

## PLANNING & TRANSPORTATION COMMITTEE

Llandudno Town Council  
 Minutes of a meeting of Llandudno Town Council  
 Held on Wednesday 7<sup>th</sup> February 2018, Council Chamber, Town Hall, Lloyd Street, Llandudno

### Those Present:

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

Cllr F Davies - The Mayor  
 Cllr Miss C Marubbi  
 Cllr H T M Saville  
 Cllr I Turner

### 73. APOLOGIES FOR ABSENCE

Cllr Miss A O'Grady - Vice-Chairman

### 74. DECLARATIONS OF INTEREST - CODE OF LOCAL GOVERNMENT CONDUCT

The following declarations of interest were declared:

Name:	Item:	Personal or Prejudicial
Cllr G J T Robbins	77. To receive notification of Planning Applications determined by Conwy CBC.	Personal: Planning application 0/43784 & 0/43785. Spoken and seconded a motion on this at CCBC Planning. Therefore, did not speak on this matter.
Cllr H T M Saville	77. To receive notification of Planning Applications determined by Conwy CBC	Prejudicial: Planning application 0/43784 & 0/43785. Already passed comment on this application publicly

### 75. MINUTES

The minutes of a meeting of the Planning & Transportation Committee held on Wednesday 3<sup>rd</sup> January 2018 were approved and signed.

### 76. URGENT ITEMS

There were no urgent items.

### 77. PLANNING APPLICATIONS

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

### 78. NOTIFICATION FROM CONWY COUNTY BOROUGH COUNCIL OF PLANNING APPLICATIONS DETERMINED

Notifications were received from Conwy CBC of applications determined between 01.01.2018 and 28.01.18.

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### 79. TO RECEIVE AND APPROVE RECOMMENDATIONS MADE BY PLANNING SUB COMMITTEES

79.1 Transportation & Public Rights of Way Sub Committee, held 22<sup>nd</sup> January 2018

**IT WAS RESOLVED that the minutes of the Transportation and Public Rights of Way Sub Committee, held on the 22<sup>nd</sup> January 2018, be approved and accepted.**

79.2 Referred on from the above meeting of the Sub Committee: letter from Arriva Buses Wales regarding the no.12 Sapphire Service. The letter outlined that a review of the no 12. service had highlighted issues regarding timetable reliability, traffic congestion and lightly used sections of the route. From 4<sup>th</sup> March 2018, the service would, therefore, operate a revised timetable terminating at the Llandudno Palladium rather than West Shore as that section was little used. The frequency of the 1 and 15 services was considered by Arriva to be sufficient for the number of travelling customers and it was also planned for the 5 to run to West Shore on Sundays and Bank Holidays.

Members expressed strong objection to this operational change, questioning whether it would resolve perceived reliability problems as prior to the service being extended to West Shore, timetable problems were often experienced due to traffic congestion. In addition, members considered that terminating the service at the Palladium could lead to increased congestion at this stop. A significant reduction in the mileage of the service was also unlikely as services would need to travel half way up Gloddaeth Avenue to turn around or even continue to West Shore to enable drivers to use the public toilet facilities there.

Members also disagreed that this section of the route was lightly used. A recent survey conducted by Cllr Harry Saville and local residents was circulated, which appeared to show that the service travelling to or past the Oval bus stop at West Shore was well used. It was noted that the survey was also conducted in January and passenger numbers would, therefore be expected to increase during the summer tourist season.

Concerns were raised about the impact of the change on the community, particularly on the elderly residents who live at West Shore. Members had received a large number of representations from residents expressing concerns about the change and the reduced access available on alternative bus services travelling to West Shore. It was also queried whether the loss of the service was in breach of equality legislation in view of reducing access to what was considered locally to be a service of great benefit to the elderly.

