

PLANNING & TRANSPORTATION COMMITTEE

Llandudno Town Council
Minutes of a meeting of Llandudno Town Council
Held remotely by Zoom on Wednesday 2nd December 2020

Those Present:

Cllr G J T Robbins – Chairman

Cllr Miss A O’Grady – Vice-Chairman

Cllr Mrs C Beard

Cllr Mrs J Jones

Cllr F Bradfield

Cllr Miss C Marubbi

Cllr F Davies

Cllr I Turner

Mr J Farnaby, Development Manager Opus North

Mr T Andrews, Senior Account Executive BECG

Ms R Martin, Planning Consultant I D Planning

152. APOLOGIES FOR ABSENCE

Cllr A Bertola

153. DECLARATIONS OF INTEREST - CODE OF LOCAL GOVERNMENT CONDUCT

There were no declarations of interest.

154. TO RECEIVE A PRESENTATION FROM OPUS NORTH ON THE PRE-APPLICATION CONSULTATION FOR THE REDEVELOPMENT OF THE TUDNO CASTLE HOTEL, LLANDUDNO, TO PROVIDE UP TO 90 BEDROOM HOTEL, 1 RESTAURANT UNIT, 3 RETAIL/RESTAURANT UNITS AND 1 NO BUSINESS UNIT

The Chairman welcomed Mr J Farnaby, Development Manager Opus North, Mr T Andrews, Senior Account Executive BECG and Ms R Martin, Planning Consultation ID Planning to give a presentation on the redevelopment of the Tudno Castle Hotel.

Mr Farnaby explained the history of Opus North and Tudno Developments Ltd. Opus North was established in 2008 to bring forward high-quality leading development across the country, specialising in offices, industrial and retail development. The redevelopment of the Tudno Castle Hotel was being undertaken by Tudno Developments Ltd, which is part of Opus North, in a joint venture with Mostyn Estates Ltd.

Ms Martin provided an overview of the planning history of the development, which had received planning permission in 2014. Work had commenced in 2017 and the intention was to retain the original façade of the building. As work progressed it became apparent that the building was in a much poorer condition than first thought and in 2018 permission was granted for the demolition and rebuilding of the former Tudno Castle Hotel. Work commenced on construction of the new building in 2018 with the developer seeking to recreate the former façade like-for-like using original materials and the external works were now nearing completion. Since then, the requirements of the operator, Premier Inn had changed due to economic changes in the market and the new proposals include a reduction in the number of restaurants to 4, and an additional 27 bedrooms. The glazed entrance at the front of the hotel would also be removed. The developer and operator considered that these changes were essential to maintain the viability of the scheme

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and support the tourist industry in Llandudno.

A full Pre-Application Consultation programme was carried out for the initial proposals and was currently being undertaken for the changed application. The consultation period had been extended to 4th December 2020 to enable the developer to present its proposals to the Town Council's Planning & Transportation Committee.

Members congratulated Opus North on the development and expressed their appreciation of how the original facades of the Tudno Castle Hotel and other features such as the chimneys had been recreated from nothing. They were also pleased to see that the metal work had been retained. The metal work was the only original element that could be salvaged, and the developer had worked to ensure that its restoration was done considerately. Members suggested that other hoteliers, although they would be in competition with Premier Inn had also been complimentary about the build and considered that the hotel would be an asset to the town.

It was noted that a small extension to the rear was included on the plans and members queried its purpose. Mr Farnaby responded that the additional bedrooms had required a reconfiguring of the internal space on the ground floor due to the business model of Premier Inn having a standard set of rooms. The extension was to accommodate the spacing needed for one of the disabled rooms but would not protrude further than the existing footprint of the building. The developer agreed to forward the plan detailing the size and location of the extension.

Members raised whether any operators had been confirmed for the restaurant/retail units. Unfortunately, the original planned operators were no longer in business and due to the present economic climate, there were currently no firm offers for the units, but the developer expected the market to bounce back in 2021. Expressions of interest had been received and it was hoped that businesses would come forward to fill the units by the second or third financial quarters of 2021. Previously the approved planning permission was for restaurant units only, but the new proposals would also allow retail units providing more flexibility.

