COFNODION O GYFARFOD PWYLLGOR AMCANION CYFFREDINOL A CHYNLLUNIO CYNGOR TREF BAE COLWYN A GYNHALIWYD YN YR YSTAFELL BWYLLGOR, NEUADD Y DREF, FFORDD RHIW, BAE COLWYN, NOS FAWRTH, 26AIN GORFFENNAF 2016 AM 6.30 P.M.

YN BRESENNOL: Y Cynghorydd N. Bastow (Cadeirydd)
Cynghorwyr W. Bagnall, Mrs G. Baker, Mrs L. Edwards, R. Foreman, Mrs L. Griffiths, Mrs M. Jones, J. Pearson (Warden Coed), S. Williams, C. Wood

SWYDDOGION: Mrs C. Earley (Clerc y Dref)
Mr T. Owens (Myfyriwr Ymgynghorol).

105/16 Ymddiheuriadau am Absenoldeb:

Croesawyd yr holl aelodau i'r cyfarfod gan y Cadeirydd ac fe gyflwynwyd ymddiheuriadau am absenoldeb oddi wrth y Cynghorydd C. Perry.

106/16 Datgan Cysylltiadau:

Atgoffwyd yr aelodau o'r angen iddynt ddatgan unrhyw gysylltiadau personol a / neu gysylltiadau sy'n rhagfarnu, a natur y fath gysylltiadau. Ni ddatganwyd dim.

107/16 Cofnodion:

Penderfynwyd cymeradwyo cofnodion y cyfarfod diwethaf a gynhaliwyd ar 5ed Gorffennaf 2016 a'u llofnodi i fod yn adroddiad cywir yn amodol ar ychwanegu datganiad ychwanegol o dan eitem 89/16(a), fel y cynigiwyd yng nghyfarfod diweddar y Cyngor, i amlygu'r pryderon cryf a ddatganwyd am golli meysydd agored cyhoeddus o fewn y Parc.

108/16 Materion yn Codi o Gofnodion Blaenorol:

a. Cofnod 70/16(d) - Llochesi Bysus:

Gofynnwyd i'r Aelodau ystyried y math o seddau a'r lliw sydd eu hangen ar gyfer y Lloches Bws newydd ger prif fynedfa Parc Eirias (gwyrdd neu du). Fe nodwyd hefyd bod y mwyafrif o'r llochesi yn ein hardal ni yn wyrdd, ond bydd y lloches hon o steil wahanol ac mae giatiau'r fynedfa i Barc Eirias yn ddu

Penderfynwyd gofyn am loches du gyda seddau haearn.

(b) Cofnod 70/16(f) - Rheiliau Beiciau Spar:

Cyflwynodd y Clerc copi o ohebiaeth, er gwybodaeth, rhwng perchnogion y safle a Chyngor Bwrdeistref Sirol Conwy (CBSC) ynglŷn â'r caniatâd ayb fydd eu hangen. Fe nodwyd y gofynnwyd i GBSC am gyngor ar y geiriau addas ar gyfer y cytundeb ysgrifenedig gyda pherchennog y safle, i gynnwys rhybudd o dri mis os bydd angen symud / adleoli'r rheiliau am unrhyw reswm. Fe nodwyd ymhellach bod y Clerc wedi gofyn am dri amcan bris ar gyfer gosod y rheiliau.

Penderfynwyd gohirio'r mater hwn hyd nes bydd y wybodaeth yma ar gael.

(c) Cofnod 70/16(g) - Caeau'r Canmlwyddiant:

Penderfynwyd derbyn a nodi'r diweddariad byr oddi wrth 'Fields in Trust', yn cadarnhau bydd CBSC yn penderfynu'n fuan iawn am y bwriad i ddyfarnu Gerddi'r Frenhines yn Gae Canmlwyddiant.

109/16 <u>Cyngor Bwrdeistref Sirol Conwy (CBSC):</u>

Cyflwynodd y Clerc yr ohebiaeth ganlynol gan GBSC i'w ystyried:

a. Ymgynghoriad am gynlluniau i uwchraddio un o'r lawntiau bowlio ym Mharc Eirias i fod yn lawnt ffug a fyddai ar gael i'w ddefnyddio trwy gydol y flwyddyn.

Penderfynwyd ateb John Hardy trwy gadarnhau nad oes gan y Cyngor Tref unrhyw wrthwynebiad i osod lawnt ffug ar y lawnt isaf fel y gellir ei ddefnyddio trwy gydol y flwyddyn

b. Rhybudd am reoliadau traffig dros dro ar Ffordd Back Bay View o 26/7 hyd at 29/7.

