

Item 3(a)

MINUTES OF A MEETING OF THE GENERAL PURPOSE AND PLANNING COMMITTEE OF THE BAY OF COLWYN TOWN COUNCIL, HELD AT 6.30PM ON TUESDAY 9TH JULY 2019, IN THE COMMITTEE ROOM, TOWN HALL, RHIW ROAD, COLWYN BAY

PRESENT: The Mayor, Cllr N Bastow
Cllr C Brockley (Chairman)
Cllrs: G Campbell; M Jones; C Matthews; J Pearson; M Tasker; M Worth.

OFFICERS: Mrs C Earley, Town Clerk
Mrs R Dudley, Assistant Clerk

83/19 Welcome and Apologies for Absence:

The Chairman welcomed members to the meeting. Apologies for absence were received from Cllrs: G Baker, B Barton, D Bradley and S Williams.

84/19 Declarations of Interest:

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

85/19 Speaker:

The Chair welcomed Mr Arron Cooper from Pie Records to the meeting. Arron had requested to attend the meeting to give the Committee an outline of what has happened in the last two years and Pie's future plans.

He reported that Pie has organised 800+ events over the last two years including musical, creative and therapeutic events for old and young. Pie's core principal is to support local artists. Pie have worked on projects with Conwy CBC and NW Police and recently supported a Music Festival with Llandrillo yn Rhos School, which will hopefully become an annual event.

The last two years have not been without challenges, the main one being noise complaints from neighbours. Pie have met with Environmental Officers to discuss best practice, to avoid future problems, and have developed a sound management plan to address the issues. As a result of this, they have had no noise complaints for six months. Some elements of the sound-proofing of the building will also be changed.

Arron informed the Committee that Pie will be relinquishing their alcohol licence for a week (11th November to 18th November) to have an alcohol free week to highlight problems with alcohol. Pub Watch, NHS and Conwy CBC are all on board with this and the results will be shared with other businesses. Pie hopes to extend this to an alcohol free night once a month to promote well-being and a safe environment. Arron is also looking at other options to ensure Pie is a base for positive community impact and is open to any ideas and suggestions.

He referred to Conwy CBC's Corporate Plan and its eight priority areas and gave examples of how Pie contributes to seven out of the eight, eg: People feel safe – Pie's



audience is 70% female. The business is also contributing towards increasing the winter/evening economy, culture and community inclusion. Arron wished to record his appreciation for the support of the Town Council and he thanked the Committee for allowing him to address them.

A brief question and answer session followed and, in response to questions from members, Arron explained live music is played between 8pm and 9pm and amplified music is played until 11pm. Pie hold weekly activities including Ukulele Group, Baby Pie, Children's workshops and a breastfeeding support group. Arron was asked to send any information to the Town Council so we could help them to publicise events.

The Chair thanked Arron for attending and requested that he stay in touch to update the Committee. He then retired from the meeting.

86/19 Minutes:

Resolved to approve and sign, as a correct record, the minutes of the last meeting, held on 18th June 2019.

87/19 Matters Arising from Previous Minutes:

(a)Min. 60/19– Noticeboards:

The Committee noted that the overgrowth around the noticeboard on Groes Road had been cleared. Cllr Bastow reported that the noticeboard in Colwyn Avenue needed some attention, as one of the support posts is rotting.

(b) Min. 58/19(a)– Hesketh Road Bus Shelter:

The Clerk gave a brief verbal update to the Committee: She had requested that CCBC obtain copies of two police reports, as there is still confusion about the date of the incident and the extent of damage caused (due to a claim being made by CCBC for a damaged lamp column for an incident on 3/9/2018). The Clerk will update the Committee again, once more information has been received.

(c) Min 66/19(c) - Conservation Advisory Panel:

Cllr Matthews had attended the meeting and reported back to the Committee. The Application being considered was 0/46130 & 0/46132 (Mary Bamber Convalescent Centre). Cllr Matthews reported that the panel have requested that the application be sent back to the developer for reconsideration. A large green space would be lost and the site could be used for something much more in keeping with the surrounding conservation area.