Employment prospects for local people at the new hotel, the type of cuisine to be served, the future ambition of the hotel and whether the restaurants would be franchised out were also raised. It was expected that the hotel would provide approximately 110 full time jobs. The type of cuisine to be served in the inhouse restaurant and the future ambition of the hotel would reside with Premier Inn. The other restaurants/retail units would have stand-alone operators.

Members enquired when the hotel would be ready to open. The developer was currently working through the planning process for the new plans and if approved it was hoped that the fitting out could take place in April. Work was being undertaken in parallel with the planning process on the detailed internal design for tender with the aim for it to be sent out the following week. It was hoped to hand over the hotel in August 2021, a timeframe which was agreeable to Premier Inn.

Members expressed their support that the development was still being progressed in the current economic climate and voiced interest in undertaking a tour of the hotel prior to opening. Members thanked Mr Farnaby, Mr Andrews and Ms Martin for attending the meeting and they then left.

IT WAS RESOLVED to respond to the planning pre-consultation for the redevelopment of the Tudno Castle Hotel, Llandudno that the Town Council was in support of the proposals to provide up to 90 bedroom hotel, 1 restaurant unit, 3 retail/restaurant units and 1 no business unit.

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155. MINUTES

155.1 It was resolved to approve and sign the minutes of a meeting of the Planning & Transportation Committee held on Wednesday 4th November 2020.

155.2 It was resolved to approve and sign the minutes of an Extraordinary meeting of the Planning & Transportation Committee held on Wednesday 25th November 2020.

156. URGENT ITEMS

There were none

157. 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 application 0/47896.

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

Notifications were received from Conwy CBC of applications determined between 19.10.20 and 29.11.20.

159. TO RECEIVE AND APPROVE RECOMMENDATIONS MADE BY PLANNING SUB COMMITTEES

IT WAS RESOLVED *that the minutes of the Transportation and Public Rights of Way Sub Committee, held on the 19th October 2020, be approved and accepted.*

160. CORRESPONDENCE/CONSULTATIONS

160.1 Notification from Planning Aid Wales of online training, 'Responding to Policy Consultation to be held on Wednesday 9th December 2020 was received.

160.2 Correspondence received from a member of the public regarding the road junction at Upper Mostyn Street, Church Walks and Ty Gwyn Road, Llandudno was discussed. The Town Council had been copied into correspondence to Conwy CBC, which proposed a reversal of the one-way system on the Promenade end of Church Walks at its junction with Ty Gwyn Road in order to prevent vehicles traversing the one-way system in the wrong direction, drivers making dangerous U-turns to travel back down Upper Mostyn Street, having to negotiate double parked delivery lorries in Upper Mostyn Street and having to drive partially into Church Walks to view oncoming traffic. It had also been suggested that CCTV be installed at the junction.

Members discussed that the one-way system should remain as at present as they did not consider that a reversal would solve the problems raised. Members also noted that this issue had been discussed previously and been raised by members with the Conwy CBC Highways. Conwy CBC had indicated that it would not consider changing the direction of the one-way system but had agreed to review the signage and road-marking with additional signage since installed and **IT WAS RESOLVED** *to respond restating the Council's previous comments.*

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160.3 Copy of correspondence from a member of the public in response to the consultation on the Awel y Môr Windfarm and copy of presentation slides from an online presentation by RWE Renewables on the windfarm proposals, held on Wednesday 18th November 2020, were discussed. Members considered that the correspondence received from a member of the public was very interesting.

Cllr I Turner gave a report on the presentation by RWE Renewables, which he had attended, explaining that the current consultation was the first stage and further consultation with stakeholders would be held in 2021. Cllr Turner had raised that he considered that it was highly likely that the windfarm would be approved and this view had been echoed by Mostyn Estates Ltd who had also attended the presentation. Those attending had been informed that if the windfarm were to go ahead coastal communities in the area would benefit from funding provided by the developer and it was hoped that Llandudno would be a beneficiary to mitigate the significant impact of the windfarm on the coastline and the tourism industry. It had also been suggested that the awarding of funding should be more strategic rather than the haphazard approach taken to draw down previous funding available from the Gwynt y Môr windfarm. A number of potential projects had been suggested including, the funding of charging points for electric vehicles and assistance to hotels and guesthouses to make their buildings more energy efficient.

Members restated their objection to the windfarm proposals but expressed agreement with the views put forward at the presentation that if it were to go ahead it was important that Llandudno benefit from investment to mitigate the impact. Members considered that the refurbishment of the paddling pool would be a potential project for investment from windfarm funding as had been suggested at the Finance & General Purposes Committee held on Friday 27th November 2020. Support for tidal power was also expressed.

