

Clerk: Helena Fox
1 Ffordd Penuel
Pentyrch
Caerdydd CF15 9LJ

Ffon 029 2089 1417
Epost: clerk@pentyrch.cc
Gwefan: www.pentyrch.cc

PENTYRCH COMMUNITY COUNCIL



CYNGOR CYMUNED PENTYRCH

Clerk: Helena Fox
1 Penuel Road
Pentyrch
Cardiff CF15 9LJ

Phone 029 2089 1417
Email: clerk@pentyrch.cc
Website: www.pentyrch.cc

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 but PCC welcomes their attendance.

Minutes of the Planning Committee held at 11am, January 6 2021 online via Microsoft Teams

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

Members of the public: Mike Colley for Pentyrch Neighbourhood Watch

In attendance: Helena Fox, Clerk

- 1. To receive apologies for absence:** Cllr
- 2. To receive any declarations of interest:** Personal interests were declared by Cllrs K Thomas and J Harrison as patients registered at Pentyrch Surgery
- 3. To consider and decide on responses to planning applications:**

20/02634/MNR CONSTRUCTION OF A NEW 2 STOREY MEDICAL CENTRE (D1 USE CLASS) AND PHARMACY (A1 USE CLASS), PARKING, LANDSCAPING AND ASSOCIATED WORKS LAND AT RHYDLAFAR DRIVE, ST FAGANS, CARDIFF

The public was given an opportunity to address the Committee and Mr Colley referred Members to his letter, community survey and emails recently sent to PCC. The ability of people to reach the surgery and parking at the new site are key issues. New transport to the proposed site is discussed in the application but has not been decided.

Following a lengthy discussion, it was **RESOLVED** to object to this application on the grounds below. A detailed response will be drafted by Cllr K Thomas and the Clerk and circulated to the Planning Committee before submission, to meet the deadline of January 27.

Reasons for objection:

- Transport – the ability of the people to reach the new site by public transport, private vehicles and active travel is not sufficiently detailed and the various local issues not properly recognized in the application. It should be a condition of any potential consent that the proposed improvements and active travel routes must be in place before surgery is built.
- Parking spaces on site are insufficient. The application documents recommend 40 spaces and this is reduced to 28 as a compromise having considered the 50:50 modal split. In an area with poor public transport, none from Pentyrch to the site and no safe walking or cycling route from Pentyrch our residents will have no choice but to drive or use taxis. We also question the reality of unwell people walking/cycling to the surgery.

PCC further comments:

- Highway safety: the increase in vehicle movements is likely to cause local congestion at the dangerous of junctions between the A4119 and Rhydlafor Drive and the A4119 and Crofft y Genau Road. We ask that consideration be given to making these junctions safer.

PCC's January main meeting will discuss writing to the Health Board, Welsh Government and Llandaff Surgery on loss of facilities in Pentyrch.

20/02524/DCH TWO STOREY SIDE AND REAR EXTENSION GELLI DAWEL, CEFN BYCHAN, PENTYRCH, CARDIFF, CF15 9PG. This is a tiny 2-storey extension to a relatively small house. A small single-storey extension to the rear is also proposed. It was **RESOLVED** to make no comment at this time.

20/02412/DCH PROPOSED DOUBLE GARAGE AND REAR SINGLE STOREY EXTENSION TO PROPERTY 62 PARC-Y-COED, CREIGIAU, CARDIFF, CF15 9LZ. The proposal is to further extend this already extended bungalow by the addition of a large rear extension and double garage to the side of the house with space over. It was **RESOLVED** to make no comment at this time.

20/02509/DCH FIRST FLOOR SIDE EXTENSION 3 LLYS TUDFUL, CREIGIAU, CARDIFF, CF15 9JZ . The proposal seeks to build a third bedroom over the lounge. It was **RESOLVED** to make no comment at this time.

20/02469/DCH DEMOLITION OF EXISTING GARAGE AND CONSTRUCTION OF A TWO STOREY SIDE EXTENSION 102 PARC-Y-FRO, CREIGIAU, CARDIFF, CF15 9SB. This proposal seems to more than double the size of the existing house. The garage door to the front does not lead to a garage but to a small storage area. Some additional off-road parking is proposed. There is a 2m deep forward extension. The house will span the full width of the plot. There will be no outside access front to rear. It was **RESOLVED** to object on the basis of overdevelopment of the plot by building up to the plot boundaries and thus changing the nature of the street scene. PCC also notes that the extended driveway is proposed to be concrete but should be a permeable surface to reduce water runoff.

20/02351/MJR VARIATION OF CONDITIONS 1, 2, 12, 13, 15, 21 - 23, 25, 26, 30, 40 - 42, 46 - 50 & 51(C) OF PLANNING PERMISSIONS 3040 AND T56/90/0867 TO EXTEND THE PERMITTED EXTRACTION BOUNDARY, PROVIDE A NEW SAFE ACCESS TO THE GARTH IRON MINES AND REVISE THE BOUNDARY, ENCLOSURE, TREE PROTECTION, WORKING, BLASTING, DUST CONTROL, NOISE, NORTHERN AREA LANDSCAPING, ECOLOGICAL PROTECTION, INTERIM RESTORATION, DETAILED RESTORATION, AFTERCARE AND MINES PROTECTION SCHEMES TAFFS WELL QUARRY, HEOL GOCH, PENTYRCH, CARDIFF, CF15 9PN. It was **RESOLVED** to comment as follows:

- There is insufficient detail on the community benefit which should be detailed in conditions set as part of any consent. The promises in the application are too vague and PCC would like to see these firmed up and to include, but not be limited to, footpath improvements and safe public amenity access to the areas around the quarry; and education resources.
- PCC would like more information on use of the site after the final restoration and confirmation that the site will be used for community benefit after extraction stops.
- PCC welcomes working with the quarry on these issues.

Date of the next meeting: Wednesday February 3 2021 at 11am.

Signed _____ Dated January 18 2021