

**MINUTES OF A MEETING OF THE GENERAL PURPOSE AND PLANNING COMMITTEE OF THE BAY OF COLWYN TOWN COUNCIL, HELD AT 6:30PM ON TUESDAY 7<sup>TH</sup> MAY 2019, IN THE COMMITTEE ROOM, TOWN HALL, RHIW ROAD, COLWYN BAY**

**PRESENT:** The Mayor, Cllr S Williams  
Cllr G Baker (Chairman)  
Cllrs: B Barton; N Bastow; D Bradley; G Campbell; C Matthews; M Jones;  
M Worth.

**OFFICERS:** Mrs T Earley, Town Clerk and Mrs R Dudley, Assistant Clerk.

**468/18 Welcome and Apologies for Absence:**

The Chair welcomed members to the meeting and thanked the officers and members for their support during her term as Chair. Apologies for absence were received from Cllrs: C Brockley, J Pearson and M Tasker.

**469/18 Declarations of Interest:**

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

**470/18 Minutes:**

*Resolved to approve and sign, as a correct record, the minutes of the last meeting, held on 9<sup>th</sup> April 2019, subject to one minor change to Min. 443/18(d): to change 'Poundland' to 'PoundWorld'.*

**471/18 Matters Arising from Previous Minutes:**

**a) Min.443/18(a)– Hesketh Road Bus Shelter:**

The Clerk updated the committee, informing members that the claim had still not been settled, despite a weekly phone call to request an update. It was noted that the case officer is now being replaced and the Clerk was asked to chase again next week.

**b) Min. 443/18(c) – Seating for Queen's Gardens:**

The Clerk gave a brief verbal update, confirming that the resident had been contacted to ask if a member could visit to discuss his request. An email response from the resident was received and considered. It was noted that he has made requests relating to more sociable seating in both Queens Gardens and outside the new Coed Pella building.

*Resolved that Cllr Worth contact the resident to discuss his enquiry and report back to the Clerk.*

*Further resolved to delegate authority to the Clerk, after liaising with Cllr Worth,*

*to submit any follow-up request(s) to Conwy CBC.*

**c) Min. 450/18(f) – Replacement Local Development Plan Drop-in Session:**

No report was available, as none of the members present had been able to attend the session.

**d) Min 450/18(e)– Land at the former Colwyn Bay Civic Centre:**

The Clerk submitted details of the pre-application consultation regarding the former Civic Centre annexe/grounds (details of which had been tabled at the last meeting). Members noted the outline proposals for 19 dwellings and conversion of the annexe to 9 apartments and stated their disappointed in the proposed percentage of affordable housing (which appeared to be just 3 dwellings and 2 apartments).

*Resolved to submit concerns and request a greater ratio of affordable housing be considered for this previously publicly owned site.*

**472/18 Conwy CBC:**

**a) Ysgol T Gwynn Play area:**

The Clerk submitted information about the opening of a new adventure play area on land adjoining Ysgol T Gwynn, which was received and noted.

**b) IMAGINE Colwyn Bay:**

(i) The draft Minutes of the Steering Group held on 16<sup>th</sup> April 2019 were received and noted.

(ii) Events: The Clerk gave a verbal report on a meeting she had attended with Helen Jackson. The Imagine project wanted to get more involved with events in Colwyn Bay, particularly the Christmas Event, Forties Festival and St David's Day parade/concert.

The Clerk informed the Committee that Helen would like to form a Forties Organising Committee to ensure that the event continues to thrive and involves local residents/organisations more. Members fully supported this recommendation. It was also noted that IMAGINE wanted to get more involved with the heritage around St David's Day and had responded positively to the request from the Town Council regarding involvement in the lead-up to the event in 2020, possibly to include an arts/heritage project with local schools.

*Resolved to invite a representative from IMAGINE to join the Christmas Lights Sub-Committee.*

*Further resolved to support the recommendation that a committee be formed to organise the Forties event and await further feedback from the IMAGINE Steering Group regarding the St David's Day activities/event..*

(iii) The Clerk submitted the draft text for the Colwyn Bay description.

