

PLANNING & TRANSPORTATION COMMITTEE

Llandudno Town Council
Minutes of a meeting of Llandudno Town Council
Held remotely by Zoom on Wednesday 4th November 2020

Those Present:

Cllr G J T Robbins – Chairman

Cllr Miss A O’Grady – Vice-Chairman

Cllr A Bertola

Cllr Mrs J Jones

Cllr Mrs C Beard

Cllr Miss C Marubbi

Cllr F Bradfield

Cllr I Turner

Cllr F Davies

144. APOLOGIES FOR ABSENCE

All members were present.

145. DECLARATIONS OF INTEREST - CODE OF LOCAL GOVERNMENT CONDUCT

There were no declarations of interest.

146. MINUTES

146.1 It was resolved to approve and sign the minutes of a meeting of the Planning & Transportation Committee held on Wednesday 7th October 2020.

147. URGENT ITEMS

There were none

148. PLANNING APPLICATIONS

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

Cllr Miss C Marubbi asked that her abstention be recorded on application 0/47822.

Members expressed concerns about the lack of comments listed on Conwy CBC’s Planning Explorer for each of the Planning Applications. The Chairman had checked with Conwy CBC who had confirmed that all comments received were listed but a reduced number of comments were currently being received, perhaps due to the impact of the Coronavirus pandemic.

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

Notifications were received from Conwy CBC of applications determined between 21.09.20 and 18.10.20 including:

- Copy of refusal notice on Planning Application 0/47593, Pen Yr Allt, Nant y Gamar Road, Llandudno.
- Copy of refusal notice on Planning Application 0/47612, 9 Clonmel Street, Llandudno.
- Copy of refusal notice on Planning Application 0/47631, 1 Oliver Jones Drive, Penrhyn Bay, Llandudno.

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150. CORRESPONDENCE/CONSULTATIONS

150.1 Notification of pre-Consultation application for the proposed erection of 21 No. affordable dwellings with associated parking, access and infrastructure, land off Plas Penrhyn, Penrhyn Bay, Llandudno was considered.

Members expressed their support for the proposals considering that the proposed dwellings were of a good design and would provide much needed affordable housing to residents of Penrhyn Bay and Llandudno. Local residents were also in support of the proposals. It was noted that a presentation by the developer at a recent meeting of the Community Services Committee had been very informative and ***IT WAS RESOLVED to respond that the Town Council was in full support of the development as the proposed dwellings would be of benefit to Penrhyn Bay and members looked forward to the development being progressed.***

150.2 Notification of a virtual consultation on the Awel y Môr Off Shore Wind Farm between 03-30 November 2020 was discussed.

Members restated their objection to the proposed wind farm considering that the existing Gwynt Y Mor windfarm had resulted in damage to the coast off Llandudno and that the extension would lead to further detrimental impact. It was raised that the height of the wind turbines would be 100 metres taller than the Great Orme and would extend 12 km past the Great Orme and 11km to the other side of the Little Orme. Members did not agree that wind energy was the future for energy supply in the UK considering that tidal power should also be investigated. It was noted that the Town Council had previously submitted a detailed letter of objection to the proposals and members were encouraged to participate in the virtual consultation sessions.

150.3 Notification from Conwy CBC of Proposed Prohibition and Restriction of Waiting Order, Various Roads, Llandudno was considered. Members expressed support for the proposals and ***IT WAS RESOLVED to respond that the Town Council had no objection to the Prohibition and Restriction of Waiting Order.***

150.4 Notification of pre-application consultation for the redevelopment of the Tudno Castle Hotel, Llandudno to provide up to 90 bedroom hotel, 1 restaurant unit, 3 retail/restaurant units and 1 no. Business unit at the site of the Tudno Castle Hotel, Llandudno.

The Chairman reported that the developer had asked to give a presentation on the proposals at the meeting of the Planning & Transportation Committee scheduled to be held on 2nd December 2020. The response date for submission of comments/objections had also been put back to 4th December and ***IT WAS RESOLVED to defer this item to the December meeting.***

150.5 Correspondence received from the Welsh Government Minister for Housing & Local Government in response to a letter from the Town Council raising concerns about the increasing number of retrospective planning applications being submitted was considered.

Members expressed disappointment with the response received from the Welsh Government Minister, considering that further action needed to be taken to resolve the issue of the increasing number of retrospective applications being received. Members considered that it would be preferable not to allow the submission of retrospective applications, rather than using enforcement action to remedy adverse planning impacts after the damage had already been done, which involved greater cost and time spent by the Local Planning Authority to resolve the issue.

