

PLANNING & TRANSPORTATION COMMITTEE

Llandudno Town Council
 Minutes of a meeting of Llandudno Town Council
 Held on Wednesday 6th June 2018, Council Chamber, Town Hall, Lloyd Street, Llandudno

Those Present:

Cllr G J T Robbins - Chairman
 Cllr D J Hawkins - The Mayor
 Cllr Mrs C Beard
 Cllr F Bradfield

Cllr Miss A O'Grady - Vice Chairman
 Cllr F Davies
 Cllr Miss C Marubbi
 Cllr I Turner

1. ELECTION OF CHAIRMAN FOR 2018/2019

One nomination was received for Chairman

IT WAS RESOLVED that Cllr G J T Robbins be elected as Chairman of the Planning and Transportation Committee for 2018-2019.

2. ELECTION OF VICE-CHAIRMAN FOR 2018/2019

One nomination was received for Vice-Chairman

IT WAS RESOLVED that Cllr Miss A O'Grady be elected Vice Chairman for 2018/19.

3. APOLOGIES FOR ABSENCE

Cllr Mrs J Jones

4. DECLARATIONS OF INTEREST - CODE OF LOCAL GOVERNMENT CONDUCT

The following declaration of interest was declared:

Name:	Item:	Personal or Prejudicial
Cllr Mrs C Beard	7. To receive notification of Planning Applications determined by Conwy CBC. Planning Application 0/45127 & 0/45193, Venue Cymru, The Parade, Llandudno	Prejudicial: Conwy CBC representative of Development Board for Venue Cymru

5. MINUTES

The minutes of a meeting of the Planning & Transportation Committee held on Wednesday 2nd May 2018 were approved and signed.

6. URGENT ITEMS

There were no urgent items.

7. PLANNING APPLICATIONS

PLANNING & TRANSPORTATION COMMITTEE

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

Cllr D J Hawkins, The Mayor asked for his abstention to be recorded on planning application 0/45115 & 0/45116, Listed Building consent, Tan Y Wal, Brynt Gwynt Lane, Penrhynside, Llandudno

Cllr Mrs C Beard left the room whilst planning applications 0/45127 & 0/45193, Venue Cymru, The Parade, Llandudno were considered.

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

Notifications *were received* from Conwy CBC of applications determined between 23.04.18 and 03.06.18 including:

- Copy of refusal notice on application 0/45015, Y Bwythyn, Bodafon Road, Craigside, Llandudno

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

9.1 Transportation and Public Rights of Way, held 16th April 2018

IT WAS RESOLVED that the minutes of the Transportation and Public Rights of Way Sub Committee, held on the 16th April 2018, be approved and accepted.

10. CORRESPONDENCE/CONSULTATIONS

- 10.1** Email correspondence from Conwy CBC regarding Technical Advice Note (TAN1) consultation by the Welsh Government was discussed. Members were asked to write to respond individually to the consultation.
- 10.2** Correspondence from Conwy CBC and Llandudno Civic Council regarding the re-development of the former Pier Pavilion site was considered.

The Chairman vacated the Chair for this item and took no part in the discussion. The item was chaired by the Vice-Chairman.

The Town Council had written to Conwy CBC expressing concern that a vote on the application for the Pier Pavilion site had been taken by Conwy CBC's Planning Committee against the instructions of the Planning Directorate, Welsh Government, for the authority not to issue a possible planning decision pending a decision by the Welsh Government on whether to call in the application. Members noted that Conwy CBC had responded that it considered that the correspondence from the Planning Directorate, Welsh Government, dated 13th March 2018 only prevented "the authority from granting planning permission and issuing a planning approval" on the application.

Members disagreed strongly with the response from Conwy CBC and considered that the letter from the Welsh Government clearly prohibited the authority from granting planning permission without the prior authorisation of Welsh Ministers, which invalidated the decision taken by Conwy CBC's Planning Committee on 14th March 2018. It was suggested that the Town Council

PLANNING & TRANSPORTATION COMMITTEE

write to the Local Government Ombudsman asking for a judicial review of the decision as the authority had acted outside its powers. Members, however considered that all other options should be exhausted before approaching the Ombudsman and **IT WAS RESOLVED** *to again write to Conwy CBC restating the Town Council's concerns regarding the vote taken by Conwy CBC, Planning Committee on planning applications 0/43784 and 0/43785, re-development of the former Pier Pavilion site on 14th March 2018 and that it also shared the concerns raised by Llandudno Civic Council.*