*Resolved to approve the introductory text, subject to some minor amendments (sentence construction and order) and request that the Clerk submits it as soon as possible.*

**473/18 Annual Report:**

*Subject to a minor amendment on page 16, it was resolved to receive and approve for translation/printing the final draft of the Annual Report for 2018/19.*

**474/18 CVSC:**

The Clerk submitted notification of the locations of the 2018 summer open access play schemes. It was noted that attendance had been good at each site (averaging between 16.4 and 30 per session).

*Resolved to approve the use of the same locations for the 2019 play schemes.*

**475/18 N&MWALC:**

The Clerk submitted the draft Minutes of the meeting held on 12/04/2019. With regard to Agenda item 5(1), the Clerk informed members that the letter sent by HMRC to the Secretary had, in her opinion, confirmed that the basic payments of £150 still had to go through PAYE (and be taxed) unless a tax exemption had been applied for and received (each Council must do this separately). The Clerk confirmed that an application for exemption had been submitted several months ago, but no response had been received, to date.

*Resolved to receive the draft minutes and verbal report from the Clerk.*

**476/18 Other Correspondence:**

It was noted that the following items are available on request from the Clerk:

- a) Llandudno & Colwyn Bay Tramway Society Newsletter.
- b) Minutes of Old Colwyn Resident's Association held on 10/04/2019.

**477/18 Planning:**

- a) The Clerk submitted, for consideration, the planning applications received from CCBC, as detailed on Schedule 'A' attached.

*Resolved to submit observations on these applications, as detailed in that Schedule.*

**b) Planning Decisions:**

*Resolved to receive a copy of the Planning Decisions issued by CCBC for the period 08/04/19 – 21/04/2019.*

**c) Notice of Appeal:**

A notice of Appeal in respect of 407, Abergele Road, Old Colwyn (enforcement notice) was noted.

**478/18 Licensing:**

The Licensing applications registered from 8/04 – 26/04/19 were submitted, for information.

The meeting closed at 7.35p.m.

