

MINUTES OF A MEETING OF THE GENERAL PURPOSE AND PLANNING COMMITTEE OF THE BAY OF COLWYN TOWN COUNCIL, HELD AT 6:30PM ON TUESDAY 29TH OCTOBER 2019, IN THE COMMITTEE ROOM, TOWN HALL, RHIW ROAD, COLWYN BAY

PRESENT: Cllr C Brockley, Chairman
Cllrs: B Barton; 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

230/19 Welcome and Apologies for Absence:

The Chairman welcomed members to the meeting and apologies for absence were received from Cllrs: N Bastow and G Baker.

231/19 Declarations of Interest:

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

232/19 Minutes:

Resolved to approve and sign, as a correct record, the minutes of the last meeting, held on 8th October 2019.

233/19 Public Participation:

In accordance with the Council's Standing Orders, the Chairman welcomed members of the public to the meeting and invited one to speak. A resident thanked the Committee for allowing him to report his concerns in relation to agenda item 7, Queen's Gardens.

The resident informed the Committee that his guide dog had recently been attacked in Queen's Gardens by a dog that had escaped its lead. He had been informed (by CCBC?) that there was no legal requirement for owners using the gardens to have their dogs on leads and that there was no pro-active dog warden. He then asked for the Committee's support for a request that the County Council designate this area as a 'dogs on lead' zone, due to his concerns for other dogs/owners, particularly as the gardens are open and near a main road. It was noted that it is also much busier since the new county council office building had been built. The Chair thanked the resident for attending and addressing the Committee and agreed that the Clerk would keep him informed of any progress.

A member requested that the order of the agenda be amended and item 7 be taken at this juncture.

Resolved to take agenda item 7, Queen's Gardens, at this juncture.

The Clerk submitted an e-mail from a local resident requesting that Queen's Gardens be designated as a dogs on leads area. A discussion took place and members were unanimous in their support of the request, agreeing that Queen's Gardens is not a suitable place for any dogs to be exercised off lead.

Resolved to write to the Head of Public Protection to request that Queen's Gardens be designated as a 'dog on lead' area.

The Members of the Public then retired from the meeting.

234/19 Matters Arising from the Minutes:

a) Min 196/19 – Litter Bins:

The Clerk tabled an email from Conwy CBC regarding the anticipated timescale for the bin swap at the Lady Diana Memorial Garden, which was noted by members.

b) Min 201/19 – Understanding Welsh Places:

The Clerk informed the Committee that in reply to her request for an additional event to be held in North Wales, she had received a call to say that the organisers were very keen to have an event in North Wales and were currently looking for a venue. Colwyn Bay is being considered, but the council chamber may not be suitable as all those in attendance would need access to the internet (our broadband bandwidth may not be sufficient). The Clerk agreed to update the Committee once the event has been arranged.

235/19 Conwy CBC:

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

a) Notice of Requests for a Temporary Traffic Regulation:

- (i) No 125 – no 112 Peulwys Lane, Old Colwyn – 21/10/2019 (Emergency)
- (ii) Prince's Drive, Colwyn Bay – 31/10/2019 (Morrison Utility Services)
- (iii) Llanrwst Road, Upper Colwyn Bay – 20/11-22/11/2019 (BT Work)
- (iv) Conway Road – 10/11/2019 (Parade)
- (v) Abergele Road – 10/11/2019 (Parade)

Resolved to note the temporary traffic regulations.

b) Bus Shelters:

The Clerk informed the members that her meeting with Conwy CBC had been postponed, but that she had spoken to Gethin George and been given a brief verbal update. A full survey of bus shelters was carried out last year and not major issues were found. The shelters have also recently been cleaned. The Clerk has requested



an update on the budget and the on-going insurance claim and will update the members in due course.

236/19 VE Day:

a) Members were asked to consider forming a Remembrance Day Sub-Committee, or a more informal VE Day 2020 Working Group, to discuss any celebration/event for VE Day 2020 and future remembrance day services and events. The Clerk gave a brief verbal report, explaining that this had been done in a very informal way in recent years. Cllrs Bob Barton, Jeff Pearson, Colin Matthews and Malcolm Worth volunteered to sit on the Working Group.