Cllr C Marubbi left the meeting

160.4 Notification from the Welsh Government of an update to Technical Advice Note (TAN) 15 on flooding *was received*.

161. DATE OF NEXT MEETING

The date of the next meeting was scheduled for **Wednesday 6th January 2021** at 6.00pm

The Chairman thanked members for their contribution throughout the year and wished them a Happy Christmas and Best Wishes for the New Year. Members also expressed thanks to the Chairman.

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 – 2nd December 2020

Number:	Proposal & Applicant/Agent:	Town Council Recommendation:
0/47858	Notice of Application for Planning Permission for Renovations of dilapidated cottages (no's 6&7) to form an extension to existing cottage (no 5).	RECOMMEND APPROVAL subject to compliance with

	Previously approved (0/42292) at 5 Pant Y Wennol, Pantywennol, Craigside, Llandudno.	The conservation of Habitats & Species Regulations as per the biodiversity report by Clwydian Ecology
0/47866	Notice of Application for Planning Permission for Sun Room Extension at Far Horizon, Llys Helig Drive, Great Orme, Llandudno.	RECOMMEND APPROVAL
0/47867	Notice of Application for Planning Permission for Variation of condition no 2 of planning approval 0/45708 (Demolition of existing building (A1 use class) and the erection of a four storey apartment block to accommodate 16 affordable housing units together with alterations to existing vehicular access) to allow for the relocation of proposed bin & cycle stores to improve access to bin store & security of cycle storage at 21 Gloddaeth Street, Llandudno.	RECOMMEND APPROVAL
0/47868	Notice of Application for Planning Permission for Variation of conditon nos 2 (approved plans) & 6 (Materials) of planning approval 0/45313 (Demolition of dwelling, replacement dwelling and associated works.) at 32 Marine Road, Penrhyn Bay.	RECOMMEND APPROVAL
0/47872	Notice of Application for Planning Permission for New aluminium fascia sign with individually halo illuminated lettering and logo and new internally illuminated projecting sign at 11 Lloyd Street, Llandudno.	RECOMMEND APPROVAL
0/47896	Notice of Application for Planning Permission for Removal of condition no 17 of planning consent 0/24808 (Demolition of existing buildings and erection of new replacement Asda Store and petrol filling station (Phase 1) and non-food retail park (Phase 2), together with associated car parking, landscaping and highway improvements) to allow for deliveries to be made 24 hours a day, seven days a week at Asda, Conway Road, Llandudno.	RECOMMEND REFUSAL due to the impact on residents of large delivery vehicles arriving throughout the night and into the early hours of the morning
0/47901	Notice of Application for Planning Permission for Erection of new balcony to west elevation at 1 Glan Y Mor West Parade Llandudno.	RECOMMEND APPROVAL
0/47917	Notice of Application for Planning Permission for Proposed Change of Use of Tattoo Studio (SG) to Self- Contained Flat at 57 B, Mostyn Avenue, Craig Y Don, Llandudno.	RECOMMEND APPROVAL
0/47928 & 0/47929 Listed Building Consent	Notice of Application for Planning Permission for Single Storey Extension to the West Elevation at Upper Ground Floor Plan to extend the existing Dining Facilities, with roof terrace to provide means of escape from the bedrooms above with the inclusion of a spiral staircase at Lauriston Court	RECOMMEND APPROVAL

	Hotel, 11 North Parade, Llandudno.	
0/47942	Notice of application for Planning Permission for Change of use from Licensed Convenience Store A1 to - A3 Food and drink, installation of new shopfront and construction of raised seating area at front of building and the installation of external extraction flue at 145 Upper Mostyn Street Llandudno LL30 2PE Location: 145 Upper Mostyn Street Llandudno	RECOMMEND APPROVAL subject to the extractor flue being in compliance with regulations
0/47944	Notice of application for Planning Permission for Garage conversion to form additional living space at 30 Gloddaeth View Penrhyn Bay, Llandudno	RECOMMEND APPROVAL
0/47945	Notice of application for Planning Permission to Reduce 1 no. sycamore at 21 Trinity Square Llandudno	RECOMMEND APPROVAL subject to the timing of the works being within guidelines