

PLANNING & TRANSPORTATION COMMITTEE

Llandudno Town Council

Minutes of a meeting of Llandudno Town Council

Held on Wednesday 4th October 2017, Council Chamber, Town Hall, Lloyd Street, Llandudno

Those Present:

Cllr G J T Robbins – Chairman

Cllr Miss A O’Grady – Vice-Chairman

Cllr A W Bertola

Cllr D J Hawkins

Cllr Mrs C Beard

Cllr Miss C A Marubbi

Cllr F Bradfield

Cllr I Turner

41. APOLOGIES FOR ABSENCE

Cllr F Davies – The Mayor

Absent:

Cllr S R Hillman

Cllr Mrs J Jones

Cllr M J Pavey

Cllr M A Pearce

Cllr H T M Saville

42. DECLARATIONS OF INTEREST – CODE OF LOCAL GOVERNMENT CONDUCT

There were no declarations of interest

43. MINUTES

The minutes of a meeting of the Planning & Transportation Committee held on Wednesday 2nd September were approved and signed.

44. URGENT ITEMS

There were no urgent items.

45. 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 C Marubbi and Cllr Miss A O’Grady, asked that their abstention be recorded on planning application 0/44395

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

Notifications *were received* from Conwy CBC of applications determined between 28.08.17 and 24.09.17 including:

- Copy of approval notice on planning application 0/44109, Bon Dinas, 32 Ty Gwyn Road, Great Orme, Llandudno
- Copy of approval notice on planning application 0/44243, 20 Maenan Road, Llandudno

PLANNING & TRANSPORTATION COMMITTEE

Members expressed concern at the approval of planning application 0/44243, 20 Maenan Road, having recommended refusal on the grounds of lack of information contained within the application, that the application was retrospective and there had been a lack of consultation with/consideration for neighbouring properties.

The Conwy CBC planning officer's report on the application was read out and photographs showing the impact of the pergola on the neighbouring property were also circulated. Members expressed their strong disagreement with the case officer's report that the pergola was not considered to have a significant adverse impact upon the visual amenity of the locality and that whilst visible from the neighbour's outlook was not considered to be unduly dominant or obtrusive so as to have a significant detrimental impact on adjoining residential amenity. Members considered that the pergola was overbearing, obtrusive and appeared to overhang the adjoining property and ***IT WAS RESOLVED to write to ask Conwy CBC to explain how the above application came to be approved given the above concerns and to express disappointment that the Town Council's recommendation had not been listened to.***

47. CORRESPONDENCE/CONSULTATIONS

- 47.1 Notification from Conwy CBC of the withdrawal of planning application, 0/44268, Forest Hills, Pabo Lane, Bryn Pydew **was received**.
- 47.2 Notification from Conwy CBC of a bus consultation survey **was received**. Members were asked to respond individually to the survey and to circulate within their wards.
- 47.3 Correspondence received regarding concerns about traffic issues adjacent to the Beach Café, Glan Y Mor Road, Penhyn Bay was discussed. It was noted that a response had not yet been received from Conwy CBC to the Town Council's most recent letter raising concerns about traffic issues on Glan Y Mor Road and ***IT WAS RESOLVED to chase up a response and to include the additional concerns raised relating to the Beach Café.***
- 47.4 Notification from Conwy CBC of draft Traffic Regulation Order on proposed restrictions on waiting – Llandudno, Craig-y-Don and Penrhyn Bay was considered and ***IT WAS RESOLVED to respond that members were in full agreement of the proposed restrictions but were concerned about the displacement of vehicles that would otherwise park in these areas and would welcome a response on how Conwy CBC proposes to deal with this.***
- 47.5 Notification from Conwy CBC of the withdrawal of planning application, 0/44290, Pen Y Bryn Mawr, Bryn Pydew **was received**.
- 47.6 An e-petition from Cllr M Priestley asking the Welsh Government to revise their technical advice note (TAN 1) regarding 5 year land supply for housing developments was considered and ***IT WAS RESOLVED to respond that members were in full support of the e-petition***

48. DATE OF NEXT MEETING

The date of the next meeting was confirmed as Wednesday 1st November at 6.00 pm.

