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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, September 7 2022 online via Microsoft Teams

Present: Cllrs Karen Thomas, Sandie Rosser, Gary Dixon, Jena Quilter

Members of the public: Alexandra Jones, Howard Davies

In attendance: Helena Fox, Clerk

1. **To receive apologies for absence:** Cllrs Ian Jones, Mike Sherwood, John Yarrow
2. **To receive any declarations of interest:**
 - 2.1. Cllr Karen Thomas declared a personal interest in 41 CLOS GOCH, PENTYRCH, CARDIFF, CF15 9RA because she knows neighbours of the property.
 - 2.2. Cllr Gary Dixon declared a personal and prejudicial interest in 41 CLOS GOCH, PENTYRCH, CARDIFF, CF15 9RA because he is a close neighbour of the property.
3. **Public and press session:** Ms Jones, a resident on Clos Goch addressed the meeting with detailed objections to the application for 41 Clos Goch. She commented on the lack of clarity in the proposal leading to concerns about the accuracy of the plans, the scale and ridge height. For example, the plot shown is as its original layout but the site has since been altered by an extended drive, path and patio. The proposed application will change the street scene and details for a path on a steep slope have not been addressed. There are concerns about privacy into and from large new widows that overlook neighbouring properties.

Mr Davies raised the following key points: inaccuracies within the application with a lack of clear detail. The application is not in keeping with the street scene and character of neighbouring properties. A proposed outbuilding appears to be a substantial redevelopment and encroaches on the building line. The dormer raises privacy concerns, and its design is not in keeping with the neighbourhood. Land to the side of the building has a proposed change of use.

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

Cllr Dixon left the meeting.

- 4.1. **22/01570/DCH** LOFT CONVERSION WITH REAR DORMER EXTENSION, ADDITION OF A JULIET BALCONY AND SIDE PATIO WITH BI-FOLD DOORS TO SIDE ELEVATION, EXTENSION AND CONVERSION OF EXISTING GARAGE TO RETAIN PARKING AND PROVIDE A GARDEN ROOM WITH STORAGE AREA ABOVE 41 CLOS GOCH, PENTYRCH, CARDIFF, CF15 9RA. The committee noted the comments made by members of the public present and that others had lodged objections on Cardiff Council's website. Following a discussion:
 - 4.1.1. It was **RESOLVED** to object to the application on the grounds that it is over-development of the site and out of keeping with the street scene and the style of neighbourhood. PCC's concerns include possible raising of the ridge height that, with the proposed dormer to the rear, becomes over-bearing on neighbours. Proposals include a change of the windows on the right-hand side elevation to a style not in keeping with the character of the estate including a proposed Juliet balcony, and raised deck/patio on the right hand side on a sloping site. This may be inappropriate in this location. Proposals to substantially change the garage to double its size and raise its ridge height for use as habitable rooms appears to

be out of keeping with the character of the estate and its location adjacent to the highway. Careful use of obscure glazing and/or non-opening windows may be needed where privacy issues arise. Cardiff Council is asked to consider carefully the impact of the proposal on the neighbouring properties and amenities. The whole proposal needs very careful consideration where aspects are not clear or sufficiently detailed.

The residents left the meeting

Cllr Dixon re-joined the meeting

Cllr Rosser left the meeting for technical reasons

22/01381/DCH TWO STOREY EXTENSION TO FRONT ELEVATION LINKING TO THE EAST SIDE ELEVATION, EXTENSION TO EXISTING STABLES/OUTBUILDING, WITH ASSOCIATED WORKS TYGWYN, 1 MOUNTAIN ROAD, PENTYRCH, CARDIFF, CF15 9QP. It was **RESOLVED** to make no comment.

22/01575/DCH LOFT CONVERSION INCLUDING RAISING RIDGE, REAR DORMER AND CONSERVATION ROOF WINDOWS THE PROSPECT, MAIN ROAD, GWAELOD- Y-GARTH, CARDIFF, CF15 9HJ. This property is inside the conservation area.

Cllr Rosser re-joined the meeting.

It was **RESOLVED** to comment that use of materials should ensure that the character of the conservation area is not unduly affected including the choice of the style of dormer windows. PCC is aware of the concerns of residents about traffic and parking generally in the area

22/01646/DCH CONSTRUCTION OF REAR SINGLE STOREY SUN ROOM EXTENSION DELFRYN, HEOL-Y-PENTRE, PENTYRCH, CARDIFF, CF15 9QE. It was **RESOLVED** to make no comment.

22/01753/DCH SINGLE STOREY REAR EXTENSION THE LONG HOUSE, CREIGIAU FARM, CREIGIAU, CARDIFF, CF15 9NN. It was **RESOLVED** to make no comment.

5. **To discuss issues related to Cardiff's Replacement Local Development Plan:** 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.
6. Cllr Karen Thomas suggested that this committee continue to meet on the first Wednesday of each month. If there is no Clerk to produce agendas and minutes, these meetings will be informal with recommendations made to the full council meeting for decisions.
 - 6.1. It was **RECOMMENDED** to put this proposal to the September full council meeting.

Cllr K Thomas thanked the Clerk for all her hard work in supporting the committee.

Cllr K Thomas closed the meeting at 11.59 am

Date of the next meeting: October 5 2022

Signed

Dated September 19 2022