..... Chairman



**CYNGOR TREF BAE COLWYN BAY TOWN COUNCIL  
CEISIADAU CYNLLUNIO/PLANNING APPLICATIONS**

**07/05/2019**

Cyfeirnod/ Reference	LEFEL/ LEVEL	CAIS/APPLICATION
0/45843	Amended plans	<p>Adeiladu 7 fflat, mynediad a gwaith cysylltiedig.  <b>Safle:</b> Hathaway Car Park, Queens Drive, Colwyn Bay, LL29 7BH  <b>Ymgeisydd:</b> CSD Hathaway Ltd  <b>Cafodd y cais ei gymeradwyo eisoes. Cyflwynwyd y penderfyniad cyn i'r Pwyllgor cael cyfle i'w ystyried / rhoi sylwadau.</b>                      Erection of 7 no apartments, access and associated works.  <b>Location:</b> Hathaway Car Park, Queens Drive, Colwyn Bay, LL29 7BH  <b>Applicant:</b> CSD Hathaway Ltd  <b>Already approved. Decision issued before the Committee had the chance to consider/comment.</b></p>
0/46087	D	<p>Bwriad i drosi garej yn anecs.  <b>Safle:</b> 54 Cherry Tree Lane, Upper Colwyn Bay, LL28 5YH  <b>Ymgeisydd:</b> Miss Sarah Fountain  <b>Dim Gwrthwynebiad</b>                      Proposed garage conversion into annexe.  <b>Location:</b> 54 Cherry Tree Lane, Upper Colwyn Bay, LL28 5YH  <b>Applicant:</b> Miss Sarah Fountain  <b>No Objection</b></p>
0/46110	D	<p>Tocio 1 goeden fedw aml-goes (G1) a thynnu 1 goeden ewcalyptus (T2).  <b>Safle:</b> 12 Foxhall Close, Colwyn Bay, LL29 8RT  <b>Ymgeisydd:</b> Mr Roland Schwartz  <b><i>Y Warden Coed I drefnu cyfarfod gyda Swyddog Coed Cyngor Bwrdeistref Sirol Conwy. Rhoi awdurdod dirprwyol i'r Clerc ymateb unwaith i'r Warden Coed cyflwyno ei sylwadau.</i></b>                      To prune 1 no. multi-stemmed Birch tree (G1) and removal of 1 no. Eucalyptus tree (T2).  <b>Location:</b> 12 Foxhall Close, Colwyn Bay, LL29 8RT  <b>Applicant:</b> Mr Roland Schwartz  <b><i>Tree Warden to arrange meeting with Tree Officer, Conwy CBC. Delegate to Clerk to respond once Tree Warden has submitted his observations.</i></b></p>
0/46111	D	<p>Tynnu 1 grŵp o goed conifer addurniadol ac 1 binwydden.  <b>Safle:</b> Brackenwood, Copthorn Road, Upper Colwyn Bay, LL28 5YP  <b>Ymgeisydd:</b> Mr Alun Tink  <b>Dim Gwrthwynebiad</b>                      Removal of 1 group of ornamental conifer trees and removal of 1 no pine tree.  <b>Location:</b> Brackenwood, Copthorn Road, Upper Colwyn Bay, LL28 5YP  <b>Applicant:</b> Mr Alun Tink  <b>No Objection</b></p>
0/46117	D	<p>Gorsaf betrol a siop cyfleustra presennol i gael 2 danc tanwydd dan ddaear 60k, a gwagio a thynnu'r 3 tanc presennol. Estyniad newydd 22 medr sgwar i gefn y ty. Canopi newydd 61 medr sgwar dros ardal allanol cefn y ty. Brandio newydd i'r siop a'r blaengwrt yn unol a brandio presennol coop.  <b>Safle:</b> Colwyn Service Station, Abergele Road, Old Colwyn, LL29 9YG  <b>Ymgeisydd:</b> Co-op  <b>Dim Gwrthwynebiad</b>                      Existing Petrol filling station and convenience shop to have new 2 no. 60k underground fuel tanks, existing 3 no. tanks to be drained down and</p>

		<p>removed. New back of house extension of 22sqm. New 61smq canopy over back of house external area. New branding to shop and forecourt in line with coop current branding.</p> <p><b>Location:</b> Colwyn Service Station, Abergele Road, Old Colwyn, LL29 9YG</p> <p><b>Applicant:</b> Co-op</p> <p><b>No Objection</b></p>
0/46130	PC	<p>Addasu adeilad John Braddock (yr hen Queen's Lodge) i ddarparu 14 o randai a 3 ty tref. Dymchwel hen ganolfan ymadfer Mary Bamber, a chodi 46 o randai, 48 annedd newydd. Dymchwel pob adelad ac adeileddau eraill, gwaith cysylltiedig a maes parcio, gwaith tirlunio called a medal gan gynnwys ardaloedd agored.</p> <p><b>Safle:</b> The John Braddock &amp; The Mary Bamber Convalescent Centre, Queen's Avenue, Colwyn Bay, Conwy, LL29 7BD.</p> <p><b>Ymgeisydd:</b> Blue Bay Homes (North Wales) Ltd &amp; Coastal Homes (North Wales) Ltd.</p> <p><b>Gwrthwynebiadau</b></p> <ol style="list-style-type: none"> <li>1. Nid yw'r deunydd adeiladu (fffenestri / drysau UPVC) yn cyd-fynd ag ardal cadwraeth. Methu cael hyd i wybodaeth am ddeunydd y to - rhaid i rain hefyd fod yn addas i ardal gadwraeth.</li> <li>2. Pryderon parthed: maint y fflatiau un ystafell wely - maent yn rhy fychan ac yn ymddangos i fod yn or ddatblygiad o'r safle.</li> <li>3. Fe ddylai bod tai fforddiadwy ar ddatblygiad o 30 neu fwy o dai, ond nid yw'n ymddangos bod y rhain wedi'u cynnwys.</li> <li>4. Fe ddylai bod maes chwarae i blant a maes agored cyhoeddus ar ddatblygiad o 30 neu fwy o dai, ond nid yw'n ymddangos bod y rhain wedi'u cynnwys.</li> </ol> <p><b>Mae'r Asesiad o Effaith Coedyddiaeth yn datgan 'bydd y mwyafrif o'r coed yn aros'; allan o 269 o goed, bydd 134 (pob un yn destun TPO) yn cael eu torri i lawr.</b></p> <p>Conversion of John Braddock (Former Queen's Lodge) building to provide 14 no. apartments and 3 no. Town Houses. Demolition of former Mary Bamber Convalescent Centre and construction of 46 no. apartments, 48 no. new dwellings. Demolition of all other buildings and structures, associated works and car parking, hard and soft landscaping including areas of open space.</p> <p><b>Location:</b> The John Braddock &amp; The Mary Bamber Convalescent Centre, Queen's Avenue, Colwyn Bay, Conwy, LL29 7BD.</p> <p><b>Applicant:</b> Blue Bay Homes (North Wales) Ltd &amp; Coastal Homes (North Wales) Ltd.</p> <p><b>Objections</b></p> <ol style="list-style-type: none"> <li>1. Building materials (UPVC windows/doors) not in keeping in a conservation area. Cannot find information about roofing materials – these must also be suitable for a conservation area.</li> <li>2. Concerns re: the size of the one bedroom flats – these are too small and appear to be an overdevelopment of the site.</li> <li>3. For a development of more than 30 houses, there should be affordable housing but this does not appear to be provided.</li> <li>4. For a development of more than 30 houses, there should be a requirement for a children's play area, and public open space, but this is not being provided.</li> <li>5. The Arboricultural Impact Assessment states that 'a majority of trees will be retained'; 134 (all covered by TPO's) will be felled out of 269.</li> </ol>

