

1/10/21 4/19/21

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 NOVEMBER 2019, IN THE COMMITTEE ROOM, TOWN HALL, RHIW ROAD, COLWYN BAY

PRESENT: Cllr C Brockley, Chairman
Cllrs: G Baker; B Barton; N Bastow (Mayor); Mrs M Jones (Deputy Mayor);
C Matthews; J Pearson; M Tasker; M Worth

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

IN ATTENDANCE: Several Members of the Public

261/19 Welcome and Apologies for Absence:

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

262/19 Declarations of Interest:

Members were reminded that they must declare the existence and nature of any personal and/or prejudicial interests. Cllr C Matthews declared an interest with regard to planning application 0/46821, as a board member of Cartrefi Conwy.

263/19 Minutes:

Resolved to approve and sign, as a correct record, the minutes of the last meeting, held on 29th October 2019.


264/19 Matters Arising from the Minutes:

a) Min 238/19 – Litter Picking Equipment:

The Chair welcomed Mr Gwyl Roche, Keep Wales Tidy and Cllr Chris Hughes and Mr Bill Mcmillan from the Colwyn Bay Conservation and Environment Federation to the meeting.

Mr Roche informed the Committee that Keep Wales Tidy had been working with Phil Vipond, Conwy CBC to set up an even spread of hubs across the county to store litter picking equipment for community groups to have access to. There is currently one in Betws-y-Coed and one in Kinnel Bay and they are looking for a potential location in the Colwyn Bay/Rhos on Sea area. Gwyl explained that there would be an element of administration involved as the equipment would need to be signed in/out. Gwyl said it would also provide a useful way for groups to co-ordinate with each other so repetition could be avoided.

The Town Clerk advised members that there is a small room available in the annexe at the rear of the police station, which could be easily accessed by car to collect the equipment. Depending on the work involved, Town Hall staff could be



responsible for the administration. This would be a convenient location for all local groups and local events could be shared via the Town Council website, social media pages and Colwyn in Bloom's Facebook page. A copy of the guidance/checklist was requested from Keep Wales Tidy. Gwyl confirmed that 20 pickers would be available initially but more can be ordered. Cllr Glenys Baker (representing Rhos pickers) and Colwyn Bay Conservation and Environment Federation supported the Town Hall being a suitable location.

The Chair thanked the representatives for attending the meeting and for their input.

Resolved to recommend that the Town Council makes the storage room available as a 'hub' and to delegate to Clerk/Chair to progress, once the guidance/terms and conditions have been received/considered.

The representatives then retired from the meeting.

b) Min 233/19 – Queen's Gardens:

The Clerk submitted responses from Lianne Martin and Matthew Frankcom, Conwy CBC.

Resolved to write to Colwyn County Councillors and the members on the Scrutiny Committee to seek their support in including the Queen's Garden request into the draft report, which is due to be considered at the February meeting.

c) Min 234/19 – Understanding Welsh Places:

Members noted that the Clerk would be attending a launch event at Conwy CBC, Coed Pella Building in December and would report back to a future meeting. The Clerk was asked to inform the organisers that the website isn't suitable for mobile phones.

d) Min 236/19 – Remembrance Sunday Working Group:

The Clerk reported that the key people from Remembrance Sunday had met earlier and had had a very positive meeting and good feedback from both Remembrance Services (Colwyn Bay and Old Colwyn). The consensus was that the new format had been successful and would be the format for future years. Cllr M Worth requested that congratulations be passed onto Louise who had been dealing with traffic control and had worked excellently under pressure.

VE day had been discussed and the working group suggested that the celebrations be combined with the 40's Festival with a possible date change to 15/08/2020. This would need to be agreed with the 40's Festival organisers. The Minister of St Pauls was arranging a special church service and suggested refreshments could be served in the church grounds but this would require funding. The British Legion representatives suggested organising a small service at the War Memorial and possibly going back to the Legion Club afterwards for the 'Toast of the Nation'.



e) Min 244/19 – Noticeboards:

The Clerk requested members reports on the condition of the noticeboards in their wards following the quarterly inspections. Rhos councillors reported that the noticeboard on Colwyn Avenue had rotten legs.

