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PENTYRCH COMMUNITY COUNCIL



CYNGOR CYMUNED PENTYRCH

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Minutes of the Planning Committee held at noon, 22 January 2020 at 1 Penuel Road, Pentyrch

Present: Cllrs Mike Sherwood, Sandie Rosser, Simon Roberts, John Harrison, S Thomas
Cllr Frances Lewis, St Fagans Community Council

Ten residents; one applicant with PA

In attendance: Helena Fox

1. To receive apologies for absence: Cllr K 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

19/03285/MNR REGENERATE DERELICT LAND / BROWNFIELD SITE INTO A RURAL ENTERPRISE ACCOMMODATING 6NO. GLAMPING PODS AND A FARM SHOP LAND ADJACENT TO TY NEWYDD, HEOL GOCH, PENTYRCH, CARDIFF, CF15 9NA. This is an application for a glamping site and farm shop.

The Chairman suspended the meeting to allow members of the public and the applicant to make representation to PCC.

The applicant read a detailed description of his immediate and long-term plans for a sustainable life-style business and pet-friendly tourism for the village of Gwaelod y Garth while keeping its rural feel. He drew attention to Cardiff's LDP and Planning Policy Wales and how his application met certain policy aims. He explained how the project would bring economic benefits to the immediate area and Cardiff.

Cllrs Roberts and Harrison and two residents joined the meeting during this.

Residents then made their representations. All objected to the application: the site was not and had never been a derelict or brown-field site and had not been a farm in local memory. Its previous important woodland had been felled in 2004 without proper consent and the trees not replaced despite an offer of help from Forestry Commission Wales. It was noted that it takes some ten years to achieve Soil Association accreditation for organic food production.

A serious concern was the increase in vehicle traffic to the village entrance, already a difficult dangerous road junction. Main Road is regularly congested: the site is opposite a sports field which is heavily used at weekends. The site is on a bus route for school and village buses - a bus stop was not shown accurately in the application and is opposite the new entrance. The proposed guest policy would restrict guest vehicles, but there was concern about how this would be monitored.

The applicant responded during these points that in 2004 some trees had been diseased and he had not been fined for felling them. A church had once sat on the site. He had done extensive research into the viability of his business plans. The applicant confirmed that there was a typo in the proposed guest policy

and it should read that guest vehicles will not be allowed to enter/leave the site during peak traffic hours, including school drop-off/pick-up times: the gate will be locked by staff on-site. This will be corrected and sent to Cardiff.

The Chairmen ended the public part of the meeting and the Committee discussed the application. Members raised concerns about traffic, road safety, site location in relation to the village, flooding and drainage, and bus access to the village. They also raised concerns about how the application might not meet aspects of Cardiff's LDP 2006-26 and Planning Policy Wales.

Following the discussion, it was **RESOLVED** to object to the application on the grounds that it would increase vehicle traffic on a congested and dangerous junction.

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 site lies adjacent to the SINC known as Nant Cwmllydrew.

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.

19/03293/MJR APPLICATION 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 GRANTED (14/00852/DCO) IN RESPECT OF THE INFRASTRUCTURE ASSOCIATED WITH THE SPINE ROAD AND PARK AND RIDE FACILITY AT THE LAND TO THE NORTH OF JUNCTION 33 OF THE M4 PHASE 2, LAND TO NORTH OF M4 JUNCTION 33, MOTORWAY JUNCTION 33, CREIGIAU. Following a discussion PCC **RESOLVED** to make no comment at this time.

19/03309/DCH SIDE DOUBLE STORY EXTENSION WITH A WRAP AROUND SINGLE STORY REAR EXTENSION, CHANGE OF ROOF TO STEEL CLAD TYGWYN, 1 MOUNTAIN ROAD, PENTYRCH, CARDIFF, CF15 9QP. It was **RESOLVED** to object to this application on the grounds that a steel-clad roof (for which there were no details in the application) would be out of character with the local area.

Outside PCC Area

20/00080/MNR INSTALLATION OF ROOF SOLAR PANELS ON MODERN WING OF BUILDING THE COURT NURSING HOME, CWRT Y CADNO, ST FAGANS, CARDIFF, CF5 6XD. Following a discussion PCC **RESOLVED** to make no comment at this time.

20/00105/MJR DISCHARGE OF CONDITIONS 17 (TREES) OF 14/02157/MJR IN RESPECT OF AREA COVERED BY RESERVED MATTERS APPLICATION 19/02144/MJR (GATEWAY LINEAR PARK LAND NORTH AND SOUTH OF LLANTRISANT ROAD, NORTH WEST CARDIFF. Following a discussion PCC **RESOLVED** to make no comment at this time.

19/02188/MJR APPLICATION FOR THE APPROVAL OF RESERVED MATTERS (APPEARANCE, SCALE, LAYOUT, LANDSCAPING ANNON-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. It was **RESOLVED** that PCC record its concerns about the use of private management companies to manage these new developments and to support St Fagans Community Council's submission.

19/03333/MJR APPROVAL OF RESERVED MATTERS (APPEARANCE, SCALE, LAYOUT, ACCESS AND LANDSCAPING) FOR THE FIRST PHASE OF DEVELOPMENT RELATING TO ZONES A, W, Y AND Z PROVIDING 33,909 SQM OF EMPLOYMENT FLOORSPACE (USE CLASS B1, B2 AND B8) AND ASSOCIATED WORKS PURSUANT TO OUTLINE PERMISSION 2014/00228/EAO RENISHAW PLC, MISKIN BUSINESS PARK, MISKIN. This is an invitation from Vale of Glam council to Cardiff to comment on a proposal to develop the business park in Miskin. Following a discussion PCC **RESOLVED** to make no comment at this time.

19/02891/MJR RE- DISCHARGE OF CONDITION 25 (ROAD TRAFFIC NOISE) OF OUTLINE PERMISSION 16/00106/MJR, PREVIOUSLY DISCHARGED UNDER DISCHARGE OF CONDITION APPLICATION 17/01013/MJR GOITRE FACH FARM, LLANTRISANT ROAD, ST FAGANS, CARDIFF, CF5 6JD. St Fagans Community Council will make representation and it was **RESOLVED** that PCC support St Fagans CC.

5. Date of the next meeting: Wednesday February 5 2020.

Signed _____ Dated February 17 2020