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PENTYRCH COMMUNITY COUNCIL



CYNGOR CYMUNED PENTYRCH

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PLANNING COMMITTEE

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, December 1 2021 online via Microsoft Teams

Present: Cllrs Karen Thomas, Mike Sherwood, Sandie Rosser, John Harrison

Members of the public: Cathryn John, Aled and Alex Jones; Patrick Patel

Gary Dixon attended as a resident.

In attendance: Helena Fox, Clerk

Cllr K Thomas explained to the public PCC's role in commenting on planning applications: that its submissions carry no more weight than those of members of the public.

- 1. To receive apologies for absence:** Cllrs Simon Roberts, Ian Jones, Stuart Thomas
- 2. To receive any declarations of interest under the Code of Conduct:** Cllr Karen Thomas declared a Personal Interest in application 21/02560/DCH on the grounds that she knows some residents living close to 41 Clos Goch, Pentyrch.
- 3. Public and press session:** Cllr K Thomas opened the meeting to the public and explained this was the opportunity to speak but not once the meeting started and Councillors were discussing and deciding on proposals.

Aled and Alex Jones: As neighbours of 41 Clos Goch they had made objections to the application to Cardiff. They objected because the proposed extension crosses the building line and will dominate the theirs and the next property because of the height of the roof line which is accentuated by the downslope of the land. Other houses illustrated in the application documents appear larger than in reality which reduces the apparent effect of the proposed extension. The proposed plans will make No 41 significantly larger than other properties and out of scale with other houses on the estate.

Catherin John: the applicant for 19 Lon y Fro. There has been one objection by a neighbour. This commented on a skylight but it has been removed from the design. Removal of trees has increased light to the neighbouring garden. The application has been amended to extend to the rear rather than the side following meetings with Cardiff. Cardiff asked for the extension to be in different materials to show what is new rather than match existing bricks.

Cllr J Harrison joined the meeting.

Patrick Patel joined the meeting: the applicant for 41 Clos Goch. He attended to answer questions on his application. Cllr K Thomas noted that the public can speak in this part of the meeting but not once the meeting restarts and Councillors are deliberating. Mr Patel was aware of objections and did not want to cause contention. All the application documents are online. Has offered to engage with his neighbours.

Cllr K Thomas closed the public session.

- 4. To consider and decide on responses to planning applications including, but not limited to:**

Cllr K Thomas asked Cllr Sherwood to chair the meeting for this item since she had declared a Personal Interest:

21/02560/DCH TWO STOREY SIDE EXTENSION, SINGLE STOREY EXTENSION TO FRONT WITH ACCOMMODATION IN ROOF SPACE, REAR DORMER, CONVERSION OF GARAGE TO GARDEN ROOM AND RAISED BALCONY AT REAR 41 CLOS GOCH, PENTYRCH, CARDIFF, CF15 9RA.

Images from the application documents had been circulated in advance. It was a substantial development converting the house into a 3-storey dwelling with an increased footprint. A number of neighbours had objected and these are on the Cardiff website.

PCC Members raised concerns about the building line and over development of the site. Cllr K Thomas was asked to comment and noted that under Supplementary Planning Guidance issued by Cardiff there is specific guidance for properties on corner plots because they have two frontages and may have two building lines. Comparing the existing and proposed plans, 41 appears to cross the building line on the main road. Planning authorities are keen to make sure properties do not over-dominate neighbours by their scale and height.

It was **RESOLVED** that PCC object to this application on the grounds of overdevelopment of the site and extension beyond the current building line on at least one road. This large extension will create a dwelling that dominates its neighbours, made worse by the slope of the site with No 41 at the top. A two-storey house is proposed to become 3-storey and will be out of scale with other houses in the area. The Committee voted 3 in favour of objection, 1 abstention.

Cllr Sherwood encouraged residents to meet and find a design that neighbours could agree to. No one wants to stop house extensions but they should be reasonable.

Cllr Sherwood handed the Chairing of the Committee back to Cllr K Thomas

The Joneses left the meeting.

21/02550/DCH PROPOSED 2 STOREY EXTENSION TO THE REAR 19 LON-Y- FRO, PENTYRCH, CARDIFF, CF15 9TE. This is a revised proposal a larger scheme for this property that has previously been before PCC. There is one resident objection at the time of the meeting. The amended application, with consultation with Cardiff, is to the rear only and the application is now similar to many other in the local area.

It was **RESOLVED** that PCC makes no comment on this application at this time.

Mrs John and Mr Patel left the meeting.

21/02518/MJR PARTIAL DISCHARGE OF CONDITION 23 (STRATEGIC SUSTAINABLE SURFACE WATER DRAINAGE MASTERPLAN) OF 14/02733/MJR IN RELATION TO THE FAIRWATER SOUTH SUB - CATCHMENT ONLY Included for information only. PCC makes no comment.

21/02589/MNR REQUEST FOR OBSERVATIONS - THE REMOVAL OF THE EXISTING 15M MONOPOLE AND THE INSTALLATION OF A REPLACEMENT 20M MONOPOLE SUPPORTING 6NO. ANTENNAS AND 1NO. 0.3M DISH. THE DEVELOPMENT, REFRESHING AND INSTALLATION OF ASSOCIATED ANCILLARY EQUIPMENT LLANWENSAN FARM, GROES FAEN, PONTYCLUN. Included for information only. PCC makes no comment.