Resolved that the Assistant Clerk updates the quarterly inspection checklist and contact the maintenance man to request a quotation to repair the noticeboard.

265/19 Conwy CBC:

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

a) Notice of Requests for a Temporary Traffic Regulation:

- (i) Craig Road, Old Colwyn (9/12 – 11/12)
- (ii) Greenfield Road to Promenade Link Path– 07/01 – 21/2/2020)
- (iii) The Dingle– 08/02 -09/02/2020

Resolved to note the temporary traffic regulations.

b) Bus Shelters:

The Clerk informed the members that she had provisionally arranged to meet with Gethin George, Conwy CBC next week and will hopefully update the members at the next meeting.

c) Future Management of Nature Reserves:

The Clerk submitted an email from ERF regarding the future management of nature reserves which would include Pwlycrochan Woods. It was also noted that this action appeared to be in conflict with biodiversity requirements set out in Planning Policy Wales (PPW) 10.

Resolved to ask the Assistant Clerk was asked to contact our representatives on the Pwlycrochan Woods Committee to brief them to ask what 'non-essential' elements meant at the next meeting and to report back to a future meeting.

d) Active Travel Route – Rhos on Sea:

The Clerk submitted confirmation of funding and outline plans which were noted by members.

e) Bay Life:



(i) The Clerk informed the members that a report of the Strategic Officer's Meeting, held on 18th November was included in the draft minutes of the last Policy and Finance Committee meeting, which had been sent to all members.

(ii) The Clerk submitted information about WG funding for Green Infrastructure which was noted by members.

f) Imagine Project:

(i) The Clerk submitted the minutes of the last meeting held on 29th October which were noted by members.

(ii) The Clerk informed the Committee that IMAGINE had contacted all local schools to invite them to participate on St David's Day and artists were working with the schools. It was noted that the St David's Day parade will take place on Friday 28th February.

g) Place Plans:

The Clerk submitted a letter from Shane Wetton which was noted by members.

h) Community Dog Parks:

The Clerk submitted a letter confirming that these will not be progressed, which was noted by members.

i) Empty Homes Strategy:

The Clerk submitted the consultation document and informed the Committee that an extension had been granted to 27/11/2019.

Members questioned why loans were only granted a property had been empty for 2 years and queried if this encourages the property to be left empty. Could loans be made available sooner? The table on page 11 (9.5) needed clarifying, to explain the statistics and how they have been calculated.

Resolved that the Clerk respond with the comments/queries detailed above.

269/19 Welsh Government:

a) The Clerk submitted the Town Council's response to the NDF consultation (submitted on 14th November) which was noted by members.

b) The Clerk submitted the Town Council's response to the Delivery of Housing through the Planning System consultation which was noted by members.

c) The Clerk submitted a copy of a letter sent to Heads of Planning regarding biodiversity enhancements which was noted by members.

270/19 N&MWALC:

Cllr B Barton gave a brief verbal report on the meeting he had attended on 25/10/19. It was noted that, the Administration needed to be sorted out, following the resignation of Welshpool Town Council from membership. Cllr B Barton said that the presentation on homeless issues by Denbighshire County Council had been very



informative and that Denbighshire CC were working closely with the Police and Conwy CBC. The Chair thanked Cllr Barton for his report.

Resolved to recommend that the Clerk contact Conwy CBC to request if the Officer responsible for homelessness in the Bay of Colwyn area could attend a future Council meeting to give a presentation on the action being taken by Conwy CBC to tackle homelessness.

271/19 Llandrillo Ancient Charities:

Cllr C Brockley gave a brief verbal report on the background to the three ancient charities and explained the necessity to produce a leaflet to promote the charity and encourage more funding. The members fully supported the leaflet.

272/19 Wales in Bloom:

It was noted by members that Colwyn Bay had been nominated to enter the Britain in Bloom Finals.

Resolved to support the nomination.

273/19 Charity Event in Min y Don Park:

The Clerk submitted a request for support in principal for a one day music festival in Min y Don Park in summer 2020. The members fully supported the festival.