Penderfynwyd nodi hyn.

c. Amcan bris am loches bysus newydd i gymryd lle'r un a ddifrodwyd ac a symudwyd o Ffordd Llandudno (gyferbyn a Geordies).

Penderfynwyd gohirio ystyried cyllido unrhyw lochesi newydd hyd nes bydd maint llawn y gwaith angenrheidiol yn hysbys yn dilyn yr archwiliad a'r arolygiad o bob lloches ar 28^{ain} Gorffennaf.

Cyfeiriodd un aelod at yr angen i ailysgrifennu'r geiriau 'Safle Bws' ar yr arwyddion oherwydd yr anhawster i'w darllen.

Penderfynwyd argymell penodi'r Cynghorydd R. Foreman i fod yn 'Hyrwyddwr Safleoedd Bysus', a gofyn iddo archwilio cyflwr y safleoedd bysus yn ein hardal ac adrodd yn ôl i gyfarfod yn y dyfodol.

ch. Cynigion gan Mr Lyn Davies ar wario cyfraniad y Cyngor Tref ar offer chwarae yn 2015/16 a 2016/17 (cyfanswm o £25,000), i gynnwys offer ar gyfer Pwll Ymdrochi Rhos, Parc Rhos a Ffordd y Graig, Hen Golwyn.

Penderfynwyd derbyn a nodi'r wybodaeth a chymeradwyo cyfraniad y Cyngor Tref (yn unol â'r gyllideb a gymeradwywyd).

Fe benderfynwyd ymhellach i ofyn i'r Clerc edrych ar beth oedd ymateb CBSC i'r cais a wnaed peth amser yn ol, am doiledau i bobl gydag anableddau o fewn ardal pwll ymdrochi Rhos.

d. Ystyried pryderon y Cynghorydd N. Bastow bod yna ormodedd o chwyn ar ochrau'r ffyrdd.

Dywedodd y Clerc wrth yr Aelodau mai ond yn ddiweddar y cwblhaodd CBSC ei rhaglen o ladd chwyn ochrau'r ffyrdd ac fe allai cymryd ychydig o wythnosau cyn i'r chwyn farw i lawr a chael eu symud. Os na chafodd rhai ffyrdd eu trin, dylid cysylltu ag ERF yn y dull arferol (e-bost neu ffôn), fel y gellir rhoi cyfeirnod i'r gwaith.

Penderfynwyd gofyn i'r Clerc ail-ofyn i GBSC am fapiau / rhestrau o lwybrau'r chwynladdwyr a glanhau strydoedd, fel bod yr aelodau yn gallu dynodi'n haws unrhyw ardaloedd nad ydynt yn cael eu trin.

dd. Ystyried cais i'r Cyngor Tref cyflwyno enwebiad o goeden ar Rodfa Pwllycrochan ar gyfer Gwobr Coeden Hanesyddol y Flwyddyn.

Penderfynwyd cefnogi'r goeden a enwebwyd a rhoi awdurdod dirprwyol i'r Warden Coed, y Cynghorydd J. Pearson i symud ymlaen gyda hyn, mewn cydweithrediad a'r swyddog priodol o'r Cyngor Sir.

110/16 <u>Lleoli Safleoedd Bysus yn Llandrillo yn Rhos:</u>

Cyflwynodd y Clerc i'w ystyried, awgrym gan y Cynghorydd R. Foreman, bod y safle bws ar gyfer gwasanaethau rhif 14 ag 15 yn cael ei symud o'r safle presennol, y tu allan i'r Cayley Arms, lle mae'r palmant yn gul iawn, i safle ar Ffordd Rhos, lle mae'r palmant yn llawer lletach a lle mae'r rhif 24 yn unig yn aros. Byddai hyn yn helpu i wella diogelwch cerddwyr pan fydd y safle bws yn brysur.

Penderfynwyd cysylltu â Gethin George i ofyn iddo drafod y cynnig gyda Bysus Arriva.

111/16 <u>Comisiynydd Cenhedloedd y Dyfodol:</u>

Rhoddodd y Cynghorydd S. Williams adroddiad am y digwyddiad pan gafwyd trafodaeth gyda Chomisiynydd newydd Cenhedloedd y Dyfodol ar 13eg Gorffennaf. Cafodd nifer o faterion eu trafod. Mae'n bwriadu cysylltu â'r Clerc i drafod y rhain ymhellach cyn iddo ddod ag unrhyw adroddiad ac / neu argymhellion i'r Pwyllgor cael eu hystyried.