21/02464/MJR DISCHARGE OF CONDITION 3 (MAIN FRONTAGE DESIGN UPLIFT SCHEME) OF 19/03248/MJR PART 2 OF PHASE 2A, LAND NORTH AND SOUTH OF LLANTRISANT ROAD, NORTH WEST CARDIFF. Included for information only. PCC makes no comment.

21/02518/MJR PARTIAL DISCHARGE OF CONDITION 23 (STRATEGIC SUSTAINABLE SURFACE WATER DRAINAGE MASTERPLAN) OF OUTLINE PLANNING PERMISSION 14/02733/MJR IN

RELATION TO THE FAIRWATER SOUTH SUB - CATCHMENT ONLY PLASDWR, NORTH WEST CARDIFF. Included for information only. PCC makes no comment.

21/02666/MJR AMENDMENTS TO PARKING, TURNING HEAD AND ACCESS PATH ADJACENT TO PLOTS 25 AND 26; AMEND SCREEN WALL TO PLOTS 34 AND 35; PLOT SUBSTITUTION FOR PLOT 68 FROM BOND HOUSETYPE TO KNIGHTSBRIDGE; ADDITION OF STONE PIERS AND WALLS EITHER SIDE OF THE ENTRANCE TO THE REGENCY 2 PHASE - PREVIOUSLY APPROVED UNDER 18/00696/MJR. PHASE 1 AND 2, M4 JUNCTION 33, MOTORWAY JUNCTION 33, CREIGIAU. This is for minor changes to Persimmon Estate plans.

- 5. Cardiff Local Development Plan:** the next consultation phase on Strategic Options runs from 1.12.2021 to 8.2.2022 and has draft options for future levels of housing and jobs growth and the options for growth to meet future needs. Cllrs K Thomas and Sherwood attended a pre-launch briefing session for Community Councillors. Only five councillors from the six community councils in Cardiff attended.
- 5.1. Cllr Sherwood reported on the briefing. Simon Gilbert, Head of Planning offered to engage with Community Councils and would have planning officers support a public meeting. PCC could perhaps hold a meeting at Pentyrch Village Hall as a drop-in session or something more formal.
- 5.1.1. Land banking was balanced against Cardiff's aspirations to decide how many extra houses are needed. Land banking is land allocated for house but not yet developed. All the housing consented to under the current LDP cannot be built by 2026 and becomes part of the landbank for the new LDP.
- 5.1.2. There are 3 growth options in the Strategic Options. Welsh Government looked back about ten years and projected forward to say that there was no need for more housing. Options A, B, and C all provide for more housing, based on economic analysis and are aspirational to create a vibrant city. Ease of movement round the city is essential for a rejuvenated City Centre.
- 5.1.3. Jobs: need to be aware of net job creation not just new jobs/project and must look at whole region in case jobs move across boundaries.
- 5.1.4. PCC could encourage Cardiff to promote use of the Community Infrastructure Levy where a proposal may mean loss of existing buildings and where re-use would be better.
- 5.1.5. There is concern about the future of the Cardiff City Centre and how to protect it: affordable housing and City Centre rejuvenation by mixed-use so that more people can live close to work. The houses developers have been allowed to build are not affordable for people living/working in Cardiff. A rise in student numbers and service sector jobs requires affordable homes. This is a conflict between developers and city planning. There is a risk of unsellable expensive houses and people who cannot afford them who need homes.
- 5.1.6. Cardiff is the Welsh capital and yet there are still people sleeping on the streets and this is a real concern.
- 5.1.7. There was some discussion about transport but it needs a regional plan that Cardiff cannot manage alone in part because many people visit Cardiff for work and leisure from neighbouring authorities. Sometimes growth is needed to fund good public transport – but it needs to be in place first.
- 5.2. Cllr K Thomas noted that in the past there were Structure Plans for a wider area and then Local Plans. After 1996 the Unitary Authorities' plans did not look at cross-boundary issues and some are too small to plan for this. There has been some shared working but it has not gone far enough. The Wales Spatial Plan had strategic plans but did not have enough local detail. The Welsh Government now has regional plans such as the City Region Plan in SE Wales. These plans are not complete so the LDP has to be reviewed while these are also being written. The regional plans will deal with the details of cross-region transport.
- 5.2.1. Living in Cardiff could be very pleasant with good transport and very unpleasant if not and it is a threat to the City Centre.
- 5.3. Candidate sites have been called for already and the list will be published.
- 5.4. The Garth: in the current LDP the Garth, owned by PCC, is a key part of Cardiff's green mantle/ridges to the City. PCC wanted to engage with Cardiff over this green wedge policy and its future protection and it is very important to Cardiff.
- 5.5. The Clerk will to contact Cardiff to discuss public meetings – ideally once/consultation phase.

- 5.6. The next Community Link will include an explanation of the LDP process and timeline, encouraging people to participate.
- 5.7. Participation will be promoted on local Social Media hubs: Pentyrch Hub. Gwaelod y Garth Villages; Pentyrch & Creigiau Hub
- 5.8. The more people who are Representors in the LDP the louder the voice of community and the more Cardiff politicians will have to take notice.
- 5.9. It is important that residents realise that commenting on social media will make no difference to the LDP: they must participate in the official consultation to have their views counted. PCC will make that clear.

Cllr K Thomas closed the meeting at 12:13

Date of the next meeting: Wednesday January 5 2022 at 11:00am.

Signed

Dated December 20 2021