

item 3

**MINUTES OF A MEETING OF THE GENERAL PURPOSE AND PLANNING COMMITTEE OF THE BAY OF COLWYN TOWN COUNCIL, HELD AT 6.30PM ON TUESDAY 27<sup>TH</sup> AUGUST 2019, IN THE COMMITTEE ROOM, TOWN HALL, RHIW ROAD, COLWYN BAY**

**PRESENT:** The Mayor, Cllr N Bastow  
Cllr C Brockley (Chairman)  
Cllrs: G Baker, B Barton, G Campbell; M Tasker; M Worth.

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

**IN ATTENDANCE:** Members of the Public

**136/19 Welcome and Apologies for Absence:**

The Chairman welcomed members to the meeting. Apologies for absence were received from Cllrs: M Jones; C Matthews and J Pearson.

**137/19 Declarations of Interest:**

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

**138/19 Public Participation:**

The Chair welcomed members of the public to the meeting and invited a representative to speak on their behalf. The representative thanked the Committee for allowing them to bring their concerns regarding agenda item 11(c); amended planning application for 5, Grosvenor Road, Colwyn Bay which will be discussed by the Committee later. Their concerns were:

1. The scale of the building which is overbearing and appears out of character with its surroundings.
2. Privacy issues: the amended plans had made improvements by substituting Juliette balconies and obscured glass but these amendments did not alleviate the concerns that neighbouring properties have over loss of amenity, light and privacy.
3. Acceptable separation from building at rear: the plans quoted 21m which goes to the building line, but the size and scale of the new building is much larger than the previous building and is 4 levels not 2. The 21m should be increase due to the height of the proposed building.
4. Parking: the amended plans show no change to the parking spaces.

The Chair invited questions from the Committee: in answer to a question about whether the 25° angle has been measured for light, the representative said that it had been difficult to work out from the plans submitted. The Committee queried if the developer should be asked to provide this information.

It was noted that Conwy CBC will need solid reasons to refuse the application as a previous application for that location for 6 flats had been given consent. This could be problematic for Conwy CBC if the application were to go to appeal.

The representative asked if the Town Council could support them at the Conwy CBC Planning Committee Meeting to be held on 11/09/2019 as they are not allowed to speak again on the application.

***Resolved that the Town Clerk request that a Town Council representative be allowed to speak at the Planning Committee Meeting to be held on 11/09/19.***

The Chair thanked the representative and the members of the public left at this juncture.

**139/19 Minutes:**

***Resolved to approve and sign, as a correct record, the minutes of the last meeting, held on 30<sup>th</sup> July 2019.***

**140/19 Matters Arising from Previous Minutes:**

**(a) Min. 114/19(a)– Hesketh Road Bus Shelter:**

The Clerk submitted a response from Conwy CBC and gave a verbal update. It had been ascertained that there were two separate incidents and the insurers were now dealing with the correct one. The claim against the other insurance company is progressing.

**(b) Min. 114/19(c) – Disabled Access:**

The Clerk submitted a response from Conwy CBC to the email submitted regarding disabled access issues in Rhos on Sea. A photograph taken showing a parked car obstructing access outside the Mexican Wave was also submitted by a member.

***Resolved to note the response, send the photo to Conwy CBC, ask for support with parking enforcement and enquire if this incident would constitute a bookable offence.***

**(c) Min 123/19 – National Strategy for Flood and Coastal Erosion Risk Management in Wales:**

I was noted that Cllr Barton had been unable to book to attend this event.

**141/19 Conwy CBC:**

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

**(a) Notice of a requests for a temporary Traffic Regulation at:**

- (i) King's Drive to the Jct of Llanrwst Road – 16/09- 15/03/2021. (Carriageway Resurfacing)**
- (ii) Llanrwst Road adjacent to telephone exchange to the Jct with Conway Road – 16/09 – 15/03/2021. (Carriageway Resurfacing)**
- (iii) Highfield Road side of 26 to Jct with Nant y Glyn Avenue - 18/09 – 20/09/2019 (Dwr Cymru)**
- (iv) Rotary Way Junction of Promenade to Slip Road after Rotary Bridge – 17/11 – 18/11/2019 (Bridge Work)**
- (v) Llwyd Grove Junction with Elian Road to Jct with Bryn Avenue – 03/09 - 05/09/2019 (Carriageway Resurfacing)**



