

PLANNING & TRANSPORTATION COMMITTEE

Llandudno Town Council
 Minutes of a meeting of Llandudno Town Council
 Held on Wednesday 1st February 2017
 Council Chamber, Town Hall, Lloyd Street, Llandudno

Those Present:

Cllr G J T Robbins – Chairman

Cllr Miss A O’Grady – Vice Chairman

Cllr Miss C Marubbi – The Mayor

Cllr P C Evans, JP

Cllr F Bradfield

Cllr Mrs J Jones

Cllr F Davies

Cllr I Turner

Cllr G I Davies

Mr P Smith, Assistant Engineer, Conwy CBC

78. APOLOGIES FOR ABSENCE

Cllr G Davies

Cllr Mrs D Good

Cllr T R Davies

Cllr Mrs M Wigzell

Cllr T Dewar

Cllr D Sutcliffe

Cllr B Evans

Absent:

Cllr Mrs P Hebron

79. DECLARATIONS OF INTEREST - CODE OF LOCAL GOVERNMENT CONDUCT

The following declarations of interest were declared:

Name:	Item:	Personal or Prejudicial
Cllr P C Evans, JP	83. Planning Application 0/43609, Venue Cymru, Promenade, Llandudno	Personal: Member of Conwy CBC, owner of the building concerned
Cllr I Turner	83. Planning Application 0/43558, Bay Marine Hotel, The Promenade, Llandudno	Personal: Employment issue

80. TO RECEIVE A PRESENTATION FROM MR PAUL SMITH, ASSISTANT ENGINEER CONWY CBC AND MEMBER OF THE ACTIVE TRAVEL TEAM ON ACTIVE TRAVEL ROUTES WITHIN CONWY

The Chairman welcomed Mr Paul Smith, Assistant Engineer, Conwy CBC to the meeting to give a presentation on Active Travel Routes within Conwy.

Mr Smith provided an overview of the Active Travel (Wales) Act, which had become law in Wales in 2013. The act made it a legal requirement for local authorities in Wales to continuously improve facilities and routes for walkers and cyclists (used as a generic term for non-car users including wheelchair and mobility scooter users) in towns. The aim of the act was to make it easier for people to travel around towns and access local amenities such as schools, shops and doctors’ surgeries and improve people’s health.

PLANNING & TRANSPORTATION COMMITTEE

He explained that the first stage had been to map existing routes within the County including Llandudno and identify where pedestrians and cyclists could travel from A to B easily and also highlight problem areas. For example, a route might be blocked by a lighting column or litter bin located in the centre of the footway, requiring the user to deviate around the obstacle. Local authorities were asked in the first instance to link neighbourhoods to local amenities by providing alternative options of travel to the car. Conwy CBC had received approval of its existing route mapping from the Welsh Government in August 2016.

Mr Smith outlined that Conwy CBC was currently in the process of consulting with various groups including Town and Community Councils to obtain feedback on existing routes and what improvements they would like to see. As part of this process, members of Conwy CBC's Active Travel Team had visited local schools. Parents and pupils had been asked to complete a questionnaire stating how they travelled to school, what problems they encountered on the journey and what scared them along the route. The data from the consultation exercise would be collated to identify areas for improvement along particular routes and assess where improvements were achievable.

Mr Smith explained that the Active Travel project was a 15-year programme and local authorities were required to make continuous improvements each year with funding provided on an annual basis by the Welsh Government.

Conwy CBC was also working with developers to plan active travel routes on new developments that would make it easier for pedestrians and cyclists, such as 3 metre wide footways/cycle paths.

Members expressed their support for the work being undertaken by Conwy CBC under the Active Travel Act. Concerns were raised about traffic problems in the vicinity of Ysgol John Bright on Maesdu Road and the difficulties of crossing the road experienced by those living on the Llandudno Hospital Estate. Mr Smith reported that Conwy CBC was intending to submit a bid for Welsh Government Road Safety Funding for the provision of an additional pedestrian crossing in the vicinity of Attlee Close to alleviate problems there.