88/19 Conwy CBC:

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

(a)Notice of requests for temporary traffic regulations at:

- (i) New Estate to Teyrdan Road, Old Colwyn Bay – 10/7 – 14/7.
This correspondence was noted.

(b) **Penrhyn Road Benches** – The Clerk submitted an email from ERF, Conwy CBC informing the Committee that it was proposing that deterrents be fitted to benches on Penrhyn Road to deter skateboarders from damaging the benches.

Resolved to support the proposal.

(c) Members noted that the zip line and bench at the paddling pool in Rhos on Sea will be removed from October to February to allow time for the grass to recover.

(d) **IMAGINE**: A copy of the minutes of the Colwyn Bay Steering Group meeting held on 4th June 2019 was noted by members.

(e) **Review of Polling Districts, Polling Places and Polling Stations:**

The Clerk submitted information about the review and informed the Committee that the consultation period was from 1st July to 9th August 2019. Members were encouraged to submit any individual views.

89/19 Disabled Access Audit:

In accordance with the previous resolution of the Council, the Clerk invited any reports from members on disabled access issues in their wards. Cllr Campbell reported concerns about some dropped kerbs she had observed that were obstructed by tree branches and agreed to take some images and provide the exact location details to the Clerk. Cllr Worth commented that the dropped kerb on the list on Abergele Road was still obstructed by a traffic sign. The Clerk commented that this fell within the area of the Town Centre Investment Plan and signage within that area is all being reviewed, as part of a new signage strategy.

It was noted that the disabled access audit will be an ongoing quarterly agenda item, for receiving any reports on progress, but that members are encouraged to forward details of any concerns as and when they arise.

A copy of the updated audit document can be found in Schedule 'A' attached.

90/19 Website:

The Clerk gave a verbal report on the recent accessibility audit of the new website and informed the members that she and Louise had taken part in a webinar which demonstrated how you could adapt your website to make accessibility easier for all users. The Clerk will report back again in more details after completing part 2 of the webinar.

The Clerk asked for the Committee to support the purchase of a trusted SSL Certificate at the annual cost of £50 to help with security issues when accessing the website.

Resolved to authorise the purchase of Alpha SSL Certificate at the cost of £50 per annum.



91/19 Planning:

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

Resolved to submit observations on these applications, as outlined in Schedule 'B' attached.

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

Resolved to receive a copy of the Planning Decisions issued by CCBC for the period 03/06/19 – 30/06/2019.

- c) **Site Visit:**

Cllr C Brockley gave a verbal report on the CCBC Planning Committee's site visit he had attended earlier in the day at Rochester Way, Rhos on Sea. The Town Council had objected to the planning application for the following reasons: the planning application lacked detail and the drawings do not accurately reflect the height of the proposed building, which it feels is out of character with dwellings in the area.

Cllr Brockley said the proposed roof was only 700mm (0.7m) and not significantly above the height of neighbouring roofs. The Planning Committee seemed favourable and Cllr Brockley reported that they did not think there was any problem with the proposals.

- (d) **Planning Application 0/46215:**

Members noted that Planning Application 0/46215, 31, Cayley Promenade, Rhos on Sea had been withdrawn.

92/19 Licensing:

No Licensing applications were submitted.

The meeting closed at 7.25 p.m.

