

PLANNING & TRANSPORTATION COMMITTEE

Llandudno Town Council
 Minutes of a meeting of Llandudno Town Council
 Held on Wednesday 4th November 2015
 Council Chamber, Town Hall, Lloyd Street, Llandudno

Those Present:

Cllr G J T Robbins – Chairman

Cllr Miss A O’Grady – Vice Chairman

Cllr F Bradfield – The Mayor

Cllr T Dewar

Cllr G Burchett

Cllr P C Evans, JP

Cllr F Davies

Cllr Miss C A Marubbi

Cllr G I Davies

Cllr Mrs J Jones

Cllr T R Davies

Cllr Mrs M Wigzell

51. APOLOGIES FOR ABSENCE

Cllr G Davies

Cllr Mrs J E Haworth, AM

Cllr B Evans

Cllr D N Sutcliffe

Cllr Mrs D Good

52. DECLARATIONS OF INTEREST – CODE OF LOCAL GOVERNMENT CONDUCT

The following declarations of interest were declared:

Name:	Item:	Personal or Prejudicial
Cllr G Burchett	53. Planning Application 0/42178	Personal: Personal friend of applicant
Cllr F Bradfield	59.4. Correspondence/Consultations - Meeting arranged to discuss objections received to proposed parking restrictions, Craig-y-don Parade	Personal: Chair of Amalfi Court Management Ltd. Whose residents and visitors park on the Parade

53. MINUTES

The minutes of a meeting of the Planning & Transportation Committee held on Wednesday 7th October 2015 were approved and signed.

54. URGENT ITEMS

There were no urgent items

55. PLANNING APPLICATIONS

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

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

Notifications *were received* from Conwy CBC of applications determined between 28.09.15 and 25.10.15 including copy of approval notice on application 0/41975, 10 Gloddaeth Street, Llandudno

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

57.1 Transportation and Public Rights of Way Sub Committee, held 19th October 2015 including Schedule of Walks Programme for October to November 2015

With reference to minute 5.1.2, Bus shelter on Vicarage Road further correspondence had been subsequently received from the resident and Conwy CAB indicating that the resident's key concern, the proximity of the bus shelter to the property's boundary hedge had not been addressed. It was reported that Conwy CBC had indicated that the shelter might practically be moved to the kerbside, if a 0.4 metre clearance permitted and the cost would be in the region of £1,000 excluding traffic management costs.

IT WAS RESOLVED to progress the relocation of the shelter to the kerbside in consultation with Conwy CBC.

With reference to minute 5.2, Updates on bus services, members were informed that there had been some recent changes to bus services, affecting the No 14, 15 19 and 26 routes. The No 15 service now becomes the No 19 Service at Conwy and therefore, passengers wanting to travel to Llanrwst or Betws-y-Coed would need to catch the service at Llandudno. The route of the 26 service had also been changed to travel up Trinity Avenue via Llandudno Railway Station. Concerns had been raised about the lack of a bus stop by Cysgod Y Gogarth and a temporary bus stop would be arranged by Conwy CBC to address this.

58. CORRESPONDENCE/CONSULTATIONS

58.1 Notification of consultation by the Welsh Government on changes to national retail planning policy and guidance – chapter 10 of planning Policy Wales and Technical Advice Note 4 was discussed and ***IT WAS RESOLVED to respond that Conwy CBC was more qualified to respond to the consultation, as it was responsible for setting planning policy within the Town.***

58.2 Notification from Conwy CBC of a review of parking within Conwy and seeking the views of the Town Council on parking provision at the Dale Road Car Park, West Shore was discussed, with members raising that the car park was used mainly for leisure and tourism purposes. Members commented on a lack of signage and lighting, although only occasional complaints were received and that increased tariffs would result in reduced usage of the car park and cause congestion in a residential area and ***IT WAS RESOLVED to respond appropriately to the consultation raising the above points.***

58.3 Email correspondence received from Mostyn Estates Ltd in response to correspondence from the Town Council enclosing the findings from the scheduled walks undertaken by members to inspect buildings in Mostyn Street for signs of deterioration, was discussed. Mostyn Estates Ltd had suggested that it might be beneficial for the Town Council to address its concerns directly to the occupiers of the buildings in addition to Mostyn Estates.