Members enquired whether disability access groups had been consulted. Mr Smith confirmed that he was a member of the Conwy Access Board, which included representatives from a number of disability groups and organisations such as Blind Veterans UK had also been consulted directly. Members were asked to let the Active Travel Team know if they knew of a particular group that they considered should be consulted and Conwy CBC would arrange to contact them if they had not already done so.

Members also requested that the Active Travel Team look at the route between Ffordd Las and the Links roundabout as cars were often parked on the footway making it difficult for pedestrians to use the crossing.

Mr Smith confirmed that possible options to continue the cycle way along the length of Maesdu road were also being investigated. In addition, outside Craig-y-Don school had been identified as a problem area but the introduction of a 20 mph zone outside the school should reduce traffic problems there.

Thanks were expressed to Mr Smith for his excellent presentation and Mr Smith then left the meeting.

PLANNING & TRANSPORTATION COMMITTEE

81. MINUTES

The minutes of a meeting of the Planning & Transportation Committee held on Wednesday 4th January 2017 were approved and signed.

82. URGENT ITEMS

There were no urgent items

83. PLANNING APPLICATIONS

Planning applications submitted by Conwy County Borough Council were considered and in exercise of plenary powers, recommendations made thereon (Appendix A).

Cllr Miss A O'Grady asked that her abstention be recorded on planning application 0/43590

84. NOTIFICATION FROM CONWY COUNTY BOROUGH COUNCIL OF PLANNING APPLICATIONS DETERMINED

Notifications *were received* from Conwy CBC of applications determined between 02.01.17 and 29.01.17.

85. TO RECEIVE AN APPROVE RECOMMENDATIONS BY PLANNING SUB COMMITTEES

85.1 Transportation and Public Rights of Way, held 16th January 2017

IT WAS RESOLVED that the minutes of the Transportation and Public Rights of Way Sub Committee, held on the 16th January 2017, be approved and accepted.

86. ZEBRA CROSSINGS - NORTH WESTERN GARDENS

(Item referred from Community Services and Tourism Committee 15.11.17)

Members considered a request that Conwy CBC change the zebra crossings around North Western Gardens to pelican crossings to avoid the high build-up of traffic in the area.

The Chairman reported that he had contacted the Traffic and Network Manager at Conwy CBC regarding the build-up of traffic around North Western Gardens, who had responded that a number of improvements were planned to ease traffic congestion within the town, from the Section 106 funds to provide community and social infrastructure, which were available from the development of the retail parks. To date, more visible 'halos' had been installed on the zebra crossings on Vaughan Street and Mostyn Street to improve the safety of the crossings. Conwy CBC was also working on a project to change the junction layout at Vaughan Street/Mostyn Street/Mostyn Broadway but this was as yet unfunded. It was hoped this could be delivered once further Section 106 funds were released, on completion of the proposed further development of the retail parks.

IT WAS RESOLVED to write to Conwy CBC to ask if a change from zebra crossings to pelican crossings had also been considered in work to improve the junction between Vaughan Street/Mostyn Street/Mostyn Broadway

PLANNING & TRANSPORTATION COMMITTEE

87. TO DISCUSS CONCERNS REGARDING TRAFFIC CALMING AND CROSSINGS AROUND YSGOL JOHN BRIGHT

See minute 80 – Presentation on Active Travel Routes within Conwy

88. TO RECEIVE NOTICE OF PRE-APPLICATION CONSULTATION ON PROPOSED DEVELOPMENT, FORMER PENMORFA HOTEL, ABBEY ROAD, WEST SHORE, LLANDUDNO

Members discussed the proposed development for the site of the former Penmorfa Hotel at West Shore by Anwyl Homes. Members had been directed to view the plans for the development, which were available online, prior to the meeting.

It was noted that the proposed development would be discussed at a meeting of the Friends of West Shore to be held on Monday 6th February 2017.

Members considered that the proposed development was out of keeping with the existing street scene and a departure from the original proposed development for the site. In addition, members considered that the proposed plans were overbearing in size, would change the dynamic of the area and disrupt the views of the Great Orme Country Park, next to the site.

One member raised concerns about the number of apartments proposed for the site, that a development of 1 and 2 bedroom apartments would not serve local people's needs and a number of the apartments would potentially not be occupied full-time. In comparison, it was suggested that a number of older residents often vacated larger premises to smaller apartments such as those proposed for the development.