..... Chairman



SCHEDULE 'A'

Date	Location	Ward	Inspected by:	Notes / defects	Action
01/07/2018	Rhiw Road / Albert Place	Glyn	Clr Chris Hughes	There are no dropped kerbs at this junction leading to the Town Hall forcing wheelchair users into the highway and to use vehicle access points where they exist.	Reported to CCBC (ERF) by CH / PR??
01/07/2018	Colwyn Bay Library	Rhiw	Clr Chris Hughes	There are no dropped kerbs when going to the library.	Reported to CCBC (ERF) by CH / PR??
01/07/2018	Between the town and Theatr Colwyn	Glyn	Clr Chris Hughes	On the pavement between the town and Theatr Colwyn wheelchair users are confronted with surface water gullies; often not possible to traverse these obstacles.	Reported to CCBC (ERF) by CH / PR??
01/07/2018	Woodland Road East / Abergele Road	Rhiw	Clr Chris Hughes	Dropped kerb is blocked by a traffic sign outside the Spar/Subway	Reported to CCBC (ERF) by CH / PR??
22/01/2019	Hawarden Road	Rhiw	Clr Steve Williams	Mobility scooter unable to mount curb outside Woodhill Baptist Church as kerb not low enough for her scooter.	SW reported to ERF on 22.01.19
01/03/2019	Rhos Road / centre of Rhos	Rhos	Clr Glenys Baker	By the newsagents, the nobbled slabs are up against the kerb making it difficult for a partially sighted person to find.	
01/03/2019	Rhos centre	Rhos	Clr Glenys Baker	Uneven surfaces around the centre of Rhos on Sea making it difficult for those in wheelchairs	
01/03/2019	Rhos on Sea	Rhos	Clr Glenys Baker	Dropped kerbs are parked across - should have a white line to identify them and stop people parking	
01/03/2019	Everard Road / Rhos Road	Rhos	Clr Glenys Baker	Three way junction and busy crossing. No easy crossing point.	
01/03/2019	Marine Drive / Abbey Road	Rhos	Clr Glenys Baker	Cars parked over dropped kerbs	
01/03/2019	Rhos	Rhos	Clr Glenys Baker	Tree roots affecting those with walking sticks, mobility scooters and wheelchairs	
01/03/2019	Penrhyn Avenue Parks	Rhos	Clr Glenys Baker	Path surfaces need updating and pot holes need filling.	
09/07/2019	t.b.c.	Rhos	Clr Gemma Campbell	Disabled crossing points obstructed by trees (branches?)	awaiting images / location details



Schedule B

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

09/07/2019

Cyfeirnod / Reference	LEFEL/ LEVEL	CAIS/APPLICATION
0/46132	Additional information / gwybodaeth ychwanegol	<p>Dymchwel Canolfan Ymadfer Mary Bamber, 28 Coed Pella Road, garej a strwythurau yn yr ardd, a dymchwel rhan o Queens Lodge.</p> <p>Safle: The John Braddock & The May Bamber Convalescent Centre, Queens Avenue, Colwyn Bay, LL29 7BD</p> <p>Ymgeisydd: Blue Bay Homes (North Wales) Ltd & Coastal Homes (North Wales) Ltd</p> <p>Gwrthwynebiadau</p> <ol style="list-style-type: none"> 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. 2. Pryderon parthed: maint y fflatiau un ystafell wely - maent yn rhy fychan ac yn ymddangos i fod yn or ddatblygiad o'r safle. 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. 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. <p>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.</p> <p>Demolition of the Mary Bamber Convalescent Centre, no 28 Coed Pella Road, garage and garden structures, and part demolition of the Queens Lodge.</p> <p>Location: The John Braddock & The May Bamber Convalescent Centre, Queens Avenue, Colwyn Bay, LL29 7BD</p> <p>Applicant: Blue Bay Homes (North Wales) Ltd & Coastal Homes (North Wales) Ltd</p> <p>Objections</p> <ol style="list-style-type: none"> 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. 2. Concerns re: the size of the one bedroom flats - these are too small and appear to be an overdevelopment of the site. 3. For a development of more than 30 houses, there should be affordable housing but this does not appear to be provided. 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. <p>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.</p>
0/46338	PC	<p>Cais Amlinellol ar gyfer datblygiad preswyl (gyda phob mater wedi eu cadw yn ôl ac eithrio'r fynedfa)</p> <p>Safle: Land adjacent to Former Civic Centre, Abergele Road, Colwyn Bay, LL29 8AR</p> <p>Ymgeisydd: Muse Developments</p> <p>Dim Gwrthwynebiad</p> <p>Outline Application for a residential development (with all matters reserved except means of access).</p> <p>Location: Land adjacent to Former Civic Centre, Abergele Road, Colwyn Bay, LL29 8AR</p> <p>Applicant: Muse Developments</p> <p>No Objections</p>

