMBER CAERWEN FARM, HEOL GOCH, PENTYRCH, CARDIFF, CF15 9PH. Construction of a new track to connect with existing tracks on this land. A full professional report detailing how all conditions will be complied with is included with the application. The property borders the nature reserve but the track is on the opposite side bordering the so called "route des alpes". Having discussed this, it was **RESOLVED** to make no comment at this time.

**19/03165/MNR** PRIOR APPROVAL TO ERECT A STEEL FRAME AGRICULTURAL STORAGE BUILDING CAERWEN FARM, HEOL GOCH, PENTYRCH, CARDIFF, CF15 9PH. Proposal to build a barn. Having discussed this, it was **RESOLVED** to make no comment at this time.

#### Outside PCC Area

**19/03072/MJR** DISCHARGE OF CONDITION 62 (ARCHAEOLOGY) OF 14/02733/MJR IN RELATION TO PARCEL 2A PARCEL 2A, PLASDWR, LAND NORTH OF LLANTRISANT ROAD, ST FAGANS. Having discussed this, it was **RESOLVED** to make no comment at this time.

**19/01227/MJR** DISCHARGE OF CONDITIONS 27 (DETAILED HIGHWAY IMPROVEMENT WORKS - JUNCTION 2), 28 (DETAILED HIGHWAY IMPROVEMENT WORKS - JUNCTION 3) AND 29 (DETAILED HIGHWAY IMPROVEMENT WORKS - JUNCTION 4, 5 AND 6) OF 14/02733/MJR PLASDWR, NORTH WEST CARDIFF. PCC was disturbed to see that even more hedgerow will be removed with further loss of habitat. There is a commitment for replanting at some point in the future but PCC wants reassurance on how this proposed work will meet the regulations for hibernation and nesting protection. PCC assumes that Cardiff will adhere to these regulations.

**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. Having discussed this, it was **RESOLVED** to make no comment at this time.

**5. Date of the next meeting:** Wednesday January 8 2020

Signed \_\_\_\_\_ Dated January 20 2020