

### **20/01882/MJR: Windrush, Pwllmelin Rd**

**Llandaff Society** has objected to this application for 3 blocks of 24 flats, and we can confirm that **we maintain our objection** despite the amendments submitted.

These amendments would give a derisory reduction of only 1 in the total number of flats and some minor changes to access and landscaping. These would do nothing to change the major adverse impacts of this proposal. If it goes ahead it would represent massive overdevelopment of a narrow site with totally unacceptable access onto a narrow single lane section of Pwllmelin Road.

The Society's major concern is the **negative impact on road safety**, in particular for school children, our future generations! This site is very near an entrance to the Bishop of Llandaff School and the route is used by children to get to and from the School by foot and cycle. A slight modification to sight lines on the access road will do nothing to rectify what would be a totally unacceptable **additional** road safety hazard. Pwllmelin Road is an increasingly busy road, with traffic added to by that generated by new developments at Plasdwr - not only cars but delivery vehicles of varying sizes as well as the 2-way bus service. We support the objection from the School which cites road safety as a key concern.

It would be a **travesty** if this proposal was given permission, particularly if it was in order to gain S106 monies which would be at the expense of children's safety and wellbeing.

**Revisions to landscaping are minor and cosmetic** and would not add significantly to biodiversity compared with its previous uses - despite the requirement for this in the current edition of Welsh Government's Planning Policy Wales (PPW Edition 11). Nor would they give any significant screening effect for the nearest neighbours.

Additional run-off from the roofs, road and parking areas during increasingly frequent periods of heavy rainfall would add to the **likelihood of flooding** both in the locality and in lower lying areas of the City.

In view of the above Llandaff Society considers that allowing this development would be in conflict with the Council's duties under the Wellbeing of Future Generations Act and its obligations under recently updated national planning policy in PPW to improve road safety, enhance biodiversity and mitigate climate change.

For all these reasons the Society urges the Council to **refuse** this application.

### **21/02064/MNR: Former Waungron Waste Transfer Station: Boundary retaining wall**

Llandaff Society **objects** to this application in view of concerns that deep excavation to construct a retaining wall could undermine the rail embankment and adversely affect drainage in the area. In view of the climate emergency the Council is obliged to ensure that all new development incorporates measures to reduce the risk of flooding. However, because of the difference in levels, this proposal would lead to increased run-off in times of heavy rainfall that are occurring more frequently. This is bound to cause flooding and reduce road safety on Western Avenue at a very busy junction.

We are also very concerned that this application has been submitted separately from the Council's planning application to construct a new road and access points for buses and a mixed use development on the site. As both applicant and consenting authority this is not appropriate. As this scheme is essential for the development on the Waungron site as a whole to proceed, it should have formed part of that application.

**21/02242/DCH: Ty Isaf, Radyr Court Rd: Convert barn to family recreation area**

Llandaff Society **objects** to this application on the basis that it appears to be a complete rebuild, and could be considered as backland development. If the Council is minded to approve the application, we request a condition restricting use of the barn to uses ancillary to the main house, and prohibiting any future conversion to use as a separate residential unit.

**21/02211/DCH: 20 Caewal Rd: Single storey side extension.**

Llandaff Society **objects** to the proposed side extension on the grounds that it would result in the loss of much of the driveway. This would reduce light to next property particularly as the proposed extension would be at a higher level than its next door neighbour. It would also reduce the amount of off-street parking available on a road which is already heavily parked during the day and evening.

**21/2019/DCH: 7 Bishop's Walk: Single storey side/rear extension.**

Llandaff Society **objects** to the proposed side/rear extension which would add substantially to the footprint of the existing house. The plot narrows towards the road frontage and a side extension could appear overpowering. Losing most of the driveway would affect light reaching the ground floor windows of the property across the driveway. It would also reduce the amount of off-street parking available.

**21/02134/DCH: 3 Greenwood Rd: Gable end Extension and rear dormer.**

Llandaff Society **objects** to this proposal on design grounds. The current house - with its pitched roof flanked by tall chimneys - would be completely overpowered by the proposed changes. The size of the new roof and dormer would be out of proportion with the dimensions of the rest of the house, making it appear top-heavy. As a result the house would appear out of character with the rest of the street scene in this distinctive road.