

The Proposed Radyr Tap

In its meeting last night (20 June), Radyr and Morganstown Community Council voted in favour of supporting the planning application to open a micro-pub (the proposed Radyr Tap) on Station Road.

In doing so, the Council reflected the majority view (as recorded on Cardiff Council's planning website) which showed that 98 out of the 103 comments received were in favour of the development.

In its response to Cardiff Council the Community Council said:

"Radyr Community Council supports the application for a change of use for the property at 1 Station Road, to allow a micro-pub to be opened on the site. Radyr is a great place to live, but it needs more places where local residents can meet in order to socialise. At present, there are very few such places - and some of those require residents to become members before they can use them (such as the tennis club and the golf club)".

The Community Council was very keen, however, to stress that the development's impact on local resident should be kept to an absolute minimum, stating:

"It will be important to remember that the micro-pub is to be located within a residential area and, as such, arrangements should be put in place to ensure the minimum amount of disruption to those who live near the site (in terms of customer noise, increased pressure on parking, litter and the quiet operation of the pub)".

The Community Council's full response reads as follows:

Planning Application: 18/01208/MNR: Change of use from A1 to A3 (micro-pub); Radyr Dry Cleaners, 1 Station Road, Radyr, Cardiff, CF15 8AA

Radyr Community Council supports the application for a change of use for the property at 1 Station Road to allow a micro-pub to be opened on the site.

Radyr is a great place to live, but it needs more places where local residents can meet in order to socialise.

At present, there are very few such places - and some of those require residents to become members before they can use them (such as the tennis club and the golf club).

The Community Council notes that (at the time of writing this response) 98 out of 103 of the responses to your consultation support the application.

We have read the comments and agree with the following views:

- A pub in the centre of Radyr has been much needed since the demise of the Radyr Arms. Station Road is now becoming increasingly vibrant and this would be an asset much needed by the whole community.
- I have lived in Station Road for forty years and was not inconvenienced by the old Radyr Arms, and I do not envisage being inconvenienced by the establishment of a micro-pub. Station Road is becoming an increasingly vibrant area within the Radyr & Morganstown Community and this facility will enhance it further.
- This would be such a positive addition to building our community for the future. To have a social hub will allow all generations to meet and socialise. As the Members of our local associations have pointed out in various forms, we need the next generation to continue to make Radyr the vibrant village community we all enjoy. This new hub will provide that opportunity.

- I strongly believe a micro-pub facility would compliment the variety of other shops and restaurants along Station Road and would be of great benefit to the local community.
- You don't just make friends in pubs: you get to know people and feel part of the community.

We also note the following comments, made by persons who objected to the application:

- I live on Station Rd and we don't want a pub on our street. None of the residents have has any letter or information about this and we were not told about the meeting on Monday the 4th. All the support is from people who don't live on this street.
- Windsor Crescent residents have suffered from non-resident parking for some years and their concerns have gone unheard. If the current applications for planning and a premises license were granted, then my family would suffer from noise, disturbance and anti-social behaviour due to noise from the pub, accommodation of smokers, traffic, waste management, parking and disturbance of customers arriving/leaving.

It will be important to remember, therefore, that the micro pub is to be located within a residential area and, as such, arrangements should be put in place to ensure the minimum amount of disruption to those who live near the site (in terms of customer noise, increased pressure on parking, litter and the quiet operation of the pub). With these points in mind, the Community Council makes the following observations:

- the hours of opening requested in the planning application do not match the hours in the licensing application. The hours in the planning application were 12.00pm to 23.00pm from Monday to Saturday and 12.00pm to 22.00pm on Sunday - with slight adjustments and permission for music on Christmas and New Year's day. The hours in both applications should match - and the hours agreed to by the licensing authority should reflect the fact that the micro-pub will operate in a quiet, residential area
- no application was made to cater for clientele in the open area to the rear of the premises. If this is planned at any future stage, it should be the subject of another planning application. At that time, the Community Council would be keen to be assured that any use of the open area at the rear of the premises would not inconvenience local residents in an unacceptable way, especially with regard to customer noise.
- the council notes that local residents are worried about the prospect of a large number of empty bottles being poured into a skip late at night; if these concerns prove to be well founded, this should be referred to Cardiff Council's regulatory services.

In addition to the above comments, the Council notes that the applicant has claimed to have consulted the Community Council about the proposal - and to have received warm support. However, the Community Council has not discussed this with the applicant, nor has it been asked to do so.

Yours sincerely

Huw Jones
Vice Chair
Radyr and Morganstown Community Council