It was suggested that a possible way to discourage retrospective planning applications would be

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to ask developers and individuals to pay an additional charge for submission of retrospective applications.

IT WAS RESOLVED to respond to the Welsh Government Minister for Housing & Local Government's letter on retrospective planning applications, that members were not in agreement that the current planning system provided sufficient remedy and requesting that the Welsh Government consider permitting Local Planning Authorities to charge double for retrospective applications, to cover additional costs and encourage developers and householders to submit planning applications in a proper manner.

150.6 To receive notification from Conwy CBC of a site visit to be held on Friday 6th November at 3.30 pm, Queen's Road, Craig Y Don, to discuss concerns about the speed of traffic travelling on Queen's Road and the request for the installation of a pedestrian crossing.

It was noted that due to the current lock-down restrictions that the meeting had been cancelled and would be rearranged and ***IT WAS RESOLVED*** that Craig Y Don ward members, Cllr A Bertola and Cllr Francis Davies would attend the future meeting on behalf of the Town Council.

It was further noted that Cllr F Bradfield would also attend as a Conwy County Borough Council ward member for Craig Y Don.

150.7 Notification from Conwy CBC of planning appeal on planning application 0/47612, 9 Clonmel Street, Llandudno ***was received***.

150.8 Notification from the Planning Inspectorate Wales of the planning appeal decision on planning application 0/47391, 52 Bryniau Road, Llandudno ***was received***.

150.9 Notification from Conwy CBC of Planning Committee Site Visits to be held on Tuesday 10th November at 09.30 am for application 0/47388 and 0/47389, Former Pier Pavilion, Llandudno ***was received***.

151. DATE OF NEXT MEETING

The date of the next meeting was scheduled for **Wednesday 2nd December 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 – 4th November 2020

Number:	Proposal & Applicant/Agent:	Town Council Recommendation:
0/47766	Notice of Application for Planning Permission for Alteration and single storey extension to rear of existing dwelling at 82 Penrhyn Isaf Road Penrhyn Bay, Llandudno.	RECOMMEND APPROVAL
0/47772	Notice of Application for Planning Permission for Proposed First Floor Rear Extension at 16 Maenan	RECOMMEND APPROVAL

	Road, Llandudno.	
0/47808	Notice of Application for Planning Permission for Proposed Extension with Balcony over at The Cottage, Brookes Street, Llandudno.	RECOMMEND APPROVAL
0/47556	Amended Plans/Additional information for Notice of Application for Planning Permission for Demolition of outbuilding and construction of detached garden room at Rydal, Llandudno Road, Pernhyn Bay	RECOMMEND APPROVAL
0/47651	Amended Plans/ Additional information for Notice of Application for Planning Permission for Construction of 1 no detached dwelling on Land to East of Tudor Lodge, Bryn Gwynt Lane, Pernhynside, Llandudno	RECOMMEND REFUSAL on traffic grounds due to the narrowness of the lane and nuisance to existing residents
0/47812	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	RECOMMEND APPROVAL
0/47819	Notice of Application for Planning Permission for Display of 1 no. non illuminated hanging sign (Retrospective) at 11 Gloddaeth Street, Llandudno	RECOMMEND APPROVAL subject to the colour conforming to article 4 direction
0/47820	Notice of Application for Planning Permission for Retrospective Listed Building Consent for the removal of an existing projecting sign and the installation of a new hanging sign at 11 Gloddaeth Street, Llandudno	RECOMMEND APPROVAL subject to the colour conforming to article 4 direction
0/47822	Notice of Application for Planning Permission for Conversion of guest house into 3 no. self-contained flats with new external EW1 wall insulation at 19 Caroline Road, Llandudno	RECOMMEND APPROVAL
0/47838	Notice of Application for Planning Permission for Demolition of existing garage and erection of single storey rear and side extension at 54 Llanrhos Road, Penrhyn Bay	RECOMMEND APPROVAL
0/47840	Notice of Application for Planning Permission for New ground floor kitchen to restaurant, including external extraction system and new rear external door at 5 Lloyd Street, Llandudno	RECOMMEND APPROVAL
0/47841 Listed Building Consent	Notice of Application for Planning Permission for Alterations to ground floor and basement including relocation of toilets, removal of stud partitions, construction of new partitions for toilets, new commercial kitchen with external fan, new rear external door, new access to basement storage area and partition enclosure to stairs, new counter/servery in restaurant (Listed Building Consent) at 5 Lloyd Street, Llandudno	RECOMMEND APPROVAL