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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, June 8 2022 online via Microsoft Teams

Present: Cllrs Mike Sherwood, Sandie Rosser, Jena Quilter, Stuart Thomas

Members of the public: Dean Evans, Karen Thomas

In attendance: Helena Fox, Clerk

1. **To elect a committee Chair:** Cllr Rosser proposed and Cllr Quilter seconded Cllr Sherwood as Committee Chair. Cllr Sherwood accepted the nomination. It was **RESOLVED** that Cllr Sherwood be the Planning Committee Chair.
2. **To receive apologies for absence:** Cllrs Pickard, Dixon, Jones
3. **To receive any declarations of interest:** there were none but Cllr Quilter noted she had discussed some of the applications with residents.
4. **Public and press session:**
 - 4.1. Dean Evans addressed the meeting with concerns on 22/0161/MNR glamping pods in Creigiau. These included the impact on highways, noise and environmental disturbance and the need for a development of this scale in the area. Chief concerns are that a show glamping pod has been installed recently with an entrance from the lane off Tyn y Coed Road. This is and the glamping pods are opposite existing homes and the number of visitors could disturb the existing quiet nature of the area. Mr Evans would like to see highways and environmental assessment for the proposed development.
 - 4.1.1. Cllr Sherwood suggested that Mr Evans make his own comments to Cardiff and explained that any comments from PCC are seen as one comment by Cardiff.
 - 4.2. Karen Thomas addressed the meeting on:
 - 4.2.1. 22/0161/MNR Glamping pods in Creigiau: the proposal is outside the established settlement boundary and thus in the open countryside. There seems to be no justification for this: no business plan or farm diversification plan. There are many inaccuracies in the application including errors concerning highways.
 - 4.2.2. PRAP/22/00029/MNR Telecoms mast at Pentyrch: This appears to be similar to the original application considered by Cardiff last year and refused. If these applications are not commented on by Cardiff, the application is granted so PCC should make sure that Cardiff consider the appearance and siting of the proposed mast.
 - 4.2.3. 22/01118/MNR Pentyrch Primary School: While Mrs Thomas made no comment on the layout and appearance of the design she noted that there was nothing on transport yet Cardiff had previously said a range of transport issues would need to be addressed including a Transport Assessment, Active Travel Plan, identification of safe walking & cycling routes, public transport provision for learners, learner transport drop off and pick up zones, park & stride facilities, parking restrictions, impact and enhancement of staff parking locality, impact of parent parking on locality and a highway safety review. But the application says people can park on Bronllwyn and the effect on traffic will be nil with public transport bus stops nearby. These matters are of prime importance to the community and should be properly addressed in the application.

5. **To consider and decide on responses to planning applications including, but not limited to:**
- 5.1. **22/00962/DCH** TWO STOREY SIDE AND SINGLE STOREY REAR EXTENSION, 3 LON-Y-FRO, PENTYRCH, CARDIFF, CF15 9TE Easting/Northing: 310119, 181844. It was **RESOLVED** to make no comment at this time.
- 5.2. **22/01061/MNR** CHANGE OF USE FROM A Paddock AREA TO A GLAMPING SITE CONTAINING THREE GLAMPING PODS, WITH RECYCLING/WASTE, NEW PERMEABLE PARKING AND TURNING AREAS AND A SINGLE TREATMENT PLANT WITH ASSOCIATED SOAKAWAY AND GROUNDWORKS LLWYN Y BRAIN, HEOL CREIGIAU, CREIGIAU, CARDIFF, CF15 9SG: Members of the public had addressed the meeting on this application and written representation had been received and circulated to Members in advance. PCC Members discussed the application, noting the comments made by the public and raised concerns about the nature of the development and the effect on local highways.