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It was suggested that a simple form be drafted, which could be used to note down signs of deterioration and forwarded to the occupiers. It was raised that the responsibility for building maintenance often rested with large companies based outside Llandudno, and perhaps, therefore, the Town Council's concerns would be better addressed to them rather than local managers.

Members also raised concerns regarding the continued deterioration of the Tudno Castle Hotel and **IT WAS RESOLVED** *to agenda this as an item for the next meeting of the Planning and Transportation Committee.*

58.4 Notification from Conwy CBC of a meeting arranged on 6th November 2015 to discuss objections received to the Proposed Parking Restrictions, Craig-y-Don Parade **was received**. It was noted that the Town Council had objected to the proposals on the grounds of loss of amenity for residents and holiday makers. The Mayor and Chairman would attend the meeting on behalf of the Town Council.

58.5 Correspondence from the Llandudno Hospitality Association in support of the electrification of the rail line from Crew to Holyhead and calling for greater frequency of trains directly from North Wales to Manchester Airport **was received**.

58.6 Correspondence from Conwy CBC regarding winter gritting and asking the Town Council to consider storing 1 tonne of rock salt for use within the community **was received**. It was noted that additional information had been requested from Conwy CBC regarding the proposal.

58.7 Notification from Conwy CBC of consultation under the Active Travel Wales Act 2013, making it a legal requirement for local authorities in Wales to map and create fully integrated networks **was noted**. The consultation would be an agenda item on the December meeting of the Planning and Transportation Committee.

58.8 Members discussed correspondence received from Penmaenmawr Town Council regarding a meeting to be held in at Pemaenmawr Town Council offices, on Thursday 5th November 2015, to look at the impact of the A55 roadworks between Penmaenmawr and Conwy and **IT WAS RESOLVED** *that Cllr Mrs Myra Wigzell would attend the meeting on behalf of the Town Council.*

59. DATE OF NEXT MEETING

The date of the next meeting was confirmed as Wednesday 2nd December 2015.

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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 November 2015

Number:	Proposal & Applicant/Agent:	Town Council Recommendation:
0/42096	Notice of Application for Planning Permission for Replacement of dwelling at Ryecroft Cottage, Roumania Crescent, Craig-y-Don, Llandudno.	RECOMMEND APPROVAL
0/42098	Notice of Application for Planning Permission for Change of use of rear section from Class B2 (motor vehicle and repair centre) to a class D2 (fitness centre) at Central House, Central Place, Llandudno.	RECOMMEND APPROVAL
0/42104	Notice of Application for Planning Permission for Redevelopment of Land for the Erection of 18 no Apartments and associated works at Llandudno Youth Centre, Trinity Avenue, Llandudno.	RECOMMEND REFUSAL on the grounds that the application does not comply with LDP and SPG guidance on good design and parking standards (DP/1, DP/3, LDP/09 Design SPG and LDP STR/1, STR/2) and TAN 15 acceptability criteria for construction in a C1 flood zone. The Town Council would welcome a revised application in line with LDP and TAN 15 guidance
0/42109 & 0/42110 Listed Building Consent	Notice of Application for Planning Permission and Listed Building Consent for New ATM, replacing of existing ATM – ATM room door and frame to interview room, decorative door architraves both sides, handrail and decorative wall panelling to staircase wall on banking hall side to interview room to be temporarily removed to allow ATM transit at	RECOMMEND APPROVAL