- (vi) Kensington Avenue Jct of Albert Road to Jct of Min y Don Road – 02/09-03/09/2019 (Carriageway Resurfacing)
- (vii) Eleanor Road Jct with Kensington Avenue to Jct with Victoria Road – 02/09-03/09/2019. (Carriageway Resurfacing)
- (viii) Cherry Tree Lane Jct with Old Highway to Jct with Llanrwst Road – 03/09-05/09/2019 (Carriageway Resurfacing)
- (ix) Ffordd Bugail Jct with Ffordd Pandy & the length of Ffordd Bugail – 03/09-05/09/2019 (Carriageway Resurfacing)
- (x) Back Bay View Road until Friday 16/08 or up to a period of 21 days (Dwr Cymru)
- (xi) Adjacent to Tal y Bont to Ty'n Terfyn from 16/9 – 6/10 (Bridge Work)

This correspondence was noted.

**(b) Playground Task and Finish Group:**

The Clerk submitted a questionnaire from Conwy CBC. The Clerk advised members that the questionnaire had been sent to obtain a local view of the play areas in the Town Council's area. It was noted that Conwy CBC officers will guess the answers if a response is not provided from the relevant Town/Community Council.

***Resolved to delegate authority to the Clerk to compile and submit a response, after contacting all members for their views.***

**(c) Litter Bins:**

**(i) Princess Diana Gardens:**

The Clerk submitted an email and photographs from Cllr J Pearson explaining the litter problems and requesting a larger bin for the garden, with a suggestion that it be swapped for the larger bin by the Spar. The Assistant Clerk had also received a telephone request from Rotary, who maintain the garden, asking for a covered bin to deter seagulls.

***Resolved to contact ERF, Conwy CBC to enquire about the cost of a new litter bin and a recycling bin.***

**(ii) Bay View Centre:**

The Clerk tabled an email regarding the condition of bins in the town centre, with photographs taken on a Wednesday morning and raising concerns about the bin emptying rota. The Committee noted the reply from Conwy CBC. It was further noted that there were concerns about the condition of some of the bins.

**(d) Queen's Gardens:**

The Clerk submitted an email from County Cllr Mary Doyle requesting that the Town Council take over responsibility for the wooden benches in Queen's Gardens that require maintenance. It was agreed that the Town Council should only accept responsibility for any new benches that it provides, but not for existing benches on County Council owned land.



**142/19 Welsh Government:**

(a) Traffic Wales: The Clerk submitted Notification of Works from Traffic Wales for:

- (i) A55 Kneeshaw Lupton Bridge East Bound Side
- (ii) A55 J22 Old Colwyn – J23 Llanddulas

(b) National Development Framework for Wales: The Clerk submitted notice of a drop-in consultation event to be held in Colwyn Bay on 10<sup>th</sup> October. The consultation will run until 1<sup>st</sup> November 2019.

The correspondence was noted

**143/19 Play Sufficiency Research:**

The Clerk submitted an invitation from CVSC for a Town Council representative to attend a focus group on Wednesday 25<sup>th</sup> September. Cllr G Baker volunteered to attend and would report back to the Committee.

**144/19 Understanding Welsh Places:**

The Clerk submitted correspondence regarding workshops. It was noted that a workshop is proposed for North Wales in the future.

**145/19 World Clean up Day 2019:**

The Clerk submitted correspondence from Penmaenmawr Town Council which was noted by members.

**146/19 Other Correspondence:**

Members noted the following correspondence was available on request from the Clerk:

- (i) Minutes of the OCRA meeting held on 14<sup>th</sup> August 2019.
- (ii) Address by David Jones MP.
- (iii) NWATC Minutes from 19.7.2019.

**147/19 Planning:**

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

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

- b) The Assistant 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 29/07/19 – 25/08/2019.***

- c) Planning Application for 5, Grosvenor Road: The Clerk submitted a notice, Planning Officer's report and emails concerning amended plans from Conwy CBC.



Members discussed the concerns of local residents and stated their on-going objections to the application regarding parking provision, location of bin store, significant over-looking of adjacent properties, proximity to properties at the rear of the site, possible over-development of the site which would be out of character with neighbouring properties and potential impact on light.

***Resolved to submit objections to the amended plans on the grounds stated above.***

d) Conwy LDP Preferred Strategy Consultation.

(i) The Clerk submitted a summary of the Conwy LDP Preferred Strategy Consultation, together with a list of the key points in the full consultation document in preparation for the Special Meeting, which was noted by members.