0/46340	D	<p>Lleihau uchder oddeutu 4-5 metr ar 10 Coeden Cypreswydden Monterey. Safle: 74 Pen y Bryn Road, Upper Colwyn Bay, Conwy, LL29 6AL Ymgeisydd: Mr J Northcott Dim Gwrthwynebiad Reduce height by circa 4-5 metres 10 Monterey Cypress Trees. Location: 74 Pen y Bryn Road, Upper Colwyn Bay, Conwy, LL29 6AL Application: Mr J Northcott No Objections</p>
0/46342	D	<p>Lleihau corun yr uchder oddeutu 2 metr a lledaeniad ochrol oddeutu 4-5 metr o amgylch coeden Pinwydden Corsicaidd. Safle: 7A Oakwood, Oak Drive, Colwyn Bay, LL29 7AE Ymgeisydd: Mr Lee Ward Dim Gwrthwynebiad Crown reduce in height circa 2 metres and lateral spread circa 4-5 metres all around 1 no. Corsican Pine Tree. Location: 7A Oakwood, Oak Drive, Colwyn Bay, LL29 7AE Applicant: Mr Lee Ward No Objections</p>
0/46344	D	<p>Cais i addasu adeilad swyddfa presennol yn llety preswyl. Safle: 9 Coed Pella Road, Colwyn Bay, LL29 7AT Ymgeisydd: Ms Sharon Hughes Dim Gwrthwynebiad Proposed conversion of existing office building into residential accommodation. Location: 9 Coed Pella Road, Colwyn Bay, LL29 7AT Applicant: Ms Sharon Hughes No Objections</p>
0/46345	D	<p>Arddangos 1 arwydd ffasgia pren wedi ei baentio a heb ei oleuo ac 1 arwydd crog pren wedi ei baentio a heb ei oleuo i arddangos enw a logo'r cwmni. Safle: 29 Station Road, Colwyn Bay, LL29 8BP Ymgeisydd: Jacobs & Turner Dim Gwrthwynebiad Display of 1 no. non-illuminated painted timber fascia sign and 1 no. non-illuminated painted timber hanging sign to display company name and logo. Safle: 29 Station Road, Colwyn Bay, LL29 8BP Ymgeisydd: Jacobs & Turner No Objections</p>
0/46346	D	<p>Estyniad unllawr arfaethedig i gefn yr eiddo presennol i ddisodli ystafell wydr unllawr bresennol, i greu cegin mwy o faint. Safle: 9 Tanllwyfan, Old Colwyn, LL29 9LQ Ymgeisydd: Mr & Mrs Markus Hughes Dim Gwrthwynebiad Proposed single storey extension to the rear of the existing property to replace the existing single storey conservatory to form enlarged kitchen. Location: 9 Tanllwyfan, Old Colwyn, LL29 9LQ Applicant: Mr & Mrs Markus Hughes No Objections</p>
0/46347	D	<p>Amrywio amod rhif 1 o ganiatad cynllunio 0/40800 (Estyniad Arfaethedig i'r Garej a Mynedfa Newydd) i ganiatáu estyniad o'r cyfyngiad amser o 5 mlynedd. Safle: The Copthorne, Oak Drive, Colwyn Bay, LL29 7YP Ymgeisydd: Ms Jane Taylor Dim Gwrthwynebiad Variation of condition no. 1 of planning consent 0/40800 (Proposed Garage Extension and New Access) to allow for an extension of 5-year time restriction. Location: The Copthorne, Oak Drive, Colwyn Bay, LL29 7YP Applicant: Ms Jane Taylor No Objections</p>

