



This meeting is held under the following Welsh Statutory Instrument:

The Local Authorities (Coronavirus)(Meetings)(Wales) Regulations 2020

The requirement for the press and public to be present is temporarily suspended.

Minutes of the Planning Committee held at 11am, November 4 2020 online via Microsoft Teams

Present: Cllrs Mike Sherwood, Stuart Thomas, Simon Roberts, John Harrison Karen Thomas, Sandie Rosser, Ian Jones

In attendance: Helena Fox, Clerk

1. To receive apologies for absence: There were none.
2. To receive any declarations of interest:
 - 2.1. Cllr S Thomas declared a personal interest in relation to 34 Parc y Felin since the property is close to but not next to Cllr S Thomas' home.
 - 2.2. Cllr S Thomas declared a prejudicial interest in relation to 50 Parc y Felin since the property is directly opposite his home and potentially the windows of the extension will look towards his home which could be deemed to affect the value of his own property.
 - 2.3. Cllr Harrison declared a personal interest in relation to 13 Lon y Fro, Pentyrch since his home overlooks it at the rear of both properties.
3. To consider and decide on responses to planning applications:
 - 3.1. **20/00652/DCH** DEMOLITION OF SEMI-DETACHED SINGLE STOREY GARAGE AND CONSTRUCTION OF TWO STOREY SIDE EXTENSION AND SINGLE STOREY REAR EXTENSION 47 PARC-Y-BRYN, CREIGIAU, CARDIFF, CF15 9SE. This application was first made in April. Amended plans have been submitted. The plan proposes the creation of a 4-bed house with the loss of one off-road parking space by removal of a garage, leaving one off-road parking place only. The house is situated at the top of a cul-de-sac on the turning circle. It was **RESOLVED** to comment that PCC has concerns about emergency vehicle access caused by on-road parking. PCC noted that objections had been submitted.
 - 3.2. **0/02036/DCH** TWO STOREY SIDE EXTENSION WITH SINGLE STOREY EXTENSIONS TO FRONT AND REAR 20 PARC-Y-FRO, CREIGIAU, CARDIFF, CF15 9SA. This proposal seeks to convert a 3-bed house to 4-bed by removal of the existing garage and a rear extension. An integrated garage is proposed. The front face of the house would be partly extended forward by 1.4m in this scheme. It was **RESOLVED** to comment that PCC has concerns about emergency vehicle access caused by on-road parking
 - 3.3. **20/01938/DCH** DEMOLITION OF EXISTING CONSERVATORY AND CONSTRUCTION OF GROUND FLOOR REAR EXTENSION AND FRONT AND REAR DORMER ROOF EXTENSIONS 34 PARC-Y-FELIN, CREIGIAU, CARDIFF, CF15 9PB. The proposal is to add a front and rear dormer to this bungalow increasing the number of bedrooms from 2 to 4. The rear conservatory to be removed and replaced with extension of similar size. It was **RESOLVED** that PCC make no comment at this time.
 - 3.4. **20/02090/DCH** GROUND AND FIRST FLOOR REAR EXTENSIONS 13 LON-Y-FRO, PENTYRCH, CARDIFF, CF15 9TE. Situated at the top of a small cul-de-sac this already-extended property seeks permission for a further rear two-storey extension. The number of bedrooms is stays at 4. There is currently off-road parking for 4 cars and the proposal is to maintains this.
 - 3.4.1. It was **RESOLVED** that PCC make the following comments:

- 3.4.1.1. that the large mature tree in the rear garden be retained. This tree was present when the original development was built, and PCC is concerned it may have been part of the original development landscaping plan.
 - 3.4.1.2. that visual amenity of neighbouring properties be protected.
 - 3.4.1.3. that this is a large-scale extension for the site and Planners are asked to check the scale is appropriate to the site.
 - 3.5. **20/02185/MNR REDUCE THE VOLUME OF GLAZING ON THE REAR OF PLOT 1 AND INTERNAL AMENDMENT TO ALLOW FOR DISABLED EN-SUITE AND BEDROOMS - PREVIOUSLY APPROVED UNDER 20/00123/MNR LAND OFF THE GLADE, SCHOOL LANE, GWAELOD-Y-GARTH, CARDIFF, CF15 9HN.** This is a minor amendment to already submitted plans. It was **RESOLVED** that PCC make no comment at this time.
 - 3.6. **Strategic Development Plan** consultation and an accompanying consultation on Corporate Joint Committees. The Committee **RESOLVED** to support the draft response proposed by NWCG.
 - 3.7. **Cardiff Chair of Planning:** The Committee **RESOLVED** to support Cardiff's proposal that the Chair of Planning not be a political appointment.
 - 3.8. **Proposed new road M4 J34 to A48 Transport Improvements:** the consultation on this runs until December 23. The Committee notes that the plans had not taken account of the affects of Covid-19 and has suggested looking at the J34 transport hub separately. All four options will be destructive for the environment of The Vale. It was **RESOLVED** that the Clerk and Cllr K Thomas draft a response that will be circulated for comment and then submitted on behalf of PCC.
 - 3.9. **RCT Local Development Plan:** This is moving into its next phase of preparation. PCC should be aware of anything that could affect the PCC area and will respond as needed.
 - 3.10. **Morganstown, Gelynis Farm:** rail development: this will be discussed at the main November meeting. The Clerk will enquire of RMCC.
4. To consider a list of outstanding issues to send to Cardiff Planning and Enforcement. It was **RESOLVED** to submit the following to Cardiff Planning Department and Paul Orders:
- 4.1. **Laurels Nursery, Ty Nant Rd, Gwaelod-y-Garth - Retention of a Modular Building 18/02113.**
 - 4.1.1. Oct 2018 application for retrospective consent - the Applicant stated they would remove the building if consent not granted.
 - 4.1.2. Planning Decision Notice 16th January 2019 – Consent refused - Authority confirmed for Enforcement Action to secure removal of modular building.
 - 4.1.3. Appeal dismissed by Planning Inspector 10th Sept
 - 4.1.4. PCC asks Cardiff why the building remains on site and what action has been taken or is proposed.
 - 4.2. **Ty Newydd 'Primrose Field'** lying to the west of Heol Goch
 - 4.2.1. construction of a large hardstanding area with retaining walls/gabions without planning or highways consent. Destruction of significant length of mature hedgerow.
 - 4.2.2. Previously just a small gap in the hedge with a field gate only – no parking provision.
 - 4.2.3. Cardiff has the responsibility to approve hedge removal and can enforce reinstatement if it has been removed without permission.
 - 4.3. **Use of land at Ty Newydd, Heol Goch** as a builder's yard - as described in application for relocated access road which has been dismissed at appeal. Steel container located immediately adjacent to Heol Goch.
 - 4.4. **Ty Newydd** Construction of large gates on Main Road for land without consent for development.
 - 4.4.1. Is this for access to garden land?
 - 4.4.2. Will there be further work to hedgerows?
 - 4.5. **Caerwen Barn – Garth Hill** – work ongoing to replace roof & renovate barn – is planning permission required?
 - 4.6. **Mountain Rd, Pentyrch** – construction of a large hardstanding area and use of adjoining field for dog training.
 - 4.6.1. This site is in the Green Wedge/Special Landscape Area - does this activity require planning consent?
 - 4.7. **Barns adjacent to Elm Cottage, Pentyrch** – continuing dumping of builder's waste – creating an eyesore. Were necessary planning and waste disposal consents given? Further dumping observed by residents during lockdown earlier this year.
 - 4.8. 51 Heol y Pentre, Pentyrch: a hedge has been removed and building waste on the highway.

Cllr S Thomas left the meeting having declared a prejudicial interest in the following item.
Cllr Harrison remained in the meeting but could not comment because of technical issues.

4.9. **20/02132/DCH** RAISING OF RIDGE LINE AND CONSTRUCTION OF DORMER ROOF EXTENSIONS 50 PARC-Y-FELIN, CREIGIAU, CARDIFF, CF15 9PA. This proposal seeks to convert a 2-bed bungalow to a 4/5 bed bungalow. There is no proposed loss of off-road parking. It was **RESOLVED** that PCC make the following comments:

4.9.1. A fence has been erected that is 2m high and appears to have no planning permission

4.9.2. Some windows may compromise neighbour privacy and ask that this be mitigated

Date of the next meeting: Wednesday December 2 2020 at 11am.

Signed _____ Dated November 16 2020