Members also raised concerns that the development would lead to an increase in traffic in the area and there was a lack of parking provision included in the proposals.

IT WAS RESOLVED *that Llandudno Town Council respond to the consultation on the proposed development of the former Penmorfa Hotel, Abbey Road, West Shore as follows:*

- *The Town Council considers that the current plans are overbearing in stature*
- *The overall appearance of the development is not in keeping with the existing streetscene and would have a detrimental impact on the Great Orme Country Park, adjacent to the site.*
- *Members also raised concerns about the lack of adequate parking provision for the site.*

89. CORRESPONDENCE/CONSULTATIONS

89.1 Notification from Conwy CBC of consultation LDP35 – Safeguarding Employment Supplementary Planning Guidance.

IT WAS RESOLVED *to write to Conwy CBC to confirm that members were in full support of the proposed guidance as outlined*

PLANNING & TRANSPORTATION COMMITTEE

- 89.2 Notification from Conwy CBC that they will no longer continue to send out planning application documents in paper format from 1st April 2017 was discussed and **IT WAS RESOLVED** *that members would discuss ways forward at the March 2017 meeting of the Planning & Transportation Committee*
- 89.3 Notification from Conwy CBC that the proposed disabled bay at 1 Alexander Road, Llandudno will not proceed due to the applicant moving house **was received**
- 89.4 Correspondence received from Arriva Trains Wales requesting support for Arriva Trains Wales application to the Office of Rail Regulation to extend their track access rights to allow continuation of direct services to Manchester Airport from North Wales beyond December 2017 was considered.

IT WAS RESOLVED *to write to the Office of Rail Regulation in support of Arriva Trains Wales application to extend their track access rights to allow continuation of direct services to Manchester Airport from North Wales.*

90. DATE OF NEXT MEETING

The date of the next meeting was confirmed as Wednesday 1st March 2017

IT WAS RESOLVED *that the meeting would start at 6.00pm, instead of the usual time of 6.30pm, to enable members to receive a demonstration of Conwy CBC's planning explorer as a possible means of viewing planning applications at meetings of the Planning & Transportation Committee, once paper applications were no longer received.*

PLANNING & TRANSPORTATION COMMITTEE

APPENDIX A

**SCHEDULE OF PLANNING APPLICATIONS AS SUBMITTED BY CONWY COUNTY BOROUGH
COUNCIL FOR THE RECOMMENDATIONS OF THE PLANS COMMITTEE OF LLANDUDNO TOWN
COUNCIL**

DATE OF MEETING – 1st February 2017

Number:	Proposal & Applicant/Agent:	Town Council Recommendation:
0/43557	Notice of Application for Planning Permission for Environmental improvement project including revised road layout, new and resurfaced footpaths, reconfiguration of carriageways, introduction of new landscaped areas, signage, creation of positive streetscapes and numerous community projects at Tre Cwm (Hospital) Housing Estate, Llandudno.	RECOMMEND APPROVAL subject to confirmation of consultation with residents of Cwm Howard Lane and Ewloe Drive
0/43558 Listed Building Consent	Notice of Application for Planning Permission for Interior remodelling and refurbishment of hotel accommodation (Listed Building Consent) at Bay Marine Hotel, The Promenade, Llandudno	RECOMMEND APPROVAL on the basis that the Conservation Officer's comments are conditioned if a permission is granted
0/43561	Notice of Application for Planning Permission to Crown lift and thinning out crowns on 2 no. oak trees, 3 no. pine trees, 2 no. ash trees. 1 no. birch tree and 7 no. sycamore trees at Tree Tops, Nant Y Gamar Road, Craig-y-Don, Llandudno.	RECOMMEND APPROVAL
0/43569	Notice of Application for Planning Permission for Display of 9 no. internally illuminated fascia signs and 3 no. internally illuminated hanging signs at Unit 10, Parc Llandudno, Conway Road, Llandudno.	RECOMMEND APPROVAL
0/43572	Notice of Application for Planning Permission for Revision of approved plans to listed building consent granted under code reference 0/40624 at The Washington, East Parade, Llandudno	RECOMMEND APPROVAL
0/43573	Notice of Application for Planning Permission for Variation of condition no. 2 of planning permission granted under code ref. 0/40623 (Provision of boundary wall/railings with gated access to existing	RECOMMEND APPROVAL