**IT WAS RESOLVED to write to Arriva Buses Wales to express members' strong objections to the proposal to terminate the no. 12 bus service at the Llandudno Palladium rather than West Shore and ask Arriva to reconsider its decision.**

### 80. CORRESPONDENCE/CONSULTATIONS

80.1 Notification from the Law Commission of consultation on review of Planning law in Wales as discussed and **IT WAS RESOLVED that the Chairman would respond on behalf of the Town Council.**

**IT WAS FURTHER RESOLVED that members would forward any comments to be included to the office or the Chairman.**

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- 80.2 Notification from the Planning Inspectorate Wales of the appeal decision on planning application 0/44273, 101 Mostyn Street, Llandudno **was received**.
- 80.3 Notification from Conwy CBC of the withdrawal of Planning application 0/44670, Baron Hill, Bryn Pydew Road, Bryn Pydew **was received**.
- 80.4 Notification from Conwy CBC in respect of proposed parking restrictions in Llandudno, Craig-y-Don and Penrhyn Bay. It was noted that the Town Council had previously commented in support of the proposed parking restrictions and **IT WAS RESOLVED to respond that the Town Council had no objection to the proposals**.

Members raised that a crossing was needed on Queen's Road between Queen' Park and Craig Y Don Community Centre due to the high volumes of traffic and pedestrians crossing the road in that area and **IT WAS RESOLVED to agenda as an item for the March meeting**.

- 80.5 Correspondence received regarding traffic issues Glan Y Mor Road, Penrhyn Bay was discussed. Photographs and video footage demonstrating the difficulties faced by pedestrians, particularly school pupils when crossing the road, had been circulated. Members noted that they had written vociferously to Conwy CBC on a number of occasions regarding their ongoing concerns but that no action had been taken, due to the area not meeting the criteria for Welsh Government funding. Members considered that it should not be necessary for injuries or fatalities to occur before anything was done. It was also raised whether Conwy CBC ward members could request that Conwy CBC ward funding be used to install traffic calming measures on Glan Y Mor Road and **IT WAS RESOLVED to restate members' views including that Conwy CBC appeared to be acting reactively rather than proactively in this matter**.

**IT WAS FURTHER RESOLVED to ask whether it might be possible to look at options for the Town Council and Conwy CBC to work in partnership to progress this matter**.

- 80.6 Correspondence received regarding parking fees, Mostyn Champneys Retail Park was considered.

Members had received a number of representations from residents and visitors about parking charges imposed by Parking Eye at Mostyn Champneys Retail Park. Concerns raised included, the cost of the fines and the difficulties of navigating the appeals process due to its bureaucratic nature, the lack of clear signage and whether parking charges should be imposed after 6.00 pm on a Sunday evening when the businesses were closed. The number of fines being issued when people visited the retail park twice within a 24 hour period was also raised. As a town dependent on tourism, members were concerned that experiences like this would deter visitors from coming to Llandudno but also impact on the businesses located at the retail park and **IT WAS RESOLVED to write to the Manager of Mostyn Champneys Retail Park to bring the above concerns to his attention**.

- 80.7 Correspondence received regarding proposed changes to the No12 Bus Service. See Minute 79.2 above.

### 81. DATE OF NEXT MEETING

The date of the next meeting was confirmed as Wednesday 7<sup>th</sup> March 2018 at 6.00 pm.

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**PLANNING & TRANSPORTATION COMMITTEE**


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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 – 7<sup>th</sup> February 2018