Penderfynwyd derbyn a nodi diweddariad byr y Cynghorydd Williams a disgwyl am adroddiad pellach.

112/16 <u>Un Llais Cymru (ULlC):</u>

a. Cyflwynodd y Clerc, i'w ystyried, gwybodaeth am 'Chwifio Baner ar gyfer y Gymanwlad' ym Mawrth 2017. Fe nodwyd mai £39.50 yw'r gost o brynu baner y Gymanwlad a gellir ei ddefnyddio ar Ddiwrnod y Gymanwlad pob blwyddyn. Dywedwyd bod Cynghorau Tref Llandudno a Chonwy wedi cynnal dathliad eleni.

Penderfynwyd argymell bod y Cyngor yn prynu baner ac edrych ar y posibilrwydd o gynnal digwyddiad bach o faint yng Ngerddi'r Frenhines ym Mawrth 2017, efallai i gynnwys un o'r ysgolion lleol, er mwyn dathlu Diwrnod y Gymanwlad.

Fe benderfynwyd ymhellach i argymell bod y Cyngor yn ysgrifennu at GBSC i holi a fyddai'n bosibl i Faner y Gymanwlad cael ei chodi ar y polyn baner ar y Promenâd yn Llandrillo yn Rhos (a ddefnyddir ar gyfer y Faner Las yn ystod yr haf).

b. Fe nodwyd bod diweddariad o'r Ymgynghoriad ar Deithio Actif wedi cael ei ddosbarthu, ond fe ymddengys i fod yn berthnasol i ardal Cyngor Gwynedd yn unig.

c. Cyflwynodd y Clerc hysbysiad am Gynhadledd Flynyddol U.Ll.C. sydd i'w gynnal ar 1af Hydref 2016. Fe nodwyd mai thema'r gynhadledd yw "Yr her i Gynghorau Cymuned a Thref i drawsnewid a chydweithio" a bod y siaradwyr yn cynnwys Mark Drakeford AC, Ysgrifennydd y Cabinet dros Gyllid a Llywodraeth Leol, Peter Davies, Cadeirydd Cyngor Cymru ar Waith Gwirfoddol a Sophie Howarth, Comisiynydd Cenhedloedd y Dyfodol.

Penderfynwyd, oherwydd perthnasedd y thema ag ansawdd y siaradwyr, argymell bod y Cynghorydd S. Williams yn mynychu'r Gynhadledd ar ran y Cyngor ac i adrodd yn ol i gyfarfod yn y dyfodol.

Fe wnaed sylw hefyd bod Cyngor Tref y Trallwng (aelod o Gymdeithas Cynghorau Lleol Gogledd a Chanolbarth Cymru {CCLlGChC}) wedi derbyn nifer o wasanaethau datganoledig ag asedau oddi wrth Gyngor Sir Powys. Gofynwyd pa effaith cafodd y datganoliad hwn ar yr archebiant.

Penderfynwyd gofyn i'r Cynghorydd L. Griffiths, un o gynrychiolwyr y Cyngor ar CCLlGChC, cael mwy o wybodaeth am gyllideb flynyddol ag archebiant Cyngor Tref y Trallwng ac adrodd i gyfarfod yn y dyfodol.

113/16 <u>Gohebiaeth Arall:</u>

Fe nodwyd bod yr eitemau canlynol o ohebiaeth ar gael gan y Clerc ar gais:

a. Taflen Newyddion (Mehefin / Gorffennaf 2016) Cymdeithas Tramffordd Llandudno a Bae Colwyn.
b Partneriaid mewn Gofal Iechyd - Newyddion y Rhwydwaith Haf 2016.
c. Cofnodion cyfarfod Cymdeithas Trigolion Hen Golwyn (y Dwyrain) a gynhaliwyd ar 13.7.16.

114/16 <u>Cynllunio</u>:

a. Cyflwynodd y Clerc y ceisiadau cynllunio a dderbyniwyd gan GBS Conwy i'w ystyried.

Penderfynwyd cyflwyno sylwadau ar y ceisiadau hyn fel y maent yn ymddangos yn Atodlen 'A' sydd gyda hwn.

b. Cyflwynodd y Clerc copi o'r Penderfyniadau Cynllunio a wnaed yn ddiweddar gan GBS Conwy er gwybodaeth.