Resolved to recommend that the Council supports the festival in principal.

274/19 Other Correspondence:

It was noted that the following item is available on request from the Clerk:
Conwy Access Group Minutes from the meeting held on 13/11/2019.

275/19 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. It was delegated that the Clerk would submit the tree planning applications observations after receiving the report from the Tree Warden.

b) ***Resolved to receive a copy of the Planning Decisions issued by CCBC for the period 21/10/19 to 17/11/19.***

c) Certificate of Lawfulness:


The Clerk submitted an email which explained Certificate of Lawfulness which was noted by members.

276/19 Licensing:



Members received and noted the list of licensing applications.


The meeting closed at 8p.m.

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CYNGOR TREF BAE COLWYN BAY TOWN COUNCIL
CEISIADAU CYNLLUNIO/PLANNING APPLICATIONS
26/11/2019

Cyfeirnod/ Reference	LEFEL/ LEVEL	CAIS/APPLICATION
46789	D	<p>Addasiadau ac adeiladu to ar oleddf newydd i garej presennol fel defnydd ategol i'r annedd bresennol. Safle: Applegarth, 32, King's Road, Colwyn Bay, LL29 7YH. Ymgeisydd: Mr D Rothnie. Dim Gwrthwynebiad Alterations and construction of new pitched roof to existing garage for use ancillary to existing dwelling. Location: Applegarth, 32, King's Road, Colwyn Bay, LL29 7YH. Applicant: Mr D Rothnie. No Objections</p>
0/46796	D	<p>Newid defnydd a thrasnewid ystafell gysgu Ysgol i fod yn annedd unigol gan gynnwys diwygiadau i uchder y cefn a darpariaeth bondo, yn ogystal a lledu'r mynediad i gerbydau i wal flaen y ffin. Safle: 17 Landsdowne Road, Colwyn Bay, LL29 7YD Ymgeisydd: Mr Philip Osborn Dim Gwrthwynebiad Change of use and conversion of school dormitory house to single dwelling including alterations to rear elevation and provision of covered downpoint and widening of vehicle access to front boundary wall. Location: 17 Landsdowne Road, Colwyn Bay, LL29 7YD Applicant: Mr Philip Osborn No Objections</p>
0/46800	D	<p>Codi/Gosod stiwdio loga unllawr. Safle: Bryn Heliwr, Llanrwst Road, Upper Colwyn Bay, LL28 5YS Ymgeisydd: Patrick and Vera Hamilton-Hunter Dim Gwrthwynebiad Erection/Assembly of a single storey Yoga studio. Location: Bryn Heliwr, Llanrwst Road, Upper Colwyn Bay, LL28 5YS Applicant: Patrick and Vera Hamilton-Hunter No Objections</p>
0/46802	D	<p>Lleihau 1 Gastanwydden ac 1 Onnen a thynnu 1 goeden tresi aur. Safle: The Vicarage, 27 Walshaw Avenue, Colwyn Bay, LL29 7UY Ymgeisydd: Mr Emyr Hughes Dim Gwrthwynebiad Reduce 1 no Chestnut and 1 no Ash and remove 1 no Laburnum. Location: The Vicarage, 27 Walshaw Avenue, Colwyn Bay, LL29 7UY Applicant: Mr Emyr Hughes No Objections</p>
0/46807	D	<p>Dymchwel ac ailgodi heulfan ar Sylfaen Quickbase newydd yn dilyn difrod ymsuddiant. Safle: 5, Bryn Garan, Upper Colwyn Bay, LL29 6DT. Ymgeisydd: Mrs Aldridge. Dim Gwrthwynebiad Demolition and reconstruction of conservatory on new Quickbase foundation following subsidence damage. Location: 5, Bryn Garan, Upper Colwyn Bay, LL29 6DT. Applicant: Mrs Aldridge. No Objections</p>
0/46812	D	<p>Newid defnydd siop elusen (A1) yn siop prydau parod poeth (A3). Safle: 17 Conway Road, Colwyn Bay, LL29 7AA Ymgeisydd: Mr Abbas Alizadeh Dim Gwrthwynebiad Existing charity shop (A1) to be changed to use as a hot food takeaway. </p>