(ii) The Clerk asked the members to consider inviting a representative of OCRA to attend the LDP Special Meeting with speaker James Harland to be held on 11/09/2019 at 6.30pm in the Town Hall.

***Resolved to recommend that the Council sends an official invitation for representative(s) of OCRA to attend and speak at the Special Meeting on 11/09/19.***

e) Planning Officers' Society for Wales (POSW) Town and Community Council Survey: The Clerk informed members a copy was available on request.

**148/19 Licensing:**

The Clerk submitted notice of licensing applications which were noted by members.

The meeting closed at 8.10 p.m.

..... Chairman



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

**27/08/2019**

Cyfeirnod/ Reference	LEFEL/ LEVEL	CAIS/APPLICATION
0/46494	D	<p>Tystysgrif Cyfreithlondeb ar gyfer defnydd presennol yr adeilad fel 4 fflat hunangynhwysol.            Safle: Larkfield, 10 Woodland Road East, Colwyn Bay, LL29 7DT            Ymgeisydd: Mr Richard Hywel Jones  <b>Dim Gwrthwynebiad</b>            Certificate of lawfulness for the existing use as 4 no. self-contained flats.            Location: Larkfield, 10 Woodland Road East, Colwyn Bay, LL29 7DT            Applicant: Mr Richard Hywel Jones  <b>No Objection</b></p>
0/46500	D	<p>Amrywio amodau 2 a 3 o ganiatad cynllunio 0/38811 (newid defnydd o uned fanwerthu A1 (siop flodau) i wasanaethau proffesiynol ac ariannol A2 (gwerthwr tai) i ganiatáu ar gyfer newidiadau i'r cynllun lliw a newid defnydd i swyddfa cyfreithwyr.            Safle: Hadden Court, Unit 2, Penrhyn Avenue, Rhos on Sea, LL28 4NH            Ymgeisydd: Mrs Claire Myatt  <b>Dim Gwrthwynebiad</b>            Variation of condition nos 2 and 3 of planning approval 0/38811 (Change of use from A1 retails (Florist) to A2 Financial and Professional Services (Estate Agent) to allow for changes to colour scheme and change of use to solicitors.  <b>Location:</b> Hadden Court, Unit 2, Penrhyn Avenue, Rhos on Sea, LL28 4NH  <b>Applicant:</b> Mrs Claire Myatt  <b>No Objection</b></p>
0/46501	D	<p>Newid defnydd gwasanaethau ariannol a phroffesiynol A2 i swyddfeydd asiantaeth gofal Cartref B1.            Safle: 41 Conway Road, Colwyn Bay, LL29 7AA            Ymgeisydd: Mrs Sharron Jones  <b>Dim Gwrthwynebiad</b>            Change of use from A2 Financial &amp; professional services use to B1 use of domiciliary care agency offices.  <b>Location:</b> 41 Conway Road, Colwyn Bay, LL29 7AA  <b>Applicant:</b> Mrs Sharron Jones  <b>No Objection</b></p>
0/46511	D	<p>Estyniad ac addasiadau bwriedig.            Safle: High Bank House, 74, Pen y Bryn Road, Upper Colwyn Bay, LL29 6AL.            Ymgeisydd: Mr &amp; Mrs Jamie Northcott.  <b>Dim Gwrthwynebiad</b>            Proposed Extensions and Alterations.  <b>Location:</b> High Bank House, 74, Pen y Bryn Road, Upper Colwyn Bay, LL29 6AL.  <b>Applicant:</b> Mr &amp; Mrs Jamie Northcott.  <b>No Objection</b></p>
0/46513	D	<p>Trawsnewid gofod y to yn ystafell wely gydag en-suite a chawod. Codi to'r talcen blaen i greu snyg/swyddfa gyda balconi pantiog. Disodli heulfan UPVC i gefn ur eiddo a chodi ystafell gyfleustodau, gan ymgorffori storfa allanol oddi ar y dreif. Gostwng to'r 'garej' presennol gan ei gysylltu a tho'r ystafell gyfleustodau newydd i greu llwybr dan do a rhoi estyniad i'r 'garej' presennol i greu ystafell gardd yn y cefn gyda feranda a deciau.            Safle: 13, Abbey Drive, Rhos on Sea, LL28 4PD.            Ymgeisydd: Mrs Heledd Cressey.  <b>Gwrthwynebiad</b>  <b>Cefnogwyd gwrthwynebiad y cymydog parthed y diffyg golau gan y Pwyllgor.</b>            Conversion of the roof space to a bedroom with an ensuite shower room. Raising the roof of the front gable to create a snug/study with a recessed balcony. The replacement of the rear UPVC conservatory with the erection of a utility room, incorporating an external store off the driveway. Lowering the existing 'garage' roof</p>

