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PENTYRCH COMMUNITY COUNCIL



CYNGOR CYMUNED PENTYRCH

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PCC welcomes attendance at its online meetings. The link to the Microsoft Teams meeting is on each Agenda.

Minutes of the Planning Committee held at 11am, July 7 2021 online via Microsoft Teams

Present: Cllrs Karen Thomas, John Harrison, Sandie Rosser, Ian Jones

Members of the public: Cathryn John

In attendance: Helena Fox, Clerk

Cllr K Thomas noted that this was the first quorate meeting since the Annual Meeting in May.

- 1. To elect a Chair:** Cllr Jones nominated and Cllr Rosser seconded Cllr Karen Thomas who accepted the nomination. All agreed.
- 2. To receive apologies for absence:** Cllrs Mike Sherwood, Simon Roberts
- 3. To receive any declarations of interest:** There were none.
- 4. Public and press session**

Cllr Karen Thomas welcomed Mrs John and explained how the public can address the Committee. She also noted that the Committee tried to represent the community's planning interests but has no part in the final decision, made by Cardiff. Cardiff may ignore or note PCC's comments

Mrs John said that when the original application at 19 Lon y Fro was made, it was open to neighbours to comment and there were no objections. She asked why PCC objected when no one else did.

And PCC had objected on the grounds of over-development when there are so many other extensions which appear to be over developed. How does PCC choose what to object to?

The Clerk had written to Mr and Mrs Jones earlier explaining aspects of the planning process. While some developments may not seem appropriate, if Cardiff has given them consent then they were considered to be appropriate by Cardiff.

Cllr Karen Thomas noted that every application is treated the same way by PCC and on the basis of planning issues. If any Councillor has an interest then they do not take part in the discussion. Councillors do not make personal comments – it is their role to look at the planning matters and make a decision they think best for the community as a whole.

It was explained to Mrs John that she could stay and listen to discussion and decision.

- 5. To consider and decide on responses to planning applications:**

21/01560/DCH TWO STOREY SIDE AND SINGLE STOREY REAR EXTENSIONS| 19 LON-Y-FRO, PENTYRCH, CARDIFF, CF15 9TE. PCC objected to a previous version of this application on the ground of over-development of the site and its extending beyond the building line. These were the reasons that Cardiff refused consent. This application is for a smaller extension than originally proposed. Following a discussion it was **RESOLVED** to comment that the proposed extension is smaller than the original and

ask planners to check that the detail of the design minimizes the impact on the building line since this is a corner plot with an established building line on Lon y Fro.

Mrs John was reminded she could stay in the meeting, or leave as she chose.

The following two applications were out of area but included for information.

21/01326/DCH. SINGLE STOREY REAR EXTENSION AND TWO STOREY SIDE EXTENSION 41 MARGUERITES WAY, ST FAGANS, CARDIFF, CF5 4QW

21/01418/MNR NEW DEDICATED ACCESS AND DRIVEWAY TO CEDAR GROVE. RETENTION OF THE SPRINGMEADOW HOUSE ACCESS AND ALTERATIONS TO THE PARKING AND TURNING AREAS AND A FENCE BETWEEN THE RESPECTIVE DRIVEWAYS. REAR OF SPRINGMEADOW, MICHAELSTON ROAD, ST FAGANS, CARDIFF, CF5 6DW

21/01324/ DCH SINGLE STOREY SIDE EXTENSION 14 PARC-Y-COED, CREIGIAU, CARDIFF, CF15 9LW: It was **RESOLVED** to make no comment at this time.

21/01183/DCH CONVERSION OF EXISTING INTEGRATED GARAGE TO RESIDENTIAL ACCOMMODATION COPPER JEWEL, 17 Ffordd yr Afon, Gwaelod-y-garth, CARDIFF, CF15 9TT. It was **RESOLVED** to make no comment at this time.

21/01314/MNR RENOVATION AND EXTENSION OF AN EXISTING OUTDOOR TWO-LANE CRICKET NET FACILITY AND THE INSTALLATION OF A NEW THIRD-LANE CRICKET NET TRAINING FACILITY CREIGIAU RECREATION GROUND, HEOL PANT-Y-GORED, CREIGIAU, CARDIFF, CF15 9NF. It was **RESOLVED** to make no comment at this time.

21/01088/DCH. CONSTRUCTION OF A WORKSHOP, HAY AND LOG STORE, DAN Y GRAIG, HOLDINGS LANE, CREIGIAU, CARDIFF, CF5 6JA An earlier application was refused by Cardiff on the basis of being an incongruous building in the Special Landscape Area and Green Wedge. There is still no clear explanation of need for the construction. It was **RESOLVED** to object to this application on the basis of unjustified development in the Green Wedge and Special Landscape Area.

21/01390/DCH SINGLE AND TWO STOREY REAR EXTENSION MAES Y GARREG, PARC ST CATWG, PENTYRCH, CARDIFF, CF15 9LJ SINGLE STOREY REAR EXTENSION AND TWO STOREY SIDE EXTENSION. It was **RESOLVED** to object to this application on the grounds that the large two-storey rear extension is overbearing on adjacent properties.

21/01516/DCH TWO STOREY SIDE EXTENSION 34 BRONLLWYN, PENTYRCH, CARDIFF, CF15 9QL. It was **RESOLVED** to object to this application on the grounds that the large two-storey front extension is set forward and dominant and not subservient to the rest of the house as required by Supplementary Planning Guidance. PCC will ask if the design of the Juliet balcony is appropriate in this situation.

21/01530/DCH SINGLE STOREY SIDE EXTENSION FOXFIELD HOUSE, CHURCH ROAD, PENTYRCH, CARDIFF, CF15 9QF. It was **RESOLVED** to make no comment at this time.

21/01419/MJR DISCHARGE OF CONDITION 32 (PUBLIC ART) OF 14/00852/DCO LAND TO THE NORTH OF M4 JUNCTION 33, CREIGIAU, CARDIFF: It was **RESOLVED** to make no comment at this time.

Creigiau Quarry: footpath changes are inevitable because of the works planned at Creigiau Quarry. PCC would like to see that when a footpath or bridleway closes there is a replacement. It was **RESOLVED** to make no comment at this time.

21/01114/DCH SINGLE SIDE AND REAR EXTENSION 16 PENMAES, PENTYRCH. It was **RESOLVED** to make no comment at this time.

Cllr K Thomas suggested that the LDP Review be discussed either in the next Planning Committee or a separately called meeting. As of now, Cardiff is consulting and there are no plan details as yet but PCC should be up to speed. She will discuss this with Cllr Sherwood.

Cllr Harrison noted his concern about engaging with residents on complex planning matters. Cardiff do try to engage but perhaps not as attractively as they could. It is not easy to get residents to engage about the future.

An LDP working group would allow sufficient time for discussions and reports back to full council.

The Clerk noted that the LDP process was long and would involve several stages, with each stage become more complicated and detailed.

It was recognised that following elections in May 2022 the Membership of PCC will probably change and the Clerk will retire at a critical point in process. A working group could help keep PCC, and the community, on track provide briefing to new PCC Members.

PCC will use the Community Link and social media to encourage public participation and provide updates.

Cllr K Thomas closed the meeting at 12:26pm

Date of the next meeting: Wednesday August 4 2021 at 11am.

Signed _____ Dated July 19 2021