Mynegwyd pryder am y penderfyniad a wnaed i wrthod cais i newid y defnydd o hen siop ar Ffordd Abergele, a fu'n wag ers peth amser. Datganodd yr ymholiadau mai'r rheswm am hyn oedd Polisi yn yr LDP am y %ran o fannau gwerthu sydd eu hangen mewn mannau penodol.

Penderfynwyd, yn y lle cyntaf, gofyn am fwy o wybodaeth am y polisi hwn a'r mannau ym Mae Colwyn lle mae hwn yn berthnasol.

c. Cyflwynodd y Clerc hysbysiad am apêl cynllunio parthed cais O/42522.

Penderfynwyd derbyn y wybodaeth a'i nodi.

ch Rhoddodd y Clerc adroddiad byr ar lafar yn dilyn adborth y Cynghorydd S. Roy a'r Arbenigwr Cynllunio Peter Lloyd am Gynhadledd ddiweddar yr RTPI yng Nghaerdydd. Fe nodwyd y pryder a fynegwyd am amharodrwydd adeiladwyr i ddatblygu tai yng Ngogledd Cymru. Y teimlad oedd bod nifer o ffactorau yn achosi hyn, yn cynnwys y methiant i werthu cyflenwad swmpus o dai, materion yn ymwneud a'r gweithlu, isadeiledd a rhwystrau eraill megis rheoliadau adeiladu llymach (e.e. chwistrellwyr). Dywedodd Peter Lloyd wrth y Clerc a'r Cynghorydd Roy bod Gorchmynion Datblygu Cyffredinol yn cael eu defnyddio gan rhai Awdurdodau Cynllunio Lleol i roi hawliau datblygu ehangach ar gyfer mathau arbennig o ddatblygiad, megis ystafelloedd uwchben siopau, er mwyn hwyluso'r broses ac annog mathau arbennig o ddatblygiad. Awgrymodd y dylid cynnal cyfarfod gyda'r Swyddog Cynllunio Polisi i drafod os a sut y gellir eu defnyddio i annog datblygwyr i ddod ymlaen (er mwyn codi'r pwysedd oddi ar feysydd gwyrdd).

Mynegwyd pryder hefyd am y nifer o geisiadau i drosi'r anheddau sengl mawr i fod yn fflatiau o'r radd flaenaf (yn arbennig yn Llandrillo yn Rhos). Nid yw hyn yn helpu i liniaru'r pwysedd ar yr angen am dai fforddiadwy i bobl leol.

Penderfynwyd ysgrifennu at James Harland, Swyddog Cynllunio Polisi, i ofyn a fyddai'n fodlon dod i gyfarfod y Pwyllgor yn y dyfodol i drafod Gorchmynion Datblygu Lleol ac unrhyw ddulliau eraill lle gall y Cyngor Tref fod yn fwy rhagweithiol i annog datblygiadau a fyddai'n creu mwy o gartrefi fforddiadwy i bobl leol.

d. Nodyn Cyngor Technegol (TAN) 24 Drafft Llywodraeth Cymru: Fe nodwyd bydd y ddogfen ymgynghori drafft yn cael ei ddosbarthu i'w ystyried yng nghyfarfod nesaf y Pwyllgor

115/16 <u>Trwyddedau:</u>

Fe nodwyd y ceisiadau diweddaraf am drwyddedau a gofnodwyd yn ddiweddar ar gyfer ardal Bae Colwyn.

116/16 <u>Is-Bwyllgor y Tân Gwyllt:</u>

Penderfynwyd penodi'r Cynghorydd C. Hughes i gymryd lle'r Cynghorydd Brian Cossey sydd wedi ymddiswyddo o'r Is-Bwyllgor yn ddiweddar.

Daeth y Cyfarfod i ben am 7.40 pm …… Cadeirydd

MINUTES OF A MEETING OF THE GENERAL PURPOSE AND PLANNING COMMITTEE OF THE BAY OF COLWYN TOWN COUNCIL, HELD AT 6.30PM ON TUESDAY 26TH JULY 2016, IN THE COMMITTEE ROOM, TOWN HALL, RHIW ROAD, COLWYN BAY

PRESENT: Cllr N Bastow (Chairman)
Cllrs W Bagnall, Mrs G Baker, Mrs L Edwards, R Foreman, Mrs L Griffiths,
Mrs M Jones, J Pearson, S Williams, C Wood

OFFICERS: Mrs C Earley, Town Clerk
Mr T Owens, Student Advisor

105/16 Apologies for Absence:

The Chair welcomed members to the meeting and apologies for absence were received from Cllr C Perry.