		<p>and linking this to the new utility roof to create a sheltered passageway and extend the existing 'garage' slightly to create a garden room to the rear with a small decked veranda.</p> <p><b>Location:</b> 13, Abbey Drive, Rhos on Sea, LL28 4PD.</p> <p><b>Applicant:</b> Mrs Heledd Cressey.</p> <p><b>Objection</b>  <b>The Committee supported neighbour's objections with regard to the lack of light.</b></p>
0/46517	D	<p>Amrywio amod rhif 2 caniatad cynllunio 0/41769 (addasiadau mewnol i'r eiddo, ffenestri a drysau newydd, ailgynllunio'r to i greu 1 ystafell wely ar y llawr cyntaf ac ystafell wely yng ngofod yr atig. Addasu gorffeniadau, lliw a deunydd y ffasad allanol) er mwyn caniatáu cynlluniau diwygiedig.</p> <p><b>Safle:</b> 69 Church Road, Rhos on Sea, LL28 4YS</p> <p><b>Ymgeisydd:</b> Mrs Rebekah de la Mare Norris</p> <p><b>Dim Gwrthwynebiad</b></p> <p>Variation of condition no 2 of planning consent 0/41769 (external alterations to the property, new windows and doors, reconfigured roof to provide 1 no bedroom at first floor and loft space bedroom. Alterations to finishes to external façade, colours and materials) to allow for amended plans.</p> <p><b>Location:</b> 69 Church Road, Rhos on Sea, LL28 4YS</p> <p><b>Applicant:</b> Mrs Rebekah de la Mare Norris</p> <p><b>No Objection</b></p>
0/46520	D	<p>Newid dwy fflat hunangynhwysol yn un annedd.</p> <p><b>Safle:</b> 17 Colwyn Crescent, Rhos on Sea, LL28 4RG</p> <p><b>Ymgeisydd:</b> Mr &amp; Mrs Lowenthal</p> <p><b>Dim Gwrthwynebiad</b></p> <p>Change of use from two self-contained flats to single dwelling.</p> <p><b>Location:</b> 17 Colwyn Crescent, Rhos on Sea, LL28 4RG</p> <p><b>Applicant:</b> Mr &amp; Mrs Lowenthal</p> <p><b>No Objection</b></p>
0/46521	D	<p>Sefydlu balconi o ystafell wely. Mae drysau gwydr yn bodoli'n barod drwy addasu'r atig. Estyniad to fflat presennol o'r gegin fydd angen distiau to wedi eu hatgyfnerthu cyn y gellir gwneud gwaith i allu adeiladu'r balconi ar ben y to ar lawr is.</p> <p><b>Safle:</b> The Bungalow, 7 Norcliffe Avenue, Old Colwyn, LL29 9AF</p> <p><b>Ymgeisydd:</b> Miss Fern and Gareth Jones</p> <p><b>Dim Gwrthwynebiad</b></p> <p>To establish a balcony from bedroom. French doors exist already from construction of loft conversion. Existing flat roofed extension from kitchen which will need reinforced roof joints before work can take place to allow the balcony to be constructed on top of the roof on lower floor.</p> <p><b>Location:</b> The Bungalow, 7 Norcliffe Avenue, Old Colwyn, LL29 9AF</p> <p><b>Applicant:</b> Miss Fern and Gareth Jones</p> <p><b>No Objection</b></p>
0/46530	D	<p>Estyniad un llawr arfaethedig ac ailfodelu mewnol.</p> <p><b>Safle:</b> Norfolk House Hotel, 39, Princes Drive, Colwyn Bay, LL29 8PF.</p> <p><b>Ymgeisydd:</b> Clwyd Alyn.</p> <p><b>Dim Gwrthwynebiad</b></p> <p>Proposed Single Storey Extension and Internal Remodel.</p> <p><b>Location:</b> Norfolk House Hotel, 39, Princes Drive, Colwyn Bay, LL29 8PF.</p> <p><b>Applicant:</b> Clwyd Alyn.</p> <p><b>No Objection</b></p>
0/46531	D Derbyn Cais  Amended Application	<p>Bwriad i drawsnewid swyddfydd llawr gwaelod yn rhannol i greu un fflat un ystafell wely ac un fflat dwy ystafell wely.</p> <p><b>Safle:</b> 15, Conway Road, Colwyn Bay, LL29 7AA.</p> <p><b>Ymgeisydd:</b> Mr Simon Bains.</p> <p><b>Dim Gwrthwynebiad</b></p> <p>Proposed part conversion of ground floor offices to one, one bedroom flat and one two bedroom flat.</p> <p><b>Location:</b> 15, Conway Road, Colwyn Bay, LL29 7AA.</p> <p><b>Applicant:</b> Mr Simon Bains.</p>