		<p>Location: 17 Conway Road, Colwyn Bay, LL29 7AA Applicant: Mr Abbas Alizadeh No Objections</p>
0/46813		<p>Tocio 6 coeden a thynnu 2 goeden. Safle: Former Vicarage, Woodland Road, Colwyn Bay, LL29 7DT Ymgeisydd: Mr Emyr Hughes Dim Gwrthwynebiad Prune 6 no trees and remove 2 no trees. Location: Former Vicarage, Woodland Road, Colwyn Bay, LL29 7DT Applicant: Mr Emyr Hughes No Objections</p>
0/46814		<p>Tynnu 2 goeden Coniffer a thynnu canghennau isaf 1 Onnen. Safle: 12 Llawr Pentre, Old Colwyn, LL29 9RP Ymgeisydd: Mrs M Roberts Dim Gwrthwynebiad Remove 2 no Conifer Trees and crown lift 1 no Ash tree. Location: 12 Llawr Pentre, Old Colwyn, LL29 9RP Applicant: Mrs M Roberts No Objections</p>
0/46817		<p>Troi llawr cyntaf yn ddau annedd preswyl yn cynnwys Mynedfa i breswylwyr ar y llawr gwaelod. Safle: 8-10 Ffordd Bugail, Old Colwyn, LL29 8TN Ymgeisydd: Mr T Skelley Dim Gwrthwynebiad Conversion of first floor into 2 no residential dwellings including formation of residential access on ground floor. Location: 8-10 Ffordd Bugail, Old Colwyn, LL29 8TN Applicant: Mr T Skelley No Objections</p>
0/46818		<p>Adeiladu decin wedi'i godi a'r gwaith ffensio cysylltiedig (rhannol ol weithredol). Safle: 3 Cherry Tree Lane, Upper Colwyn Bay, LL28 5YH Ymgeisydd: Mr Peter Tolhurst Gwrthwynebiad Deddfwriaeth Datblygiad Cyffredinol a Ganiateir – methu cefnogi cadw ffens 2.9m sy'n golygu bwrdd uchel ar sail preifatrwydd. Erection of Raised Decking and associated fencing (Part Retrospective). Location: 3 Cherry Tree Lane, Upper Colwyn Bay, LL28 5YH Applicant: Mr Peter Tolhurst Objection General Permitted Development Legislation – cannot support retention of 2.9m fence & therefore raised deck on grounds of privacy.</p>
0/46820		<p>Balconi arfaethedig yn y cefn. Safle: The Brindles, 32 Pen Y Bryn Road, Upper Colwyn Bay, LL29 6AF Ymgeisydd: Mr Peter Spratt Dim Gwrthwynebiad Proposed Rear Balcony. Location: The Brindles, 32 Pen Y Bryn Road, Upper Colwyn Bay, LL29 6AF Applicant: Mr Peter Spratt No Objections</p>
0/46821		<p>Dymchwel Cartref Gofal a Neuadd Eglwys ac ailddatblygu'r tir gan godi 18 rhandy 2 ystafell wely (tai fforddiadwy) mynedfa a'r holl waith cysylltiedig. Safle: Larkfield Care Home and St Trillo's Church Hall, Corner Rhos Road and Elwy Road, Rhos on Sea, LL28 4RS Ymgeisydd: NWPS Construction Ltd & Cartrefi Conwy Gwrthwynebiad ar sail y canlynol Gorddatblygiad o'r safle Yr effaith ar y strydun Lle annigonol i barcio - mae hon yn ardal sydd eisoes yn achosi tagfeydd trwm Ni chafodd lle ei neilltuo ar gyfer parcio i ymwelwyr Argymhelliad</p>