Resolved to set up a Working Group, to report back to this Committee, and to invite representatives from the Royal British Legion and Woody's Lodge to sit on the group, along with the Vicar and Town Councillors.

b) Information regarding VE Day was noted by members and will be shared with the working group.

237/19 Website Accessibility Regulations:

The Clerk submitted information regarding an audit of the website, which is needed to ensure that the Bay of Colwyn Website meets the new accessibility regulations applicable to all public bodies by September 2020. It was noted that when this work is completed an accessibility statement needs to be published on the website. The Clerk has approached Livetech, the website hosts, to ask if they are able to help with the audit and action plan, to ensure compliance with the regulations.

Resolved to note the information/report and await a response from Livetech.

238/19 Litter Picking Equipment:

The Clerk submitted emails from Keep Wales Tidy, Colwyn Bay Environment Federation, North Wales Wild Life Trust and Cllr Baker regarding beach clean-up events and storing the equipment needed at an area hub.

Resolved to defer this agenda item and to invite representatives from Keep Wales Tidy, the 'New Rhos Pickers', Colwyn Bay Environment Federation and North Wales Wildlife Trust to attend the next meeting.

239/19 Theatr Colwyn Joint Management Committee:

Cllr M Worth gave a brief verbal report on the meeting he has attended on 14th October. Cllr Worth explained that ticket prices varied for the cinema depending on how new the film was and the charges made for the film. The theatre committee were also given a list of the films that would be shown in the future.

Resolved to thank Cllr Worth for his report.



240/19 North Wales Community Health Council:

The Clerk submitted a questionnaire, operational plan and annual report from NWCHC. Members said it was difficult to respond as the Town Council had no direct contact with NWCHC during the past year.

Resolved to ask the Clerk to respond accordingly.

241/19 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 17/09/2019.
Cllr Barton requested a copy.

242/19 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.

- b) Resolved to receive a copy of the Planning Decisions issued by CCBC for the period 23/9/19 to 20/10/19.

- c) Grosvenor Road Planning Application:

The Clerk submitted emails from Cllr Baker and Barton regarding the outcome of the Planning Committee meeting, which were noted by members. Members welcomed the decision and noted that the Town Council response was taken into account.

- d) Delivery of Housing through the Planning System:

The Clerk submitted, a consultation document and informed the committee that the response date was 20th November. Cllr Barton offered to draft a response to circulate to Committee Members.

Resolved to delegate authority to the Clerk to respond by 20th November, after Cllr Barton has circulated his draft response to all members to comment.

- e) National Development Framework:

The Clerk re-submitted the consultation document and informed the committee that the response date had been extended to 14th November. Cllr Barton offered to draft a response for circulation to all members in the next week, for them to have opportunity to comment prior to submission.

Resolved to delegate authority to the Clerk to respond by 14th November, after Cllr Barton has circulated his draft response to all members to comment.

243/19 Licensing:

Members received and noted the list of licensing applications.

244/19 Noticeboards:

The Clerk submitted photographs of the noticeboard in Tan Lan (St David's Road) showing the recent repair. The Clerk reminded Members that the quarterly inspection of noticeboards was now due and to bring any concerns to the next meeting.

The meeting closed at 7.30 p.m.


