



Development Management / Rheoli Datblygu  
 City of Cardiff Council / Gyngor Dinad Caerdydd  
 County Hall / Dinas y Sir  
 Cardiff / Caerdydd  
 www.cardiff.gov.uk/dc  
 Email / E-bost: developmentcontrol@cardiff.gov.uk  
 Telephone / Ffôn: 029 22330800

## Application for Removal or Variation of a Condition following Grant of Planning Permission

### Town and Country Planning Act 1990; Planning (Listed Buildings and Conservation Areas) Act 1990

#### Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

#### Site Details

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number  Suffix

Property Name

Address Line 1

Address Line 2

Town/city

Postcode

Description of site location (must be completed if postcode is not known)

Easting (x)

Northing (y)

Description

#### Applicant Details

## Name/Company

Title

Ms

First name

Kate

Surname

Parsons

Company Name

Minto & Parsons Catering Ltd

## Address

Address line 1

76 Woodlands Road

Address line 2

Barry

Address line 3

Town/City

Vale of Glamorgan

Country

Wales

Postcode

CF63 4EG

Are you an agent acting on behalf of the applicant?

Yes

No

## Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Email address

\*\*\*\*\* REDACTED \*\*\*\*\*

## Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

A3 (coffee shop/tea house)

Reference number

Application No: 12/01857/DCO

Date of decision (date must be pre-application submission)

31/12/2012

**Please state the condition number(s) to which this application relates**

Condition number(s)

2. The premises shall be used as detailed within the planning application, as a 'coffee shop/tea house' and shall not be used as a restaurant or hot food takeaway or any other use within Use Class A3 as defined within the Town and Country Planning (Use Classes) Order 1987.

Reason: In the interests of residential amenity.

5. No member of the public shall be admitted to or allowed to remain on the premises between the hours of 18.00 - 08.00 Monday - Friday, 18.00 - 09.00 Saturday or 18.00 - 10.00 on Sundays or Bank Holidays.

Reason: To ensure that the amenities of occupiers of other premises in the vicinity of the site are protected.

12. No hot food, other than jacket potatoes, paninis, toast, soup and a pasta or chilli dish shall be heated and served on the premises.

Reason: To ensure that the amenities of occupiers of other premises in the vicinity of the site are protected.

Has the development already started?

Yes

No

## Condition(s) - Removal

Please state why you wish the condition(s) to be removed or changed

The conditions regarding the A3 consent for this premises are very restrictive with regards to opening times and menu, as well as having an alcohol licence that has conflicting opening times permitted.

We would like to open a casual dining cafe by day, neighbourhood bistro by night.

We would need flexibility with regards to the food we could sell to keep up with the ever changing seasons and allow our sustainability ethos to be executed as we would like.

If you wish the existing condition to be changed, please state how you wish the condition to be varied

2. The premises shall be used as detailed within the planning application, as a 'coffee shop/tea house' and shall not be used as a restaurant or hot food takeaway or any other use within Use Class A3 as defined within the Town and Country Planning (Use Classes) Order 1987.

Reason: In the interests of residential amenity.

Point 2 will need to change to allow us to open as a cafe/bistro, with a "No Takeaway" restriction remaining for future protection for residents.

5. No member of the public shall be admitted to or allowed to remain on the premises between the hours of 18.00 - 08.00 Monday - Friday, 18.00 - 09.00 Saturday or 18.00 - 10.00 on Sundays or Bank Holidays.

Reason: To ensure that the amenities of occupiers of other premises in the vicinity of the site are protected.

Point 5, We would like to change the opening times to 8.30am - 6pm Sun, Mon & Tues, 8.30am to 10pm Wed - Sat. This would allow us run our business as planned but also to be flexible enough to provide private hire of venue for local residents during our usually no operational days and times.

Our planned opening time are: Wed - Thursday 8.30 - 5pm, Friday & Saturday 8.30am - 10pm, Sunday 9am - 4pm.

12. No hot food, other than jacket potatoes, paninis, toast, soup and a pasta or chilli dish shall be heated and served on the premises.

Reason: To ensure that the amenities of occupiers of other premises in the vicinity of the site are protected.

Point 12. This would need to be removed completely to allow freedom of menu. This should have no impact on occupiers of other premises. If anything it will have a positive impact on residents, providing a much needed, high quality eatery to the local area.

## Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- Yes  
 No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

- The agent  
 The applicant  
 Other person

## Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application?

- Yes  
 No

**If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):**

Officer name:

Title

\*\*\*\*\* REDACTED \*\*\*\*\*

First Name

\*\*\*\* REDACTED \*\*\*\*

Surname

\*\*\*\* REDACTED \*\*\*\*

Reference

Date (must be pre-application submission)

05/03/2024

Details of the pre-application advice received

That we should apply for a variation on the points we would like changed.

## Ownership Certificates

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Please answer the following questions to determine which Certificate of Ownership you need to complete: A,B,C or D.

Are you the sole owner of ALL the land?

- Yes  
 No

If No, can you give appropriate notice to ALL the other owners?

- Yes  
 No

### Certificate of Ownership - Certificate B

I certify/the applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least seven years left to run) of any part of the land or building to which this application relates.

**Name of Owner/Agricultural Tenant:**

\*\*\*\*\* REDACTED \*\*\*\*\*

**House name:**

The Old Rectory

**Number:**

**Suffix:**

**Address line 1:**

St Brides Super Ely

**Address Line 2:**

**Town/City:**

Cardiff

**Postcode:**

CF5 6EY

**Date notice served (DD/MM/YYYY):**

01/03/2024

**Person Family Name:**

Person Role

- The Applicant
- The Agent

Title

Ms

First Name

Kate

Surname

Parsons

Declaration Date

01/03/2024

- Declaration made

**Agricultural Holding Certificate**

**Town and Country Planning (Development Management Procedure) (Wales) Order 2012**

Agricultural land declaration - you must select either A or B

- (A) None of the land to which the application relates is, or is part of an agricultural holding
- (B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below

Person Role

- The Applicant
- The Agent

Title

Ms

First Name

Kate

Surname

Parsons

Declaration Date

01/03/2024

Declaration made

## Declaration

I/We hereby apply for Removal/Variation of a condition as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Kate Parsons

Date

20/03/2024