**23/01742/LBC: Old Registry, Cardiff Road:** Llandaff Society considers that **t**his proposal is less intrusive than previous Planning and LBC applications which were refused, and so **does not object** to it. The proposal still includes minute amenity areas for the 3 dwellings to be created, however in general terms it is a sympathetic conversion of this exceptional 2\* Listed Building located in a very prominent location within Llandaff Conservation Area. However it is a pity that the Design and Access Statement dated July 2023 contains a plan (p17) and proposed elevation (p18) from previous applications.

**23/01772/FUL: ‘Wayside’, 22 Llantrisant Rd:.** The proposal is to demolish the existing house - which sits comfortably on its corner plot - and erect part three, part two storey flats and parking. In the view of Llandaff Society **t**his would constitute overdevelopment of the plot.

The proposed block of flats would be totally out of character and out of alignment with houses along Llantrisant Rd - one of the principal radial routes into Cardiff, currently lined primarily by traditional style two storey brick and render houses set well back from the road. This proposed footprint of the flats would be set forward of the building line, and its materials, scale and design would detract from, rather than enhance, the environment in this prominent location. It would also be out of character with most of the houses on Gilian Rd.

Only three parking spaces are proposed for the four flats, which would inevitably result in more on-street parking on Gilian Rd - a busy access road to Ysgol Pencae and a large number of houses in the Highfields area.

Llandaff Society **objects strongly** to this proposal for all the above reasons.

**20/00187/MJR: 36 houses on land accessed off De Braose Close:** Further amendments have been made to the layout for 36 (cf the originally proposed 45) houses, however it remains a relatively isolated group of houses in a layout that is both regimented and dominated by roadways and parking areas.

It is proposed to be located in an area that Llandaff Society considers should form part of an undiluted green corridor in the Taff River Corridor which contributes to the health and well-being of residents from the area, and should also remain part of a wildlife corridor.

Indeed, a Cardiff City Planning Masterplan for Danescourt produced in 1975 shows the 2 fields which comprise the site identified as POS (Public Open Space). The Taff River Corridor - including this land - was identified in Cardiff’s Local Plan in 1996, and more recently was confirmed in the Adopted LDP as being an important green feature of the City. It thus appears that the value of these fields has been recognised for around 50 years.

The land comprises a recreation space much valued by the many people who use it daily for its health and well-being benefits as well as by pilgrims from far and wide who walk across it as it forms part of the Penrhys Pilgrimage Path.

We also understand that the reduced width access road crosses an area which has been subject to tipping and thus could be unstable.

In view of all the above Llandaff Society re-affirms its **objection** to the development of this land for housing.