

PLANNING & TRANSPORTATION COMMITTEE

Llandudno Town Council
 Minutes of a meeting of Llandudno Town Council
 Held on Wednesday 6th April 2016
 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 P C Evans, JP

Cllr F Davies

Cllr Miss C Marubbi

Cllr G Davies

Cllr D Sutcliffe

Cllr GI Davies

Cllr Mrs M Wigzell

Cllr T R Davies

94. APOLOGIES FOR ABSENCE

Cllr G Burchett

Cllr Mrs D Good

Cllr T Dewar

Cllr Mrs J Jones

Cllr B Evans

95. 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	98. Planning Application 0/42622. St Paul’s Church, Craig-y-Don	Prejudicial: Church warden of church subject of application
Cllr GI Davies	98. Planning Application 0/42569, Pen Y Cae, Pendre Road, Penrhynside	Personal: Known to the applicant

96. MINUTES

With reference to minute 87, recommendations on Planning Applications listed in Appendix A, it was noted that the recommendation for application 0/42430, Williams & Glyn, Mostyn Street, should have referred to St John’s Church not St Paul’s Church.

The minutes of a meeting of the Planning & Transportation Committee held on Wednesday 3rd February 2016 as amended were approved and signed.

97. URGENT ITEMS

There were no urgent items

98. PLANNING APPLICATIONS

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

Cllr P C Evans, JP declared an interest and left the room whilst planning application 0/42622 was considered, returning after.

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

Notifications *were received* from Conwy CBC of applications determined between 29.02.16 and 27.03.16 including:

- Copy of approval notice on application 0/42376, 2 Abbey Road, Llandudno
- Copy of approval on planning application 0/42382, 100 Penrhyn Beach Eat, Penrhyn Bay

100. TO DISCUSS PLANNING APPLICATIONS FOR CHANGE OF USE FROM GUEST ACCOMMODATION TO RESIDENTIAL ACCOMMODATION IN LIGHT OF RECENT PLANNING APPLICATIONS FOR CHANGE OF USE RECEIVED FOR 2 ABBEY ROAD AND WESTDALE, 37 ABBEY ROAD

Members raised concerns that the planning application for change of use from guest accommodation to residential accommodation at 2 Abbey Road had been decided at Planning Officer level rather than by Conwy CBC's Planning Committee, even though the planning application was contrary to the Conwy Local Development Plan (LDP). They were also concerned that a similar planning application for change of use, Westdale Guesthouse at 37 Abbey Road would be agreed at Planning Officer level, as a precedent had already been set through the granting of planning permission for the 2 Abbey Road application. Members considered that granting permission in such cases would lead to a loss of bed space within Llandudno and potentially change the character of the town, as a result of ongoing change from guest accommodation to low range rental/bedsit accommodation.

IT WAS RESOLVED that the Chairman would write to Conwy CBC querying the granting of planning permission on applications for change of use from guest accommodation to residential accommodation, as they were contrary to the Conwy LDP, and raising concerns about the loss of bed space within Llandudno and the potential change to the character of the town.

IT WAS FURTHER RESOLVED to request that Conwy CBC review its system of delegation in that certain Planning Applications could be decided at Planning Officer level, and suggesting that in the case of a submitted planning application being contrary to the LDP, the application should be put before Conwy CBC's Planning Committee for decision.

101. CORRESPONDENCE/CONSULTATIONS

101.1 Correspondence from the Chief Executive of Conwy CBC in response to a letter from the Town Council regarding a lack of consultation by Conwy CBC was discussed. Members were asked to report examples of where the Town Council had not been consulted by Conwy CBC so that they could be forwarded to the Chief Executive to look into.

101.2 Email correspondence from the Leader of Conwy CBC in response to a letter from the Town Council regarding Conwy CBC's Car Parking Charges Strategy Review **was received**. It was noted that Conwy CBC had now established a task and finish group to consider the recommendations of the Car parking Strategies Review taking account of the concerns raised.

101.3 Notification from Conwy of notice of appeal on application 0/41781, land adjacent to Isallt, Bryn Pydew Road, Llandudno Junction **was received**.