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 – 4th October 2017

Number:	Proposal & Applicant/Agent:	Town Council Recommendation:
0/43907 Additional Information	Additional Information for Notice of Application for Planning Permission for Retrospective alterations to track way to increase width via the importation of material at Tree Tops, Nant y Gamar Road, Craig-y-Don, Llandudno.	RECOMMEND APPROVAL
0/44145	Amended Plans/Additional information for demolition of existing Class A3 restaurant/drive-thru and erection of two Class A3 restaurants together with associated parking, servicing and landscaping at Mostyn Champneys Shopping Park, Charlotte Road, Llandudno.	RECOMMEND REFUSAL as the application does not comply with TAN 15 as per the comments of NRW and Environment Roads & Facilities. The Town Council also restates its previous comments that access to the proposed McDonalds from the service entrance on Charlotte Road, rather than the one proposed be considered
0/44343 & 0/44344 Listed Building Consent	Notice of Application for Planning Permission and Listed Building Consent to erect a covered canopy to existing external seating area to front of public house at The Queen Victoria, 4 Church Walks, Llandudno.	RECOMMEND REFUSAL as per the comments of the Conservation Officer
0/44356	Notice of Application for Planning Permission to change the basement restaurant into a car park for use by residents at The Parade, 3 Church Walks, Llandudno.	RECOMMEND APPROVAL
0/44361	Notice of Application for Planning Permission and Listed Building Consent for Installation of ramp to entrance at 1 Mostyn Street, Llandudno.	RECOMMEND APPROVAL but request that the ramp is of the minimum size to comply with DDA and that there should be minimal visual interference to the neighbouring property and that the design of the railings should reflect

		this. Also condition – there should be no advertising material on railings to block the visual site of the neighbouring property.
0/44369	Notice of Application for Planning Permission and Listed Building Consent for Installation of Bank of Ireland ATM with Reflective Advertising Collar surround at 101 Mostyn Street, Llandudno.	RECOMMEND APPROVAL
0/44376	Notice of Application for Planning Permission RBS are proposing to install New Cisco Wireless Access Points within the branch as part of this delivery; these devices provide access to wireless internet access within the site at 62 Mostyn Street, Llandudno.	RECOMMEND APPROVAL
0/44395	Notice of Application for Planning Permission for the installation of a new condenser and acoustic screen to the rear yard at The Co-operative Food Supermarket, 31-33 Mostyn Avenue, Craig-y-Don, Llandudno.	RECOMMEND APPROVAL but condition that the Public Protection Officer monitor sound levels so that there are no adverse effects on immediate neighbours
0/44398	Notice of Application for Planning Permission for Retrospective application for the change of use of premises from Retail (A1) to tearooms (A3) at The Lemon Tree Tearooms, 5 St George's Place, Llandudno.	RECOMMEND APPROVAL
0/44400	Notice of Application for Planning Permission for Minor alterations. Demolition of store and erecting a replacement. Landscaping. Renovation of interior spaces and finishes (Part retrospective) at Penrhyn Arms, Penrhynside, Llandudno.	RECOMMEND APPROVAL
0/44417	Notice of Application for Planning Permission to change the basement restaurant into a car park for use by residents (Listed Building Consent) at The Parade, 3 Church Walks, Llandudno.	RECOMMEND APPROVAL
0/44433 Listed Building Consent	Notice of Application for Planning Permission and Listed Building Consent for proposed demolition of Tudno castle Hotel and redevelopment to provide 63 bed hotel, 5 no restaurants units and 1 no business unit to include the recreation of the listed façade at the site of the Tudno Castle Hotel, Mostyn Broadway, Llandudno.	RECOMMEND APPROVAL
0/44439	Notice of Application for Planning Permission and New Garage at 12 Bryn Y Bia Road, Craigside, Llandudno	RECOMMEND APPROVAL