Cllr S Thomas joined the meeting

- 5.2.1. It was **RESOLVED** to object to this application on the grounds that the development is outside the settlement boundary and that there is insufficient accurate information provided, particularly about highways. There appears to be no justifications for the change of use with no business plan or farm diversification plan submitted; no highways or environmental assessment included. There are many inaccuracies including errors concerning highways and the access road is single track and any increased traffic is a concern. PCC will ask Cardiff Highways Department to take a careful look at the proposal.
- 5.3. **PRAP/22/00029/MNR**, LAND AT JUNCTION OF HEOL-Y-PENTRE AND BRONLLWYN, PENTYRCH, CARDIFF PROPOSED 15M HIGH MONOPOLE INSTALLATION COMPRISING A H3G HIGH STREET POLE AND ANTENNAS, 3 EQUIPMENT CABINETS, AND ANCILLARY DEVELOPMENT. LAND AT JUNCTION OF HEOL-Y-PENTRE AND BRONLLWYN, PENTYRCH, CARDIFF. It was **RESOLVED** to object to this application on the same grounds as before:
- 5.3.1. The effects of a 15m mast in the centre of Pentyrch Village: the combination of the mast and its large cabinets will have a significant negative visual impact on the village centre and neighbouring properties.
- 5.3.2. The proposed site is on a busy road junction and close to bus stops for both public and school bus transport. The position of the mast's cabinets reduces the visibility splay for road traffic at this junction, which has a tight turn, and will increase to risk of traffic accidents.
- 5.3.3. Adding: Cardiff Council has already refused this application and this application appears to have no material changes to a previously refused application.
- 5.3.4. PCC asks that Cardiff considers the appearance and siting of the proposed mast.
- 5.4. **22/00883/MJR** FULL PLANNING APPLICATION FOR RESIDENTIAL DEVELOPMENT OF 190 DWELLINGS, NEW ACCESS FROM LLANTRISANT ROAD, GREEN INFRASTRUCTURE, AND ASSOCIATED INFRASTRUCTURE | LAND TO THE SOUTH OF LLANTRISANT ROAD (A4119), J33 OF THE M4, CAPEL LLANILLTERN, CARDIFF. It was **RESOLVED** to ask whether Cardiff Council is confident that the type of housing proposed for this development is the type that Cardiff says it needs now. Any houses built should include solar panels, EV charging points with the environment should be protected as much as possible.
- 5.5. **22/01118/MNR** SINGLE STOREY EXTENSION TO THE EXISTING SCHOOL BUILDING AND NEW NURSERY PROVISION AT PENTYRCH PRIMARY SCHOOL |PENTYRCH PRIMARY SCHOOL, BRONLLWYN, PENTYRCH, CARDIFF, CF15 9QL. While PCC welcomes the expansion of the school it is very concerned at the lack of detail on the transport and highways effects of this proposal. Cardiff Council had previously noted that there would be a range of issues to be addressed as set out in Mrs Thomas' comments above. Residents already experience very difficult traffic and parking issues, making crossing the road dangerous.
- 5.5.1. It was **RESOLVED** to raise these concerns and ask for detailed information on the transport, parking, existing on-street parking for staff and the other issues arising from this proposed development.

- 6. To discuss issues related to Cardiff's Replacement Local Development Plan:** There was nothing new but Cllr Sherwood invited the public to make comments. The public hoped that PCC will continue to work with Cardiff on this and encourage public participation in consultations. Members raised concerns about loss of further green space and the need for EV charging points and solar panels on new houses.
- 6.1. While Welsh Government has said that Cardiff needs zero additional homes, Cardiff Council proposes some 5000. PCC strongly feels that the right homes are needed in the right places with an emphasis on brownfield sites. PCC has supported Cardiff Civic Society's position and is and will work with the NW Cardiff Group.
- 6.2. The next official consultation on the Preferred Strategy – a draft RLDP – will take place in October 2022 and PCC will respond and encourage the community to respond too.
- 7. To review PCC planning documents:** the PCC Members' Planning Code of Good Practice was circulated in advance and is on the PCC website. It was **RESOLVED** to reaffirm the policy.

Cllr Sherwood closed the meeting at 11:53 am

Date of the next meeting: TO BE CONFIRMED

Signed

Dated June 20 2022