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- 101.4** Consultation by the Welsh Government on proposed changes to Planning Policy Wales, chapter 6: The Historic Environment. It was noted that the closing date for the consultation was 13th June 2016 and **IT WAS RESOLVED** *to refer the consultation to the May meeting of the Planning & Transportation Committee to allow members more time to consider the consultation documents.*
- 101.5** Proposals by Conwy CBC to introduce on street disabled parking bays in Arvon Avenue, Alexandra Road and Norman Road were discussed and **IT WAS RESOLVED** *to write to Conwy CBC confirming that the Town Council had no objections to the proposals.*
- 101.6** The minutes of the meeting of the Llandudno Car Parking Forum held on Wednesday 9th March 2016 **were received.**
- 101.7** Email correspondence from Conwy CBC regarding the Town Council's response to the consultation on the proposed Local Validation List for Conwy CBC **was received.**
- 101.8** Email correspondence forwarded by Conwy CBC regarding a book commissioned by Amberley books 'Conwy & District in 50 buildings' **was received.**
- 101.9** Email correspondence regarding parking for the Victorian Extravaganza **was received.**

102. DATE OF NEXT MEETING

The date of the next meeting was confirmed as Wednesday 4th May 2016 at 6.30 pm.

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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 – 6th April 2016

Number:	Proposal & Applicant/Agent:	Town Council Recommendation:
0/42516	Notice of Application for Planning Permission for Extension to provide front porch and alterations to existing dwelling at 6 Emery Down, Craig-y-Don, Llandudno.	RECOMMEND APPROVAL
0/42518	Notice of Application for Planning Permission for Sub-division of Unit 4 and installation of a full cover mezzanine floor to each, to create two units (Unit 4a and 4b) of 372sqm each, and associated external alterations at Parc Llandudno, Conway Road, Llandudno.	RECOMMEND APPROVAL
0/42531	Notice of Application for Planning Permission for Variation of condition numbers 2, 4, 5 and 6 of planning permission granted under code ref 0/34690 (Conversion of 1 st Floor Retail Unit into 2 No Self Contained Apartments and replacement of 2 doors with 2 windows) and amendment of approved drawings of planning permission code ref. 0/30829 (Alterations to shop frontage, conversion of 2 nd , 3 rd and 4 th floors to create 6 no. self-contained apartments) to allow amendment to internal layout and provide details for retention of historical features, sub-division of front window and proposed master bedroom windows (retrospective application) at Harmony House, St Georges Place, Llandudno.	RECOMMEND APPROVAL but raise concerns that the application is retrospective
0/42532 Listed Building Consent	Notice of Application for Planning Permission for Proposed conversion of first, second, third and fourth floors to 8 no self contained apartments (Amendment of apartment floor layouts previously consented under application nos 0/34691 & 0/30879 protection of internal historical features and revision of window details) (Listed Building	RECOMMEND APPROVAL

	Consent) at Harmony House, St Georges Place, Llandudno.	
0/42539 & 0/42540 Listed Building Consent	Notice of Application for Planning Permission for Replacement of an existing non standard roof light with a flat roofed dormer window at Glan Y Mor Hotel, 2 Craig-y-Don Parade, Llandudno.	RECOMMEND APPROVAL
0/42553	Notice of Application for Planning Permission for Proposed dormer extension within the roof space at 45 Rhuddlan Avenue, Llandudno.	RECOMMEND APPROVAL
0/42557	Notice of Application for Planning Permission for Amended scheme to that approved under 0/41993 (The addition of a staircase to improve circulation within an existing Grade II Listed 6 bedroom Victorian hotel) at Osbourne House, 17 North Parade, Llandudno.	RECOMMEND APPROVAL
0/42558 (Listed Building Consent)	Notice of Application for Planning Permission for Amended scheme to that approved under 0/41994 (The addition of a staircase to improve circulation within an existing Grade II Listed 6 bedroom Victorian hotel. (Listed Building Consent)) at Osbourne House, 17 North Parade, Llandudno.	RECOMMEND APPROVAL
0/42564	Notice of Application for Planning Permission for Proposed detached domestic garage at Gorsehill, 28 Bryn-y-Bia Road, Craigside, Llandudno.	RECOMMEND APPROVAL
0/42567	Notice of Application for Planning Permission for Proposed extension and alterations at Pyllau Farm, Pyllau Road, Great Orme, Llandudno.	RECOMMEND APPROVAL
0/42569	Notice of Application for Planning Permission for Proposed new dwelling and garage (renewal application code reference 0/37629) at Pen Y Cae, Pendre Road, Penrhynside, Llandudno.	RECOMMEND APPROVAL
0/42570	Notice of Application for Planning Permission for Conversion of former guest house to 8 no. self contained apartments, including erection of single-storey rear extension, balconies and the associated access doors at Westdale, 37 Abbey Road, Llandudno.	RECOMMEND REFUSAL on the grounds that the application is contrary to policy TOU1/TOU2 and policy 19 of the LDP. The application would also lead to a loss of bed space in the primary holiday letting zone, and potentially change the character of