		<b>No Objection</b>
0/46544	D	<p>Codi Adeilad Amaethyddol (Cymeradwyaeth Amaethyddol Blaenorol).  <b>Safle:</b> Dinerth Hall Farm, Dinerth Hall Road, Rhos on Sea, LL28 4PX  <b>Ymgeisydd:</b> Mr John Parry  <b>Dim Gwrthwynebiad</b>  Erection of agricultural building (agricultural prior approval).  <b>Location:</b> Dinerth Hall Farm, Dinerth Hall Road, Rhos on Sea, LL28 4PX  <b>Applicant:</b> Mr John Parry  <b>No Objection</b></p>
0/46546	D	<p>Estyniad i'r balconi presennol ac addasiadau i'r wedd flaen.  <b>Safle:</b> 95 Dinerth Road, Rhos on Sea, LL28 1YF  <b>Ymgeisydd:</b> Mr &amp; Mrs Robbins  <b>Dim Gwrthwynebiad</b>  Extensions to existing balcony and alterations to front elevation.  <b>Location:</b> 95 Dinerth Road, Rhos on Sea, LL28 1YF  <b>Applicant:</b> Mr &amp; Mrs Robbins  <b>No Objection</b></p>
0/46547	D	<p>Torri 1 cypreswydden Monterrey a thocio canghennau isaf 3 cypreswydden Monterrey.  <b>Safle:</b> Woodedge, 84 Pen y Bryn Road, Upper Colwyn Bay, LL29 6AL  <b>Ymgeisydd:</b> Mr Darren Jones  <b>Dim Gwrthwynebiad</b>  Remove 1 no Montorey Cypress and crown lift 3 no Montorey Cypress tree.  <b>Location:</b> Woodedge, 84 Pen y Bryn Road, Upper Colwyn Bay, LL29 6AL  <b>Applicant:</b> Mr Darren Jones  <b>No Objection</b></p>
0/46553	D	<p>Tystysgrif cyfreithlondeb ar gyfer codi annedd a garej.  <b>Safle:</b> Land adjacent Bryn Eithin Nursing Home, 30 Llanrwst Road, Colwyn Bay, LL29 7YU  <b>Ymgeisydd:</b> Mr J Rochelle  <b>Dim Gwrthwynebiad</b>  Certificate of lawfulness for the proposed erection of a dwelling and garage.  <b>Location:</b> Land adjacent Bryn Eithin Nursing Home, 30 Llanrwst Road, Colwyn Bay, LL29 7YU  <b>Applicant:</b> Mr J Rochelle  <b>No Objection</b></p>
0/46562		<p>Tocio 6 coeden llydanddail a thorri 5 coeden i lawr.  <b>Safle:</b> Coed Craig, 35 Tan Y Bryn Road, Rhos on Sea, LL28 4AD  <b>Ymgeisydd:</b> Mr Steven Rigby  <b>Dim Gwrthwynebiad</b>  Prune 6 no broadleaf trees and remove 5 no trees.  <b>Location:</b> Coed Craig, 35 Tan Y Bryn Road, Rhos on Sea, LL28 4AD  <b>Applicant:</b> Mr Steven Rigby  <b>No Objection</b></p>
0/46564		<p>Adeiladu balconi i gefn yr annedd bresennol.  <b>Safle:</b> 31 Highlands Road, Old Colwyn, LL29 9HU  <b>Ymgeisydd:</b> Ms Kerry Evans  <b>Dim Gwrthwynebiad</b>  Construction of balcony to rear of existing dwelling.  <b>Location:</b> 31 Highlands Road, Old Colwyn, LL29 9HU  <b>Applicant:</b> Ms Kerry Evans  <b>No Objection</b></p> 