

MINUTES OF A MEETING OF THE GENERAL PURPOSE AND PLANNING COMMITTEE OF THE BAY OF COLWYN TOWN COUNCIL, HELD AT 6.30PM ON TUESDAY 21ST FEBRUARY 2017, IN THE COMMITTEE ROOM, TOWN HALL, RHIW ROAD, COLWYN BAY

PRESENT: Cllr N Bastow, Chairman
Cllrs: W Bagnall, Mrs G Baker, Mrs L Edwards, Mrs L Griffiths,
Mrs M Jones, J Pearson, Mrs V Smith, S Williams

OFFICER: Mrs C Earley, Town Clerk

359/16 Apologies for Absence:

The Chairman welcomed members to the meeting and apologies for absence were received from Cllr R Foreman.

360/16 Declarations of Interest:

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

361/16 Minutes:

Resolved to approve and sign as a correct record the minutes of the last meeting, held on 31st January 2017.

362/16 Matters Arising from Previous Minutes:

363/16 Min. 332/16(a) – Noticeboards and Picnic Tables:

- a. The Clerk requested verbal reports on condition from members following recent inspections and updated the inspection checklist with comments. Only one board has not yet been inspected and Cllr Bagnall agreed to check that one and report back to the Clerk.
- b. It was noted that no response had been received from the Men's Shed. Due to the severity of some of the damage and the need to get the picnic tables repaired before Easter, CCBC has now started to take them into its workshop for repair, with the cost of repair being invoiced to the Town Council (from the existing street furniture budget).

Concerns had since been raised by Allan Webbern, CCBC re: safety of steel plates on picnic benches and whether they may present a hazard to young children or vulnerable adults as they will remain hot for a period time if a hot disposable barbecue is removed. Advice had been sought from Zurich (LCAS) and CCBC ERF department and wording had been received to add to our risk assessment, categorising this as being low risk.

Resolved to note the advice received that this constitutes a low level of risk and that there have been no reports of any incidents during the three/four years the steel plates have been in place, therefore no further action is considered necessary.

c. Min. 309/16(c) – Rhos Point:

The Clerk submitted an email response from Conwy CBC confirming that a development brief for Rhos Point, Rhos on Sea will only be developed once vacant possession of the site has been obtained and that the concerns and options associated with the Tower have been noted.

Resolved to receive and note the response.

d. Min. 329/16(a) – Commonwealth Day Event:

- i.** It was noted that members of the working group will be donating cakes for the event to keep costs to a minimum.
- ii.** Members were asked to consider proposals to site the Centenary Gardens plaque below the current sign at the entrance to Queens Gardens.

Resolved to support this proposal.

e. Min. 336/16(c) – Plas Gwilym Quarry Pre-Consultation:

The Clerk submitted an email response on behalf of the developer, confirming that an event will be held locally at which members of the public will be able to discuss their concerns with the relevant professional consultants who have contributed to the development of the application.

Resolved to receive and note this information and await details of the public consultation event.

f. Min.336/16(e) – LDP35 Safeguarding Employment Sites:

The Clerk gave a brief verbal report, confirming that the consultation period had ended on 3rd February and that any existing B1, B2 and B8 office and industrial sites that are not designated as such in the LDP would nonetheless receive protection under LDP Policy EMP/4, clause 2.

Resolved to receive and note this information.

364/16 Conwy CBC:

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

- a.** (Street Lighting Department) Temporary traffic regulation for Jct Oak Drive to Jct Victoria Park for 28/02/2017.

- b. (ERF Consultancy Department) Temporary traffic regulation 30m from the junction of the A547 from 13/02/2017 – 15/02/2017.
- c. Bay Life – the Clerk tabled a copy of the agenda and gave a brief verbal report on the Officers' meeting, held on 9th February 2017.

Resolved to receive and note the correspondence from CCBC.

365/16 Conwy CBC Project Newsletter:

The Clerk submitted, for information, a copy of the quarterly newsletter for the new office development at Colwyn Bay.

366/16 Creating Playful Communities workshop:

Cllr Glenys Baker, who had attended the workshop, gave a brief verbal report on the workshop, which she had found very interesting. One theme had been around playing out in the past and how it was much more controlled these days. More informal/ woodland areas are required for safe play. There were no actions to take away for the town council to consider.

Resolved to thank Cllr Baker for attending and giving her interesting report.

367/16 NDF Engagement Event:

The Clerk and Cllr Bagnall both gave a brief verbal report on the event, at which delegates had been split into different tables to discuss what they considered to be the key issues for the National Development Framework to address. Common issues around the room had been infrastructure (roads, railways and energy transmission – linking north/south and east/west to the Northern Powerhouse); economic development and addressing imbalances, to include designating employment land along the A55 corridor; protecting natural assets, including landscapes for tourism and good quality agricultural land for food production. There were mixed views around the room on whether housing need should be assessed by the NDF or at a more local level.

The Clerk informed members that the NDF will be a 20 year national land use development plan which will set out the policies of the Welsh Government for the development and use of land. Both strategic and local development plans must conform to the NDF, which is currently in its infancy. The current call for evidence ends on 7th March, after which further consultation is expected. The eventual plan is not expected to be published until March 2020.

Resolved to receive and note the report.

368/16 Other Correspondence:

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

- a. Minutes of an OC(E)RA meeting, held on 8th February 2017.

- b. Notice of a BCUHB Stakeholder Event, taking place on Thursday 9th March.
- c. Conwy Access Group – minutes of a meeting held on 17th January 2017.
- d. Colwyn Chamber of Trade – minutes of a meeting held on 16th January 2017.

369/16 Planning:

- 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. *Resolved to receive a copy of the Planning Decisions issued by CCBC for the period 30.1.17 to 12.2.17.*
- c. Cllr M Jones gave a brief verbal report from the recent planning site visit re: land at Dolwen Road, explaining that the site had been very muddy and she had found it difficult to speak to members of the Planning Committee.

It was noted that the application for housing had later been approved by the Planning Committee.

- d. A notice of appeal for the Spar, 12-14 Abergele Road, Colwyn Bay was received and noted.
- e. The Clerk submitted copy correspondence from Cllr T Pearson and Cllr Cllr Bob Squire regarding the application by the Wallich to develop a property on Hesketh Road (0/43453). It was noted that the application had been refused by the Planning Committee on the grounds that it did not comply with the policy in the LDP not permitting new HMOs.
- f. The Clerk tabled, for information only, copy correspondence from Conservation Area Panel members in respect of application 0/43622 – development of the former United Reformed Church Hall, Rhos on Sea.
- g. The Clerk tabled, for information, notice of the withdrawal of application 0/43647 in respect of the Co-op Foodstore, Penrhyn Avenue, Rhos on Sea.

Resolved to receive and note the additional correspondence referred to in items (f) and (g) above.

370/16 Licensing:

The Clerk submitted notice of one licensing application in respect of a TEN at Upper Colwyn Bay Community Centre (event later cancelled).

The meeting closed at 7.20 p.m.

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