0/46132	D	<p>Dymchwel Canolfan Ymadfer Mary Bamber, 28 Ceod Pella Road, garej a strwythurau yn yr ardd, a Dymchwel rhan o Queen's Lodge.</p> <p><b>Safle:</b> The John Braddock &amp; The Mary Bamber Convalescent Centre, Queen's Avenue, Colwyn Bay, Conwy, LL29 7BD.</p> <p><b>Ymgeisydd:</b> Blue Bay Homes (North Wales) Ltd &amp; Coastal Homes (North Wales) Ltd.</p> <p><b>Gwrthwynebiadau</b></p> <ol style="list-style-type: none"> <li>1. Nid yw'r deunydd adeiladu (fffenestri / drysau UPVC) yn cyd-fynd ag ardal cadwraeth. Methu cael hyd i wybodaeth am ddeunydd y to - rhaid i rain hefyd fod yn addas i ardal gadwraeth.</li> <li>2. Pryderon parthed: maint y fflatiau un ystafell wely - maent yn rhy fychan ac yn ymddangos i fod yn or ddatblygiad o'r safle.</li> <li>3. Fe ddylai bod tai fforddiadwy ar ddatblygiad o 30 neu fwy o dai, ond nid yw'n ymddangos bod y rhain wedi'u cynnwys.</li> <li>4. Fe ddylai bod maes chwarae i blant a maes agored cyhoeddus ar ddatblygiad o 30 neu fwy o dai, ond nid yw'n ymddangos bod y rhain wedi'u cynnwys.</li> </ol> <p><b>Mae'r Asesiad o Effaith Coedyddiaeth yn datgan 'bydd y mwyafrif o'r coed yn aros'; allan o 269 o goed, bydd 134 (pob un yn destun TPO) yn cael eu torri i lawr.</b></p> <p>Demolition of the Mary Bamber Convalescent Centre, no 28 Ceod Pella Road, garage and garden structures and part demolition of the Queen's Lodge.</p> <p><b>Location:</b> The John Braddock &amp; The Mary Bamber Convalescent Centre, Queen's Avenue, Colwyn Bay, Conwy, LL29 7BD.</p> <p><b>Applicant:</b> Blue Bay Homes (North Wales) Ltd &amp; Coastal Homes (North Wales) Ltd.</p> <p><b>Objections</b></p> <ol style="list-style-type: none"> <li>1. Building materials (UPVC windows/doors) not in keeping in a conservation area. Cannot find information about roofing materials – these must also be suitable for a conservation area.</li> <li>2. Concerns re: the size of the one bedroom flats – these are too small and appear to be an overdevelopment of the site.</li> <li>3. For a development of more than 30 houses, there should be affordable housing but this does not appear to be provided.</li> <li>4. For a development of more than 30 houses, there should be a requirement for a children's play area, and public open space, but this is not being provided.</li> <li>5. The Arboricultural Impact Assessment states that 'a majority of trees will be retained'; 134 (all covered by TPO's) will be felled out of 269.</li> </ol>
0/46136	D	<p>Diweddarau paneli hysbysebu papur dwy ochr bresennol gyda phaneli hysbysebu digidol wedi'i oleuo'n fewnol yn ffurfio rhan annatod o'r lloches.</p> <p><b>Safle:</b> 5002 – 0001, Abergele Road, at no 33, Colwyn, LL29 9PG.</p> <p><b>Ymgeisydd:</b> Mrs Kirstie Rowland.</p> <p><b>Dim Gwrthwynebiad</b></p> <p>Upgrade of existing double sided advertising paper panels with double sided internally illuminated advertising digital panels forming an integral part of the shelter.</p> <p><b>Location:</b> 5002 – 0001, Abergele Road, at no 33, Colwyn, LL29 9PG.</p> <p><b>Applicant:</b> Mrs Kirstie Rowland.</p> <p><b>No Objection</b></p>