0/46372	D	<p>Newid defnydd eiddo o siop trin gwallt (A1) i Stiwdio loga (D2).</p> <p>Safle: 1 Everard Road, Rhos on Sea, LL28 4EY</p> <p>Ymgeisydd: Ms Emma Huntley</p> <p>Dim Gwrthwynebiad</p> <p>Change of use of premises from hairdressers (A1) to Yoga Studio (D2).</p> <p>Location: 1 Everard Road, Rhos on Sea, LL28 4EY</p> <p>Applicant: Ms Emma Huntley</p> <p>No Objections</p>
0/46384	D	<p>Codi estyniad bychan yng nghefn yr eiddo gyda balconi.</p> <p>Safle: 89, Dinerth Road, Rhos on Sea, LL28 4YH.</p> <p>Ymgeisydd: Mr Steve Saxton.</p> <p>Dim Gwrthwynebiad</p> <p>Construction of a small extension at the rear of the property with a balcony.</p> <p>Location: 89, Dinerth Road, Rhos on Sea, LL28 4YH.</p> <p>Applicant: Mr Steve Saxton.</p> <p>No Objections</p>
0/46399	D	<p>Newid defnydd o A1 i defnydd A3.</p> <p>Safle: 1 Cefn Road, Old Colwyn, LL29 9PN</p> <p>Ymgeisydd: Miss Lisa Jones</p> <p>Dim Gwrthwynebiad</p> <p>Change of use from A1 to A3.</p> <p>Location: 1 Cefn Road, Old Colwyn, LL29 9PN</p> <p>Applicant: Miss Lisa Jones</p> <p>No Objections</p>
0/46405	D	<p>Dymchwel ye Eiddo Presennol. Ei ailatblygu gyda 6 Rhandy a man parcio ar y safle. Mynedfa wedi'i diwygio.</p> <p>Safle: 5 Grosvenor Road, Colwyn Bay, LL29 7YF</p> <p>Ymgeisydd: Mr J Harvey</p> <p>Gwrthwynebiad</p> <ol style="list-style-type: none"> 1. Dim digon o le i barcio am ddatblygiad o 6 o randai. 2. Dim man ar gyfer biniau. 3. Materion yn ymwneud a phreifatrwydd i eiddo cyfagos. <p>Dim yn cyd-fynd a'r ardal.</p> <p>Demolition of Existing Property. Redevelopment with 6 Apartments and on site car parking. Revised access.</p> <p>Location: 5 Grosvenor Road, Colwyn Bay, LL29 7YF</p> <p>Applicant: Mr J Harvey</p> <p>Objections</p> <ol style="list-style-type: none"> 4. Insufficient parking spaces proposed for a development of 6 apartments. 5. No area proposed for bins. 6. Privacy issues for neighbouring properties. 7. Not in keeping with the area.
0/46406	D	<p>Amrywio amod rhif 8 caniatâd cynllunio 0/43669 (1/ Codi 5 rhandy, 2/ Lledaenu Mynediad Cynllun diwygiedig i 0/42896) er mwyn caniatáu newidiadau.</p> <p>Safle: 53 Marine Drive, Rhos on Sea, LL28 4HS</p> <p>Ymgeisydd: Mr L Webster</p> <p>Dim Gwrthwynebiad</p> <p>Variation of condition no. 8 of planning consent 0/43669 (1/ Erect 5 apartments, 2/ Widen access revised scheme to 0/42896) to allow for amendments.</p> <p>Location: 53 Marine Drive, Rhos on Sea, LL28 4HS</p> <p>Applicant: Mr L Webster</p> <p>No Objections</p>
0/46406	cynlluniau / addroddiadau diwygiedig Amended plans / reports	<p>Amrywio amod rhif 2 ag 8 o ganiatad 0/43669 er mwyn caniatáu newidiadau i ddyluniad yr adeilad ag y sgriniau balconi.</p> <p>Safle: 53 Marine Drive, Rhos on Sea, LL28 4HS</p> <p>Ymgeisydd: Mr L Webster</p> <p>Dim Gwrthwynebiad</p> <p>Variation of conditions 2 and 8 of planning consent 0/43669 to allow for amendments to design of the building and the balcony screens.</p>