10.3 Notification from Conwy CBC of Supplementary Planning Guidance update **was received.**

10.4 Notification from Conwy CBC of the approval by the Welsh Government of the Local Development Plan Delivery Agreement **was received.**

11. DATE OF NEXT MEETING

The date of the next meeting was confirmed as Wednesday 4th July 2018 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 – 6th June 2018

Number:	Proposal & Applicant/Agent:	Town Council Recommendation:
0/44963 Amended Application	Amended Application for Display of various site signage including 1 no. Gateway height restrictor, 9 no. freestanding signs, 1 no. side by side directional, 2 no. banner units and 22 no. dot signs at Mcdonald's Restaurant, Mostyn Champneys Retail Park, Charlotte Road, Llandudno.	RECOMMEND APPROVAL
0/45026	Amended Application for Conversion of 3 holiday lets into one dwelling and one self-contained flat with new access at 37 Great Ormes Road, Llandudno	APPROVED BY CONWY CBC
0/45090	Notice of Application for Planning Permission for Single Storey Extension and Detached Garage at 4 Cromlech Road, Great Orme, Llandudno.	RECOMMEND APPROVAL
0/45097	Notice of Application for Planning Permission for Alterations to shop front at 4 Oxford Road, Llandudno.	RECOMMEND APPROVAL
0/45108	Notice of Application for Planning Permission for Proposed parking bay at 5 Penrhyn Beach, Penrhyn Bay, Llandudno.	RECOMMEND APPROVAL
0/45114	Notice of Application for Planning Permission for Re-submission of application for retrospective consent 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 REFUSAL on the grounds that this is a resubmission of a retrospective application and

		the applicant has not gone through the due process
0/45115 & 0/45116 Listed Building Consent	Notice of Application for Planning Permission for Alterations and extensions to existing dwelling together with improvements to existing vehicular access at Tan Y Wal, Bryn Gwynt Lane, Penrhynside, Llandudno.	RECOMMEND APPROVAL
0/45124	Notice of Application for Planning Permission for removal of 5 no Lombardy poplar trees at Pets At Home, Charlotte Road, Llandudno.	RECOMMEND APPROVAL
0/45127	Notice of Application for Planning Permission for Removal of existing ground floor lobby walls and proposed extension of ground floor front entrance area with new glazing. Demolition of existing rear delivery/service area and erection of proposed 3 storey stair well, single storey dance hall at 2 nd floor over rearranged delivery/service yard under and 2 storey extension. In fill of external area (known as wind tunnel) and inclusion within internal circulation and storage. Works also include general internal modifications and refurbishment to key areas (Conservation Area Consent) at Venue Cymru, The Parade, Llandudno.	RECOMMEND APPROVAL
0/45136	Notice of Application for Planning Permission for Relocation of plant within the existing plant area at The Co-Operative Food Supermarket, Atm site, Glan Y Mor Road, Penrhyn Bay.	RECOMMEND APPROVAL
0/45137	Notice of Application for Planning Permission for Change of use from 1 no. dwelling to a pair of semi-detached houses. (incorporating previously approved alterations and extension) at 12 Plas Penrhyn, Penrhyn Bay.	RECOMMEND APPROVAL
0/45147	Notice of Application for Planning Permission for Installation of 2 no customer order displays with overhead canopies. Erection of new children's play frame on the patio area. Installation of gas and electrical kiosk at the BOH at Mcdonald's Restaurant, Mostyn Champneys Retail Park, Charlotte Road, Llandudno.	RECOMMEND APPROVAL
0/45149	Notice of Application for Planning Permission for Erection of A1/A3 Coffee Shop together with associated external seating area at Mostyn Champneys, Charlotte Road, Llandudno.	RECOMMEND APPROVAL
0/45154	Notice of Application for Planning Permission for Single storey pitched roof extension to existing garage at Pencoed, Bryn Pydew Road, Bryn Pydew, Llandudno Junction.	RECOMMEND APPROVAL
0/45155	Notice of Application for Planning Permission for Proposed Extension & Alterations at Fairways, St. Hilarys Road, Llandudno.	RECOMMEND APPROVAL
0/45156	Notice of Application for Planning Permission for	