<b>Number:</b>	<b>Proposal &amp; Applicant/Agent:</b>	<b>Town Council Recommendation:</b>
<b>0/44700</b>	Notice of Application for Planning Permission for Display of internally illuminated fascia sign, internally illuminated free standing double-sided projection sign and non-illuminated window vinyl at 34 Mostyn Street, Llandudno.	<b>RECOMMEND APPROVAL</b> as per comments of the Conservation Officer regarding illumination
<b>0/44707</b>	Notice of Application for Planning Permission for Conversion of top floor living accommodation and extension to provide additional 5 no bedrooms at Orme View Care Home, 6 Great Ormes Road, Llandudno.	<b>RECOMMEND APPROVAL</b>
<b>0/44714 Listed Building Consent &amp; 0/44715</b>	Notice of Application for Planning Permission and Listed Building Consent for Alterations and extensions to existing dwelling together with improvements to existing vehicular access at Tan Y Wal, Bryn Gwynt Lane, Penrhynside, Llandudno.	<b>WITHDRAWN</b>
<b>0/44718</b>	Notice of Application for Planning Permission for Removal of conservatory and construction of sun room off existing base and associated roofworks & decking area at 8 Benarth Road, Penrhyn Bay, Llandudno.	<b>RECOMMEND APPROVAL</b>
<b>0/44721</b>	Notice of Application for Planning Permission for Erection of traditional windmill dwelling to include the generation of electricity to support up to 40 houses at 20 Tan Y Bryn Caravan Park, Bryn Pydew Road, Bryn Pydew, Llandudno Junction.	<b>RECOMMEND REFUSAL</b> due to insufficient information provided by the applicant to be able to judge the impact of the scheme
<b>0/44754</b>	Notice of Application for Planning Permission for Retention of new access off Ffordd Bwgan and new trackway with land. Proposed extension of trackway at Pen Y Bryn Farm, Pen Y Bryn Road, Bryn Pydew, Llandudno Junction.	<b>RECOMMEND APPROVAL</b> as per the conditions stipulated by Regulatory Services
<b>0/44761</b>	Notice of Application for Planning Permission for Retrospective approval of existing roof mounted stainless steel extract flue at Belmont Hotel, 21 North Parade, Llandudno.	<b>RECOMMEND APPROVAL</b>
<b>0/44780</b>	Notice of Application for Planning Permission to Crown thin 17 no Sycamore Trees and 1 no Ash Tree by 25% (G1) and crown thin 5 no beech Trees by 25% (G2) at Tree Tops, Nant Y Gamar Road, Craig-y-Don, Llandudno.	<b>RECOMMEND APPROVAL</b>

<p><b>0/44807</b></p>	<p>Notice of Application for Planning Permission for Display of 2 no non-illuminated fascia signs (revised location to previously approved 0/43778) at Bathers Storage, Builder Street, Llandudno.</p>	<p><b>RECOMMEND APPROVAL</b></p>
<p><b>0/43784 Listed Building Consent &amp; 0/43785</b></p>	<p>Amended Plans/Additional Information for the Redevelopment to create 49 No. apartments, commercial (A3) floorspace, and related access and parking at Former Pier Pavillion, Llandudno</p>	<p><b>RECOMMEND REFUSAL</b></p> <p>Having reviewed the revised plans for the development members considered that the developer had failed to take on board the concerns and reason for refusal raised by the Town Council. The Town Council therefore has no option but to reiterate its previous objections for refusal as follows:</p> <p>The proposal is overbearing in size, specifically in height, and its design is not in keeping with the Victorian street scene and therefore it would have considerable detrimental effect to the visual impact of surrounding buildings; especially in the context of the Conservation area, the amenity to surrounding properties and the overall view of the bay.</p> <p>The amount of parking allowed for the residential units is significantly short of the requirements of LDPO2 and no allowance has been made for parking for the commercial aspect of the development.</p> <p>This site is in the HAZ as well as the Conservation Area and has always been used for Tourism and Entertainment and given its prominent position this usage should be maintained.</p> <p>Therefore, a residential development is not appropriate nor in keeping either with the area or the LDP designation. Indeed, residential use in this area could have considerable detrimental effects of the</p>

		existing surrounding facilities due to complaints of noise and smell from these facilities.
<b>0/44817</b>	Notice of Application for Planning Permission for Refurbishment and renovation of Ground and First Floor. Creating rooms in roof void and construction of dormer type windows on front roof at Dunoon Lodge, 2-3 Clement Avenue, Llandudno.	<b>RECOMMEND APPROVAL</b>
<b>0/44821</b>	Notice of Application for Planning Permission for Change of use – from corner shop (closed) to part of existing house in order to provide Disabled Access at 28 Clifton Road, Llandudno.	<b>RECOMMEND APPROVAL</b>
<b>0/44825</b>	Notice of Application for Planning Permission for Construction of attached garage and garage conversion at 102 Penrhyn Beach East, Penrhyn Bay.	<b>RECOMMEND APPROVAL</b>