	62 Mostyn Street, Llandudno.	
0/42118	Notice of Application for Planning Permission for Change of use from Hairdressers to Dental surgery at 22 Augusta Street, Llandudno.	RECOMMEND APPROVAL
0/42119	Notice of Application for Planning Permission for Extension to dwelling at 17 Bryn View Road, Penrhyn Bay, Llandudno.	RECOMMEND APPROVAL
0/42122	Notice of Application for Planning Permission for Proposed balustrade and hard landscaping to the Brig y Don Hotel, Gloddaeth Crescent, The Parade, Llandudno.	RECOMMEND REFUSAL on the grounds of loss of soak away due to the additional hard landscaping and lack of information regarding the seating area
0/42131	Notice of Application for Planning Permission for Repainting of hotel (Permitted Development Works Withdrawn by the Llandudno Conservation Area Article 4 Direction) at Nuneham House, 12 South Parade, Llandudno.	RECOMMEND APPROVAL
0/42132	Notice of Application for Planning Permission for Repainting (Permitted Development Works Withdrawn by the Llandudno Conservation Area Article 4 Direction) at Somerset Hotel, St Georges Crescent, The Parade, Llandudno.	RECOMMEND APPROVAL
0/42133	Notice of Application for Planning Permission for Internal alterations to take out existing walls to form extension to ball room, new reception and dining room facilities and additional toilet facilities alterations of 6 no bathroom facilities to first, second and third floors (Listed Building Consent) at Somerset Hotel, St Georges Crescent, The Parade, Llandudno.	RECOMMEND APPROVAL
0/42135	Notice of Application for Planning Permission for Removal of 1 no. eucalyptus tree at 14 Chapel Street, Llandudno.	RECOMMEND APPROVAL
0/42141	Notice of Application for Planning Permission for Construction of residential amenity building for plant potting, log store and tool store at Tan y Bryn Cottage, Nant y Gamar Road, Craig-y-Don, Llandudno.	RECOMMEND APPROVAL
0/42143	Notice of Application for Planning Permission for Proposed new door to existing bin store at 1 Mostyn	RECOMMEND

	Street, Llandudno.	APPROVAL
0/42145	Notice of Application for Planning Permission for Construction of garage and building operations (part retrospective) at Parc Bungalo, St Tudno's Road, Great Orme, Llandudno.	RECOMMEND APPROVAL
0/42154	Notice of Application for Planning Permission for Proposed demolition of existing single storey extension and replacement with new single storey extension at Sea View, 106 Glan y Mor Road, Penrhyn Bay.	RECOMMEND APPROVAL
0/42157	Notice of Application for Planning Permission for Renewal of planning permission granted under code reference 0/39372 (Renewal of planning permission granted under code reference 0/36511 (Erection of Dwelling and Construction of Means of Access (Outline Application)) on Land adjacent to Trem y Gloddaeth, Glanwydden, Llandudno Junction.	RECOMMEND APPROVAL
0/42159	Notice of Application for Planning Permission for Extension and conversion of garage at 136 Queen's Road, Craig-y-Don, Llandudno.	RECOMMEND APPROVAL subject to the comments of Natural Resources Wales
0/42161	Notice of Application for Planning Permission for Repainting (Permitted Development Works Withdrawn by the Llandudno Conservation Area Article 4 Direction) at Imperial Hotel, The Promenade, Llandudno.	RECOMMEND APPROVAL
0/42167	Notice of Application for Planning Permission for removal of condition no 3 of planning permission 0/37261 (1. Change of use of Retail Shop to Restaurant and Take-Away 2. External Alterations – Rear Yard – Flue Installation 3. Use of area under canopy – table and chairs for dining) to allow for the material change of use of premises to use as retail shop (Class A1) at 135 Upper Mostyn Street, Llandudno, LL30 2PE	RECOMMEND APPROVAL
0/42172	Notice of Application for Planning Permission for Proposed Extension & Alterations at 42 Morfa Road, Penrhyn Bay, Llandudno.	RECOMMEND APPROVAL subject to approval from Dwr Cymru regarding drainage

0/42173 & 0/42174 (Listed Building Consent)	Notice of Application for Planning Permission and Listed Building Consent for Demolition of existing timber built covered walkways to provide new accessible access linking the various school buildings at St Davids College, Wormhout Way, Llandudno.	RECOMMEND APPROVAL of the demolition of the existing timber built covered walkways but RECOMMEND REFUSAL of the new accessible access as members consider that the design does not comply with the DDA requirements.
0/42178	Notice of Application for Planning Permission for Display of 1 no. non illuminated pole mounted sign at 22 Trinity Square, Llandudno.	RECOMMEND REFUSAL but minded to approve a revised application if it complies with the comments of the Conservation Officer
0/42179	Notice of Application for Planning Permission for Removal of existing pvc fixed windows on ground floor and replace with pvc windows with top openers at 1 Stephen Street, Llandudno.	RECOMMEND REFUSAL as the application is factually incorrect and contradictory, in particular the existing windows are wood
0/42182	Notice of Application for Planning Permission for Construction of two storey pitched roof extension to side of existing dwelling at 92 Llanrhos Road, Penrhyn Bay, Llandudno	RECOMMEND APPROVAL