

PLANNING & TRANSPORTATION COMMITTEE

Llandudno Town Council
 Minutes of a meeting of Llandudno Town Council
 Held on Wednesday 5th February 2020, 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

Cllr Miss C A Marubbi

Cllr F Davies

Cllr I Turner

Cllr Mrs J Jones

71. APOLOGIES FOR ABSENCE

Cllr Mrs C Beard

Cllr A Bertola

72. DECLARATIONS OF INTEREST – CODE OF LOCAL GOVERNMENT CONDUCT

There were no declarations of interest

73. MINUTES

The minutes of a meeting of the Planning & Transportation Committee held on Thursday 2nd January 2020 were approved and signed.

74. URGENT ITEMS

There were none.

75. PLANNING APPLICATIONS

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

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

Notifications were received from Conwy CBC of applications determined between 30.12.19 and 26.01.20 including:

- Copy of approval notice on planning application 0/46876, The Old Post Office, 14 Vaughan Street, Llandudno.
- Copy of refusal notice on planning application 0/46885, Asda Supermarket, Conway Road, Llandudno.
- Copy of refusal notice on planning application 0/46904, 55 Mostyn Street, Llandudno.

77. 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 20th January 2020, be approved and accepted.

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78. CORRESPONDENCE/CONSULTATIONS

- 78.1 Correspondence received from a visitor regarding the shortage of parking facilities at hotels and the high cost of parking on the Promenade was discussed. It was noted that free parking was available from 4.00pm on the Promenade and that a number of hotels/guest houses provided concession permits for their guests, although this did not guarantee that a space would be available. Members considered, however, that Conwy CBC and hotels should be encouraged to provide more concession parking on the Promenade for visitors and **IT WAS RESOLVED** *to respond that members had noted the points raised and to forward the correspondence to Conwy CBC and Llandudno Hospitality Association.*
- 78.2 Correspondence received from members of the public regarding the parking of motorhomes and commercial vehicles on Carmen Sylva Road, Llandudno was considered. Members noted that as there were no parking restrictions in this area, it was not an offence for such vehicles to park on the highway, if they had valid tax, insurance and MOT documents. If the vehicles were causing an obstruction or danger to other road users, this should be reported to the police. Members considered that the issues raised were outside the jurisdiction of the Town Council.
- 78.3. Notification from the Welsh Government of proposals to make an amendment Order to the Sustainable Drainage Systems (SUDS) Order 2018 following an omission was received.
- 78.4 Notification of pre-planning consultation by Lane End Developments Construction Ltd for the proposed development of 89 residential dwellings, Land off Builder Street. Members discussed this in detail, having seen the plans, and expressed strong concerns.

IT WAS RESOLVED *that Llandudno Town Council respond to the consultation on the proposed development for 89 residential dwellings on land off Builder Street, Llandudno as follows:*

- *The Town Council has grave concerns regarding the density of the housing proposed for this site.*
- *Concerns were raised regarding the impact of the development on the highway. In particular, the unsuitability of the proposed vehicular access from Builder Street due to the narrowness of the road, the high volume of traffic at certain times of day and also that the development would lead to increased congestion on Oxford Road and Builder Street and at the T-Junction of Oxford Road, Augusta Street and Vaughan Street.*
- *The development would have a detrimental impact on businesses adjacent to the site through loss of parking and potentially complaints about noise from residents.*
- *The Town Council was not convinced that the development would be deliverable under the proposed new Welsh Government Tan 15 regulations on Development and Flood Risk.*
- *The Transport Assessment states that "there are no approved developments which would generate additional development traffic in the study area" (Page 33 Para 6.5.1 Transport Assessment, Part 1). This is incorrect as planning approval has been granted for the development of residential apartments at the Nevill Hotel, Vaughan Street and there are potential proposals for the development of the adjacent former Social*

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Services building site.

- 78.5 Notification from Conwy CBC of Planning Committee Site visits to be held on Tuesday 11th February 2020 *was received*. This included planning applications 0/46988 & 0/46989, Old Board School, Lloyd Street. It was noted that the Chairman would be attending the site visits.
- 78.6 The newsletter for Conwy CBC's Replacement Local Development Plan (RDLP) *was received*.

79. DATE OF NEXT MEETING

The date of the next meeting was scheduled for **Wednesday 4th March 2020** at 6.00pm

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 – 5th February 2020

Number:	Proposal & Applicant/Agent:	Town Council Recommendation:
0/46178 Amended Plans / Additional Information	Amended Plans/Additional Information for Notice of Application for Planning Permission for Proposed Extension & Alterations to Beach Café, West Parade, Llandudno.	RECOMMEND APPROVAL
0/46975	Notice of Application for Planning Permission for the installation of 1 no free standing internally illuminated totem pole at McDonald's Restaurant, Mostyn Champneys Retail Park, Charlotte Road, Llandudno.	RECOMMENDED APPROVAL (recommendation submitted prior to meeting due to submissions needing to be returned prior 5th February)
0/46982	Notice of Application for Planning Permission for Extension to front and side at 13 Bodnant Road, Llandudno.	RECOMMEND APPROVAL
0/46988 & 0/46989 (Listed Building Consent)	Notice of Application for Planning Permission and Listed Building Consent for Removal of extensions to front and rear of building added in 1937 and internal strip out of modern interventions at Old Board School, Lloyd Street, Llandudno.	RECOMMEND APPROVAL
0/46990	Notice of Application for Planning Permission for Proposed conversion of former chapel into 1 no. dwelling, together with the creation of a curtilage and other associated development at Anion Welsh Baptist Chapel, Waun Road, Glanwydden.	RECOMMEND APPROVAL

0/47011	Notice of Application for Planning Permission to build an extension to the rear of the existing property to include kitchen/dining room and orangery at 7 Gwynant Court, Llandudno.	RECOMMEND APPROVAL
0/47017	Notice of Application for Planning Permission for Proposed Single Storey Extension to Front and Rear of Dwelling and Erection of Car Port at 12 Penrhyn Close, Penrhyn Bay.	RECOMMEND APPROVAL
0/47023	Notice of Application for Planning Permission for Two storey extension to dwelling at 10 Vicarage Avenue, Llandudno.	RECOMMEND APPROVAL
0/47025	Notice of Application for Planning Permission for Addition to existing holiday lets accommodation with provision of cabin at Pen Y Bryn Mawr, Pen Y Bryn Road, Bryn Pydew, Llandudno Junction.	RECOMMEND REFUSAL due to lack of Highway information provided as per Highways comments
0/47026	Notice of Application for Planning Permission for Proposed demolition of existing conservatory and replacement with new extension at South View, 3 Garden Drive, Penrhyn Bay.	RECOMMEND APPROVAL
0/47050 & 0/47051 (Listed Building Consent)	Notice of Application for Planning Permission and Listed Building Consent for Proposed ramped entrance and new door opening to front elevation of White Heather Hotel, Llandudno	RECOMMEND APPROVAL