106/16 Declarations of Interest:

Members were reminded that they must declare the existence and nature of any personal and/or prejudicial interests. None were declared.

107/16 Minutes:

Resolved to approve and sign as a correct record the minutes of the last meeting, held on 5th July 2016, subject to an additional statement under item 89/16(a), as proposed at the recent Council meeting, to highlight the strong concerns expressed about loss of public open space within the park.

108/16 Matters Arising from Previous Minutes:

a. Min. 70/16(d) – Bus Shelters:

Members were asked to consider the style of perch seat and colour required for the new shelter by Eirias main entrance (green or black). It was noted that the majority of shelters in our area are green, but that this shelter is a different style and the gates by Eirias Park entrance are black.

Resolved to request a black shelter with steel perch seat.

b. Min 70/16(f) – Spar Cycle Stands:

The Clerk submitted, for information, copy correspondence with the site owners and CCBC regarding permissions etc that would be required. It was noted that CCBC has been asked to provide advice on suitable wording for a written agreement with the site owner, to include a requirement for 3 months notice if the stands need to be removed/relocated for any reason. It was further noted that the Clerk is seeking three quotations for the installation of three stands.

Resolved to defer this matter until this information is received.

c. Min. 70/16(g) – Centenary Fields:

Resolved to receive and note a brief further update from Fields in Trust, confirming that CCBC will be making a decision very soon about the proposed designation of Queens Gardens as a Centenary Field.

109/16 <u>Conwy CBC</u>:

The Clerk submitted, for consideration, the following correspondence from CCBC:

a. A consultation about proposals to upgrade one of the bowling greens in Eirias Park to an artificial green, suitable for year-round use.

Resolved to respond to John Hardy to confirm that the Town Council has no objections to the lower green being made an artificial green, suitable for year-round use.

b. Notice of temporary traffic regulations at Back Bay View Road from 26/7 to 29/7/16.

Resolved to note.

c. A quotation for a new bus shelter to replace the damaged and removed one from Llandudno Road (opposite side to Geordies).

Resolved to defer considering funding any new/replacement shelters until the full extent of works required following the audit and inspection of all shelters on 28th July is known.

A member raised concerns that some of the 'Bus Stop, wording on signs needs re-doing as they are getting difficult to read.

Resolved to recommend that Cllr R Foreman be designated 'Bus Stop Champion' and that he is asked to survey the condition of bus stops in our area and bring a report back to a future meeting.

d. Proposals from Mr Lyn Davies for the spending of the Town Council's contribution to play equipment for 2015/16 and 2016/17 (£25,000 in total), to include equipment for Rhos paddling pool play area, Rhos Park and Ffordd y Graig, Old Colwyn..

Resolved to receive and note the information and approve the Town Council contribution (in accordance with the approved budget).

Further resolved to ask that the Clerk checks what response was received from CCBC to the request made some time ago for disabled

toilet provision in the Rhos paddling pool area.

e. To consider concerns from Cllr N Bastow about excessive roadside weeds.

The Clerk informed members that CCBC had only recently completed its annual roadside weed spraying and that it may take a few weeks for weeds to die down and be removed. If any roads had been missed, these should be reported to ERF in the usual way (via e-mail or telephone), so that they are allocated a job reference number.

Resolved to ask the Clerk to follow-up requests to CCBC for maps/lists of both weed spraying and street cleaning routes, so that members can more easily identify any areas that are being missed.

f. To consider a request for the Town Council to submit a nomination for the tree on Pwllycrochan Avenue for an Ancient Tree of the Year Award.

Resolved to support the nomination of the tree and to delegate authority to the Tree Warden, Cllr J Pearson, to progress this, in conjunction with the relevant County Council officer.

110/16 Location of Bus Stops in Rhos-on-Sea:

The Clerk submitted, for consideration, a suggestion from Cllr R Foreman that the bus stop for the no. 14 and 15 services is moved from outside the Cayley Arms, where the pavement is very narrow, to round the corner on Rhos Road, where the pavement is much wider and only the no.24 currently stops. This would help to improve pedestrian safety when the bus stop gets congested.

Resolved to contact Gethin George to request that he discusses this proposal with Arriva Buses.

111/16 Future Generations Commissioner:

Cllr S Williams reported that he had attended a discussion event with the new Future Generations Commissioner on 13th July and that a number of matters had arisen. He intends to make an appointment to discuss these further with the Clerk before bringing any report and/or recommendations to the Committee to consider.

Resolved to receive and note Cllr Williams' brief update and await any further report.

