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PENTYRCH COMMUNITY COUNCIL



CYNGOR CYMUNED PENTYRCH

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Minutes of the Planning Committee held at noon, 8 January 2020 at 1 Penuel Road, Pentyrch

Present: Cllrs Mike Sherwood, Sandie Rosser, Karen Thomas, Simon Roberts
Cllr Frances Lewis, St Fagans Community Council
Two residents

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

Inside PCC Area

1. **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. Cllr Sherwood allowed public time for two residents to make their comments on this application. In their view the site is not brown-field and is not derelict. It was a woodland for years before trees were unlawfully felled in 2004; part of the site housed a temporary church. Recent deposits of gravel on the site give it a derelict/brown-field appearance. The proposed development would further damage the entrance to Gwaelod y Garth. There then followed a discussion by the Committee and it was **RESOLVED** to defer any PCC decision until the next Planning Committee to be held on January 22. The applicant had asked to address PCC and is expected to attend on the 22nd. Any decision by PCC will be based on the official planning application documents.
2. **19/03303/MJR** APPROVAL 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 (14/00852/DCO) FOR A SINGLE DWELLINGHOUSE WITH ASSOCIATED INFRASTRUCTURE AND LANDSCAPING WITHIN PHASE 1 OF THE WIDER DEVELOPMENT PHASE 1, M4 JUNCTION 33, MOTORWAY JUNCTION 33, CREIGIAU. Having discussed this, it was **RESOLVED** to make no comment at this time.
3. **19/03313/DCH** DEMOLITION OF EXISTING GARAGE AND PROPOSED SINGLE STOREY SIDE & REAR EXTENSION 55 PARC CASTELL-Y-MYNACH, CREIGIAU, CARDIFF, CF15 9NW. This proposal seeks to remove the garage to create more living space. It was **RESOLVED** to comment that this development will lead to more on-road parking and local traffic congestion.
4. **19/03271/MNR** CREATION OF NEW DWELLING BY THE DIVISION OF AN EXISTING DWELLING 15 CASTLE CLOSE, CREIGIAU, CARDIFF, CF15 9NJ. It was **RESOLVED** to object on the grounds that there is no off-road parking provided for the new house. This is already a very congested cul-de-sac with long-standing parking problems.
5. **19/03300/DCH** CONVERSION OF A GARAGE, SUBSEQUENTLY USED AS A STABLES, TO PROVIDE ADDITIONAL ACCOMMODATION TO THE DWELLING SOAR COTTAGE, EFAL ISAF ROAD, PENTYRCH, CARDIFF, CF15 9NQ. It was **RESOLVED** to object to the conversion of stables to a dwelling on the grounds that the site is outside the Pentyrch Settlement Boundary and inside the Special Landscape Area and Green Wedge.

6. **19/03216/MJR** DISCHARGE OF CONDITIONS 36 (GROUND GAS ASSESSMENT AND MITIGATION MEASURES), 37 (LAND CONTAMINATION RISK ASSESSMENT) AND 38 (REMEDICATION SCHEME AND VERIFICATION PLAN) OF 14/00852/DCO LAND TO THE NORTH OF M4 JUNCTION 33, MOTORWAY JUNCTION 33, CREIGIAU. Having discussed this, it was **RESOLVED** to make no comment at this time.
7. **19/03257/DCH** ERECTION OF A STABLE BLOCK WITH COMBINED HAY STORE, TACK ROOM AND STORAGE SHED DAN Y GRAIG, HOLDINGS LANE, CAPEL LLANILLTERN, CARDIFF, CF5 6JA. Having discussed this, it was **RESOLVED** to make no comment at this time.
8. **19/03264/MJR** APPROVAL 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 (14/00852/DCO) FOR A SINGLE DWELLINGHOUSE AND PUMPING STATIONS WITH ASSOCIATED INFRASTRUCTURE AND LANDSCAPING WITHIN PHASE 1 OF THE WIDER DEVELOPMENT PHASE 1 AND 2, LAND TO THE NORTH OF M4 JUNCTION 33, CREIGIAU, CARDIFF. Having discussed this, it was **RESOLVED** to make no comment at this time.
9. **19/03270/MJR** DISCHARGE CONDITIONS 10 (DETAILS OF WHEEL WASH), 29 (PARTICULATE MONITORING), 30 (SITE DRAINAGE SCHEME), 44 (TREE PROTECTION SCHEME) OF 15/01953/MJR CREIGIAU QUARRY, HEOL PANT-Y-GORED, CREIGIAU, CARDIFF, CF15 9NF It was **RESOLVED** to comment that PCC urge Cardiff to consider the drainage scheme very carefully which acknowledges an increased flood risk and water flow into Nant Coslech. This local stream is already subject to flooding and PCC is concerned about the resilience of the local drainage systems.
10. **19/03252/DCH** MINOR DEMOLITION AND RECONSTRUCTION OF PART OF STONE STEP ACCESS TO LAND ABOVE THE RETAINING WALL AND PART OF THE REMAINING STONE BOUNDARY WALL TO REAR AND CONSTRUCTION OF SINGLE STOREY REAR EXTENSION 3 PRIMROSE COTTAGES, MAIN ROAD, GWAELOD-Y-GARTH, CARDIFF, CF15 9JB. It was **RESOLVED** to comment that all recommendations made by the Conservation Officer be followed.
11. **19/02329/MJR**, M4 JUNCTION 33, MOTORWAY JUNCTION 33, CREIGIAU DISCHARGE OF CONDITION 13 (GREEN INFRASTRUCTURE MANAGEMENT PLAN) OF 18/00696/MJR. Having discussed this, it was **RESOLVED** to make no comment at this time.

Outside PCC Area

12. **19/03295/MJR** AMENDMENT TO THE WORDING OF CONDITION 47 (PUBLIC ART) TO ALLOW A PUBLIC ART STRATEGY FOR THE WHOLE SITE TO BE SUBMITTED - PREVIOUSLY APPROVED UNDER 14/02733/MJR PLASDWR, NORTH WEST, LLANTRISANT ROAD, ST FAGANS. Having discussed this, it was **RESOLVED** to make no comment at this time.
13. **19/03287/MJR** DISCHARGE OF CONDITIONS 48 (TREES), 49 (SOILS), 59 (ROAD TRAFFIC NOISE), 62 (ARCHAEOLOGY) AND 64 (DETAILED FOUL DRAINAGE SCHEME) OF 14/02733/MJR IN RESPECT OF AREA COVERED BY RESERVED MATTERS APPLICATION 19/03279/MJR (PARCEL 2B OF PHASE 1) PARCEL 2B OF PHASE 1, LAND WEST OF CLOS PARC RADYR AND NORTH OF LLANTRISANT ROAD. St Fagans Community Council may comment on this.
14. **19/03279/MJR** APPLICATION FOR THE APPROVAL OF RESERVED MATTERS (APPEARANCE, SCALE, LAYOUT, LANDSCAPING AND NON-STRATEGIC ACCESS) FOR THE DEVELOPMENT OF 166 DWELLINGS, FORMING PARCEL 2B OF PHASE 1 PURSUANT TO OUTLINE PLANNING PERMISSION 14/02733/MJR PARCEL 2B OF PHASE 1, LAND WEST OF CLOS PARC RADYR AND NORTH OF LLANTRISANT ROAD, CARDIFF. Having discussed this, it was **RESOLVED** to make no comment at this time.

5. **Date of the next meeting:** Wednesday January 22 2020.

6. Signed _____ Dated January 20 2020