		<p>Location: 53 Marine Drive, Rhos on Sea, LL28 4HS</p> <p>Applicant: Mr L Webster</p> <p>No Objections</p>
0/46413	D	<p>Codi estyniad ystafell ddydd unllawr yn y cefn, gyda phatio wedi'i godi ac anecs stiwdio.</p> <p>Safle: Y Wenallt, 26, Yerburch Avenue, Colwyn Bay, LL29 7NB.</p> <p>Ymgeisydd: Mr Stephen Owen.</p> <p>Dim Gwrthwynebiad</p> <p>Erection of single storey day room extension at rear, raised patio and studio annexe.</p> <p>Location: Y Wenallt, 26, Yerburch Avenue, Colwyn Bay, LL29 7NB.</p> <p>Applicant: Mr Stephen Owen.</p> <p>No Objections</p>
0/46421	D	<p>Estyniad unllawr yng nghefn llawr cyntaf ac estyniad dau lawr ar y ochr.</p> <p>Safle: 58, Bryn Cadno, Upper Colwyn Bay, Colwyn Bay, LL29 6DW.</p> <p>Ymgeisydd: Mr Andrew Scott.</p> <p>Dim Gwrthwynebiad</p> <p>Single storey extension to rear first floor and two storey extension to side.</p> <p>Location: 58, Bryn Cadno, Upper Colwyn Bay, Colwyn Bay, LL29 6DW.</p> <p>Applicant: Mr Andrew Scott.</p> <p>No Objections</p>
0/46434	D	<p>Lleihau 1 gypreswydden a 2 goeden llydanddail.</p> <p>Safle: 26 Woodhill Road, Colwyn Bay, LL29 7ES</p> <p>Ymgeisydd: Mr Rhys Jones</p> <p>Dim Gwrthwynebiad</p> <p>To reduce 1 no Cypress and 2 no Broadleaf Trees.</p> <p>Location: 26 Woodhill Road, Colwyn Bay, LL29 7ES</p> <p>Applicant: Mr Rhys Jones</p> <p>No Objections</p>
0/46435	D	<p>Tocio 5 coeden llydanddail</p> <p>Safle: Taliesin, 133 Llanrwst Road, Upper Colwyn Bay, LL28 5YS</p> <p>Ymgeisydd: Mr Nick Gurney</p> <p>Dim Gwrthwynebiad</p> <p>To prune 5 no. Broadleaf Trees.</p> <p>Location: Taliesin, 133 Llanrwst Road, Upper Colwyn Bay, LL28 5YS</p> <p>Applicant: Mr Nick Gurney</p> <p>No Objections</p>
0/46436	D	<p>Arddangos un panel ffascia nad yw wedi'i oleuo. Logo a llythrennau ffascia wedi'u goleuo. Arwydd ymestynnol wedi'i oleuo'n fewnol. Amgylchyn ATM wedi'i oleuo. 2 arwydd logo ffenestr wedi'u goleuo.</p> <p>Safle: 23 Conway Road, Colwyn Bay, LL29 7AB</p> <p>Ymgeisydd: Nationwide Building Society</p> <p>Dim Gwrthwynebiad</p> <p>Display of non-illuminated fascia panel. Illuminated fascia logo and lettering. Internally illuminated projecting sign. Face illuminated ATM surround. Illuminated window logo 2 no signage.</p> <p>Location: 23 Conway Road, Colwyn Bay, LL29 7AB</p> <p>Applicant: Nationwide Building Society</p> <p>No Objections</p>