		Llandudno as a direct result of ongoing change from holiday accommodation to low range rental/bedsit accommodation
0/42572	Notice of Application for Planning Permission for Proposed repairs, renovations and internal alterations to the existing dwelling and outhouses, demolition of pre-fabricated garage, formation of new vehicular parking area to the rear of the property & associated works at Merville, 22 North Parade, Llandudno.	RECOMMEND APPROVAL
0/42574 & 0/42575 Listed Building Consent	Notice of Application for Planning Permission and Listed Building Consent for Change of use of the shop from A1 (retail) to A2 (beauty parlour). (Retrospective Application) at 3B Vaughan Street, Llandudno.	RECOMMEND APPROVAL but raise concerns that the application is retrospective
0/42593	Notice of Application for Planning Permission for Variation of conditions 8, 10 and 11 of planning permission 4/21/CON/1064.G (Shopping centre, extension to existing library and multi-storey car park over.) to allow for the use of part of the retail centre for food retailing at Victoria Centre, Llandudno.	RECOMMEND APPROVAL
0/42613	Notice of Application for Planning Permission to erect a single storey pre-fabricated composting toilet with a mono pitched roof, Cwm Howard Allotment Gardens, Cwm Howard Lane, Llandudno	RECOMMEND APPROVAL subject to satisfactory porosity test for the soakaway
0/42614	Notice of Application for Planning Permission for change of use of first floor from B1 use to consulting room for registered Chiropractor at First Floor, Aberconwy House, 1 Trinity Square, Llandudno.	RECOMMEND APPROVAL
0/42615	Notice of Application for Planning Permission for Display of 1 no non illuminated pole mounted sign 22 Trinity Square, Llandudno.	RECOMMEND APPROVAL
0/42617	Notice of Application for Planning Permission for Display of 1 no non illuminated fascia sign, 4 no internally illuminated fascia signs and 2 no internally illuminated hanging signs, Marks and Spencers, 61 Mostyn Street, Llandudno.	RECOMMEND APPROVAL in principle but ask to clarify if externally illuminated signs can be employed

		as per Conservation Officer's comment on previous application by Williams and Glynne (RBS) bank which is in the same building
0/42622	Notice of Application of Planning Permission for Removal of 1 no. Sycamore Tree and 2 no. Poplar Trees at St Paul's Church, Craig-y-Don, Llandudno.	RECOMMEND APPROVAL
0/42633	Notice of Application for Planning Permission for Side Extension to increase the cooking area of an existing takeaway sandwich shop at 5 Trafford Park, Penrhyn Bay, Llandudno.	RECOMMEND APPROVAL subject to satisfaction of suitable noise/odour conditions with regard to the extraction system
0/42634	Notice of Application for Planning Permission to Remove condition no 7 of planning permission granted under code ref 0/42272 (Change of use of existing shop unit into a restaurant) at 91 Mostyn Street, Llandudno.	RECOMMEND REFUSAL on grounds that the change is unacceptable as it would prevent the passage of pedestrians and be detrimental to the street view