	Removal of Chimney Stack situated at the gable end of the property front roof elevation at 17 Carmen Sylva Road, Craig-y-Don, Llandudno.	RECOMMEND APPROVAL
0/45159	Notice of Application for Planning Permission for Proposed two storey rear extension at 64 Mostyn Avenue, Craig-y-Don, Llandudno.	RECOMMEND REFUSAL on the grounds that the application does not comply with Conwy LDP02 - Parking Standards Supplementary Planning Guidance
0/45163	Notice of Application for Planning Permission for the Erection of a Detached Summerhouse Building within Approved Rear Domestic Curtilage Area (Submission of permitted development details as required by planning condition 3 of planning approval 0/42435 – 2016) at 100B Penrhyn Beach East, Penrhyn Bay.	RECOMMEND APPROVAL
0/45177	Notice of Application for Planning Permission for the Removal of ATM and reinstatement of glazing and removal of nightsafe and application of new steel plate to cover exposed area at 59 Mostyn Street, Llandudno.	RECOMMEND APPROVAL
0/45179	Notice of Application for Planning Permission for New Signage Scheme consisting of 1 no. pictorial, 1 no menucase and 5 no sets of signwriting at The Queen Victoria, 4 Church Walks, Llandudno.	RECOMMEND APPROVAL
0/45180	Notice of Application for Planning Permission for Proposed conversion of ground floor storage space to a single bedroom apartment with associated works at 9 Arvon Avenue, Llandudno.	RECOMMEND APPROVAL
0/44940 Amended Plans	Amended Plans/Reports for the Approval of matters required by condition 4 (Drainage) of planning permission 0/39646 (Removal of existing residential chalet and erection of new detached dwelling with internal garage, erection of detached double garage to serve the dwelling of Beaver Lodge together with alterations to existing vehicular access.) at Beaver Lodge, Old Road, Great Orme, Llandudno.	RECOMMENDATION DEFERRED pending assessment of whether the newly submitted information in the application now complies with Policy NT/8 as per comments of Dwr Cymru and CCBC ERF.
0/45081 Amended Plans	Amended Plans/Reports for Internal alterations with rear extension. Proposed garage/utility at Quinta Cottage, Nant Y Gamar Road, Craig-y-Don, Llandudno.	RECOMMEND REFUSAL on the grounds of overdevelopment and loss of amenity to neighbouring properties due to visual intrusion.
0/45187 Listed Building Consent	Notice of Application for Planning Permission for New Signage Scheme consisting of 1 no pictorial, 1 no menucase and 5 no sets of signwriting) Listed Building Consent) at The Queen Victoria, 4 Church Walks, Llandudno.	RECOMMEND APPROVAL

Number:	Proposal & Applicant/Agent:	Town Council Recommendation:
0/45193	Notice of Application for Planning Permission for the Removal of existing ground floor lobby walls and proposed extension of ground floor front entrance area with new glazing. Demolition of existing rear delivery/service area and erection of proposed 3 storey stair well, single storey dance hall at 2 nd floor over rearranged delivery/service yard under and 2 storey extension. In fill of external area (known as wind tunnel) and inclusion within internal circulation and storage. Works also include general internal modifications and refurbishment to key areas at Venue Cymru, The Parade, Llandudno.	RECOMMEND APPROVAL
0/45194	Notice of Application for Planning Permission for Retrospective approval of existing roof mounted stainless steel extract flue at Belmont Hotel, 21 North Parade, Llandudno.	RECOMMEND APPROVAL
0/45195 Listed Building Consent	Notice of Application for Planning Permission for Beer Garden to be constructed to the rear of the Irish Bar (Listed Building Consent) at 137 Upper Mostyn Street, Llandudno.	RECOMMEND APPROVAL
0/45200	Notice of Application for Planning Permission for the Change of use of shop to mixed use as a shop and hot food takeaway shop at 145 Upper Mostyn Street, Llandudno.	RECOMMEND APPROVAL
0/45204	Notice of Application for Planning Permission for Proposed change of use of former Kingdom Hall of Jehovahs Witnesses to form two self contained apartments at Kingdom Hall of Jehovahs Witnesses, Knowles Road, Llandudno.	RECOMMEND REFUSAL on the grounds that there has been no substantial change in the application and due to loss of amenity to the flat above and lack of parking as per Conwy LDP02 - Parking Standards Supplementary Planning Guidance