	car park at the rear of The Washington, provision of wall to East Parade boundary with floorscaping/landscaping works to forecourt, replacement of existing access ramp with new access ramp, re-painting to the exterior of The Washington, re-positioning of extraction flue and provision of uplighters to front elevation of the building.) to allow revision of approved plans at The Washington, East Parade, Llandudno.	
0/43575	Notice of Application for Planning Permission for Display of 1 no. non-illuminated free standing sign at 23 Trinity Square, Llandudno.	RECOMMEND APPROVAL subject to the height being reduced by 500 mm to match the height of the sign on adjacent property, as per the comments of the Conservation Officer
0/43582	Notice of Application for Planning Permission for Proposed Single Storey Rear Extension at 129 Upper Mostyn Street, Llandudno.	RECOMMEND REFUSAL on the grounds of insufficient parking for a commercial vehicle and clarification required regarding surface water drainage
0/43584	Notice of Application for Planning Permission for Erection of Garden Room (as required by condition 3 of planning permission 0/42435) for Plot 2 Dwelling at 100 Penrhyn Beach East, Penrhyn Bay, Llandudno.	RECOMMEND APPROVAL
0/43586	Notice of Application for Planning Permission for Erection of Detached Dwelling (revised scheme of minor changes to previous planning for Plot 2 – 0/42382) at 100 Penrhyn Beach East, Penrhyn Bay, Llandudno.	RECOMMEND APPROVAL
0/43589	Notice of Application for Planning Permission for Demolition of two rear stacks at 155 Upper Mostyn Street, Llandudno.	RECOMMEND APPROVAL
0/43590	Notice of Application for Planning Permission for Removal of conservatory and Proposed replacement conservatory with new lower terrace to front elevation (Listed Building Consent) at Belmont Hotel, 21 North Parade, Llandudno.	RECOMMEND APPROVAL in line with the Conservation Officer's comments
0/43591	Notice of Application for Planning Permission for	

	Proposed rear single storey extension, first floor extension and general alterations at Shaymel, 52 Bryniau Road, Llandudno.	RECOMMEND APPROVAL
0/43600	Notice of Application for Planning Permission for replacing existing Juliet Balcony with a 2.4 x 1.2 balcony, 2 nd Floor to the rear of the property at 8 Kennington Court, Lloyd Street, Llandudno.	RECOMMEND APPROVAL
0/43606 & 0/43607 Listed Building Consent	Notice of Application for Planning Permission and Listed Building Consent for glazed enclosure to the existing porch area at Kensington Hotel, 6 – 8 Neville Crescent, The Parade, Llandudno.	RECOMMEND APPROVAL in principle subject to the detail being acceptable to the Conservation Officer as per his email advice of 24 January 2017
0/43609	Notice of Application for Planning Permission for the installation of a radio base station comprising of 3 no pole mounted antennas mounted to the face of the host building. The installation of a rooftop equipment room and ancillary development thereto at Venue Cymru, Promenade, Llandudno.	RECOMMEND APPROVAL
0/43612 Listed Building Consent	Notice of Application for Planning Permission and Listed Building Consent for replacement of a temporary access ramp with a permanent stair platform lift at Llandudno Bay Hotel, 4-9 East Parade, The Parade, Craig-y-Don, Llandudno.	RECOMMEND APPROVAL
0/43619	Notice of Application for Planning Permission for replacement of a temporary access ramp with a permanent stair platform lift at Llandudno Bay Hotel, 4-9 East Parade, The Parade, Craig-y-Don, Llandudno.	RECOMMEND APPROVAL
0/43624	Notice of Application for Planning Permission for Certificate of existing lawful use of property as 8 no. self-contained holiday let flats at 3 Abbey Road, Llandudno.	RECOMMEND APPROVAL but condition that any future change of use from holiday let flats would require a further planning application