0/46137	D	<p>Diweddaru paneli hysbysebu papur dwy ochr bresennol gyda phaneli hysbysebu digidol wedi'i oleuo'n fewnol yn ffurfio rhan annatod o'r lloches.  <b>Safle:</b> 5002 – 0010, Conway Road O/S 46, Colwyn, LL29 7AN.  <b>Ymgeisydd:</b> Mrs Kirstie Rowland.  <b>Dim Gwrthwynebiad</b>  Upgrade of existing double sided advertising paper panels with double sided internally illuminated advertising digital panels forming an integral part of the shelter.  <b>Location:</b> 5002 – 0010, Conway Road O/S 46, Colwyn, LL29 7AN.  <b>Applicant:</b> Mrs Kirstie Rowland.  <b>No Objection</b></p>
0/46139	D	<p>Diweddaru paneli hysbysebu papur dwy ochr bresennol gyda phaneli hysbysebu digidol wedi'i oleuo'n fewnol yn ffurfio rhan annatod o'r lloches.  <b>Safle:</b> 5002 – 0032, Victoria Avenue O/S Station, Colwyn, LL29 8DF.  <b>Ymgeisydd:</b> Mrs Kirstie Rowland.  <b>Dim Gwrthwynebiad</b>  Upgrade of existing double sided advertising paper panels with double sided internally illuminated advertising digital panels forming an integral part of the shelter.  <b>Location:</b> 5002 – 0032, Victoria Avenue O/S Station, Colwyn, LL29 8DF.  <b>Applicant:</b> Mrs Kirstie Rowland.  <b>No Objection</b></p>
0/46140	D	<p>Newid defnydd rhan gefn i siop a'r stordy ar gyfer defnydd cymunedol.  <b>Safle:</b> 20, Station Road, Colwyn Bay, LL29 8BU.  <b>Ymgeisydd:</b> Antioch North Wales Limited.  <b>Dim Gwrthwynebiad</b>  To change the use of the rear part of the shop and stock room to community use.  <b>Location:</b> 20, Station Road, Colwyn Bay, LL29 8BU.  <b>Applicant:</b> Antioch North Wales Limited.  <b>No Objection</b></p>
0/46174	D	<p>Codi ty haf.  <b>Safle:</b> 6, Brompton Park, Rhos on Sea, LL28 4TW.  <b>Ymgeisydd:</b> Mr &amp; Mrs WJ Fraser.  <b>Dim Gwrthwynebiad</b>  Erection of a summerhouse.  <b>Location:</b> 6, Brompton Park, Rhos on Sea, LL28 4TW.  <b>Applicant:</b> Mr &amp; Mrs WJ Fraser.  <b>No Objection</b></p>