112/16 One Voice Wales:

a. The Clerk submitted, for consideration, information about 'Fly a Flag for the Commonwealth' in March 2017. It was noted that it would cost £39.50 to purchase a Commonwealth flag for use on Commonwealth day each year and that both Llandudno and Conwy Town Councils had participated this year.

Resolved to recommend that the Council purchases a flag and looks to arrange a small scale event in Queens Gardens in March 2017, possibly to involve one of the local schools, to celebrate Commonwealth Day.

Further resolved to recommend that the Council writes to CCBC to enquire if the Commonwealth Flag could also be raised at the flagpole on the Promenade in Rhos on Sea (used for the blue flag during the summer).

b. It was noted that an update on the Active Travel Consultation had been circulated, but that this appeared to only relate to the Gwynedd Council area.

c. The Clerk submitted notice of the OVW Annual Conference, to be held on 1st October 2016. It was noted that the theme for the conference is "The challenges of transformation and collaboration for Community and Town Councils" and that guest speakers include Mark Drakeford AM, Cabinet Secretary for Finance and Local Government, Peter Davies CBE, Chair of Wales Council for Voluntary Action, and Sophie Howe, Future Generations Commissioner.

Resolved, due to the relevance of this theme and the calibre of speakers, to recommend that Cllr S Williams attends on behalf of the Council and reports back to a future meeting.

It was also commented that Welshpool Town Council (members of the North & Mid Wales Association of Local Councils) had received numerous devolved services and assets from Powys County Council. It was queried what impact this delegation had had on the precept.

Resolved to request that Cllr L Griffiths, one of the Councils representatives on the N&MWALC, finds out more information about Welshpool Town Council's annual budget and precept requirement and reports back to a future meeting.

113/16 <u>Other Correspondence:</u>

It was noted that the following item(s) of correspondence are available on request from the Clerk:

a. Llandudno and Colwyn Bay Tramway Society newsletter (June/July 2016)
b. Partners in Healthcare – Network News Summer 2016
c. Minutes of the OC(E)RA meeting held on 13.7.16.

114/16 <u>Planning:</u>

a. The Clerk submitted, for consideration, the planning applications received from CCBC.

Resolved to submit observations on these applications, as detailed in

Schedule A attached.

b. The Clerk submitted, for information, a copy of the Planning Decisions recently issued by CCBC.

Concerns were expressed about the refusal of a change of use application for a former retail unit on Abergele Road, which had been vacant for some time. Enquiries had revealed that this was due to a policy in the LDP about the % of retail outlets required in specified areas.

Resolved, in the first instance, to request further information about this policy and the areas in the Bay of Colwyn to which it applies.

c. The Clerk submitted notification of a planning appeal in respect of application 0/42522.

Resolved to receive and note the information.

d. The Clerk gave a brief verbal report following feedback from Cllr S Roy and Planning Consultant Peter Lloyd on the recent RTPI Planning Conference in Cardiff. It was noted that concern had been expressed about a general reluctance by housebuilders to deliver new housing developments in North Wales. This was thought to be due to several factors, including lack of sales volumes, workforce issues, infrastructure and perceived barriers, such as tighter building regulations (e.g. sprinklers). Peter Lloyd had advised the Clerk and Cllr Roy that Local Development Orders are being used by some Local Planning Authorities to give area wider permitted development rights for certain types of development, such as upper floors of shops, to make the process easier and encourage specified types of development. He suggested that a meeting is held with the Planning Policy Officer to discuss if/how these could be used to encourage development to come forward (which could alleviate pressure on other greenfield sites).

Concern was also expressed about the number of applications for conversion of larger single dwellings to high-end apartments (particularly in Rhos on Sea), which do little to help to alleviate the need for affordable housing for local people.

Resolved to write to ask James Harland, Planning Policy Officer, if he would be willing to attend a future meeting of the Committee to discuss Local Development Orders and any other ways in which the Town Council could be more proactive in encouraging developments that would provide more affordable housing for local people.

e. Welsh Government Draft Technical Advice Note (TAN) 24: It was noted that the draft consultation document would be circulated for consideration at the next meeting of the Committee.

115/16 <u>Licensing:</u>

It was noted that there had been no licensing applications recently listed for the Bay of Colwyn area.

116/16 <u>Bonfire Sub-Committee:</u>

Resolved to appoint Cllr C Hughes to replace County Cllr Brian Cossey, who had recently resigned from the Sub-Committee.

The meeting closed at 7.40 p.m. …..…… Chairman