	<p>Lleihau'r datblygiad i 12 o anheddau 2 llawr. Byddai hyn yn datrys y rhan mwyaf o'r pryderon, yn arbennig y materion yn ymwneud a pharcio a'r angen am fwy o le i'r biniau.</p> <p>Demolition of Care Home and Church Hall and Redevelopment of land for 18 no 1 and 2 bedroom apartments (Affordable Housing), access and all associated works.</p> <p>Location: Larkfield Care Home and St Trillo's Church Hall, Corner Rhos Road and Elwy Road, Rhos on Sea, LL28 4RS</p> <p>Applicant: NWPS Construction Ltd & Cartrefi Conwy</p> <p><u>Object on the following grounds</u></p> <p><i>Overdevelopment of site</i></p> <p><i>Impact on street scene</i></p> <p><i>Insufficient parking – this is already a heavily congested area</i></p> <p><i>There is no visitor parking allocated</i></p> <p><u>Recommendation</u></p> <p><i>Reduce the development to 12 dwellings with 2 storeys. That would deal with most of the concerns, particularly parking issues and the need to provide space for bins.</i></p>
0/46837	<p>Balconi arfaethedig i gefn yr eiddo.</p> <p>Safle: 23 Abbey Road, Rhos on Sea, LL28 4NW</p> <p>Ymgeisydd: Mr P Cavanagh</p> <p><i>Dim Gwrthwynebiad</i></p> <p>Proposed rear balcony to property.</p> <p>Location: 23 Abbey Road, Rhos on Sea, LL28 4NW</p> <p>Applicant: Mr P Cavanagh</p> <p><i>No Objections</i></p>
u/46841	<p>Amrywio amod rhifau 3 a 4 o gymeradwyaeth cynllunio 0/41422 (Newid defnydd y llawr gwaelod o A1 i A3) i ganiatáu defnyddio'r adeilad fel bwyty/bistro ac i ganiatáu ar gyfer ymestyn yr oriau agor ar ddydd Iau, dydd Gwener a dydd Sadwrn, 0800 i 2300.</p> <p>Safle: 162 Conway Road, Colwyn Bay, LL29 7LR</p> <p>Ymgeisydd: Mr Steven Frost</p> <p><i>Dim Gwrthwynebiad</i></p> <p>Variation of condition nos 3 & 4 of planning approval 0/41422 (Change of use of ground floor from A1 to A3) to allow for use of the premises as a restaurant/bistro and to allow for an extension of the opening hours on Thursdays, Fridays and Saturdays 0800 to 2300.</p> <p>Location: 162 Conway Road, Colwyn Bay, LL29 7LR</p> <p>Applicant: Mr Steven Frost</p> <p><i>No Objections</i></p>
0/46842	<p>Adeiladu wal ffiniol a cholofn (Rhannol ôl-weithredol).</p> <p>Safle: 228 Llanrwst Road, Upper Colwyn Bay, LL28 5YS</p> <p>Ymgeisydd: Mr Richard Salt</p> <p><i>Dim gwrthwynebiad ar yr amod na fydd yr uchder yn fwy na 2m os ar ffin y ffordd.</i></p> <p>Construction of boundary wall and pillar (Part Retrospective).</p> <p>Location: 228 Llanrwst Road, Upper Colwyn Bay, LL28 5YS</p> <p>Applicant: Mr Richard Salt</p> <p><i>No Objections providing the height doesn't exceed 2m if it is a highway boundary.</i></p>
0/46844	<p>Torri 3 coeden llydanddail.</p> <p>Safle: 22 Maes Ebberston Place, Rhos on Sea, LL28 4BF</p> <p>Ymgeisydd: Mr Richard Elliott</p> <p><i>Dim Gwrthwynebiad</i></p> <p>Prune 3 no Broadleaf Trees.</p> <p>Location: 22 Maes Ebberston Place, Rhos on Sea, LL28 4BF</p> <p>Applicant: Mr Richard Elliott</p> <p><i>No Objections</i></p>

0/46846

Adeiladu feranda i gefn yr eiddo.

Safle: 4 Llanellian Heights, Old Colwyn, LL29 8YB

Ymgeisydd: Mrs H Jasper

Dim Gwrthwynebiad

Construction of a verandah to the rear of the property.

Location: 4 Llanellian Heights, Old Colwyn, LL29 8YB

Applicant: Mrs H Jasper

No Objections