..... Chairman

0.0
CYNGOR TREF BAE COLWYN BAY TOWN COUNCIL
CEISIADAU CYNLLUNIO/PLANNING APPLICATIONS
29/10/2019

Cyfeirnod/ Reference	LEFEL/ LEVEL	CAIS/APPLICATION
0/44859 Derbyn Cynlluniau Amended Plans		<p>Datblygiad preswyl o 24 annedd a'r isadeiledd cysylltiedig. Safle: Tir oddi Bryn y Mor, Dolwen Road, Old Colwyn, Conwy, LL29 8UQ. Ymgeisydd: MacBryde Homes Ltd.</p> <p>Mae'r Cyngor Tref yn gwrthwynebu'r cais hwn am y rhesymau canlynol:</p> <ol style="list-style-type: none"> 1. Maes glas amaethyddol yw hwn sydd wedi ei leoli y tu allan i ffin treflan Hen Golwyn ac ni chafodd ei glustnodi ar gyfer adeiladu tai yn y Cynllun Datblygu Lleol. Byddai datblygu'r safle hwn yn cael effaith negyddol ar fwynderau gweledol yr ardal leol. 2. Fe gaewyd un o feddygfeydd meddygon teulu Hen Golwyn yn ddiweddar oherwydd y prinder meddygon, gyda'r cleifion yn cael eu dosbarthu i'r meddygfeydd lleol eraill gan roi pwysedd gormodol ar feddygon teulu sydd eisoes dan bwysedd. Canlyniad cronrus datblygiad cam un o'r datblygiad arfaethedig hwn bydd i ychwanegu fwy o bwysedd diangen. 3. Mae'r Cyngor Tref yn cefnogi'r gwrthwynebiad i'r ymdriniaeth o'r system carthffosiaeth breifat. 4. Rydym yn ymwybodol o nifer o bryderon gan y trigolion lleol am y cam cyntaf o'r datblygiad, yn arbennig mewn perthynas â'r llwybrau troed na chwblhawyd a chyflwr gwael y manau chwarae / amwynder cyhoeddus. Fe hoffem i chi cynnwys amodau priodol, os bydd y cais yn derbyn caniatâd cynllunio, i sicrhau bod mwynderau cyhoeddus i safon dderbyniol. <p>Residential development of 24 dwellings and associated infrastructure. Location: Land off Bryn y Mor, Dolwen Road, Old Colwyn, Conwy, LL29 8UQ. Applicant: MacBryde Homes Ltd. The Town Council maintains its original objections to this application, on the following grounds:</p> <ol style="list-style-type: none"> 1. This is a greenfield, agricultural site which falls outside of the current settlement boundary of Old Colwyn and is not earmarked in the LDP for housing. Development of this site will have a negative impact on the visual amenity of the local area. 2. One of the GP surgeries in Old Colwyn has recently closed, due to a shortfall of Doctors, and patients are being shared between other remaining local practices, putting an undue strain on our already stressed GPs. The cumulative impact of the proposed development with the phase one development will add further unwanted pressure. 3. The Town Council maintains objections to the proposed sewage treatment. 4. We are aware of a number of concerns from residents of the first phase of the development, particularly with regard to unfinished paths and inferior public amenity/play space. We would request that suitable conditions be imposed, should planning consent be given, to ensure any public amenities are of a suitable standard.

0/46130
Cynlluniau
diwygiedig

Amended
Plans

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 adeilad ac adeileddau eraill, gwaith cysylltiedig a maes parcio, gwaith tirlunio claed a medal gan gynnwys ardaloedd agored.

Safle: The John Braddock & The Mary Bamber Convalescent Centre, Queen's Avenue, Colwyn Bay, LL29 7BD.

Ymgeisydd: Blue Bay Homes (North Wales) Ltd & Coastal Homes (North Wales) Ltd.

Gwrthwynebiadau

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.

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.

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 new dwellings. Demolition of all other buildings and structures, associated works and car parking, hard and soft landscaping including areas of open space.

Location: The John Braddock & The Mary Bamber Convalescent Centre, Queen's Avenue, Colwyn Bay, LL29 7BD.

Applicant: Blue Bay Homes (North Wales) Ltd & Coastal Homes (North Wales) Ltd.

The Town Council maintains its objections to this application on the following grounds:

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. The Committee strongly feel that locally affordable housing is required.
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.
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.

0/46132

Dymchwel Canolfan Ymadferddasu Mary Bamber, 28, Coed Pella road, garej a strwythurau yn yr ardda, a dymchwel rhan o Queen's Lodge.

Safle: The John Braddock & The Mary Bamber Convalescent Centre, Queen's Avenue, Colwyn Bay, LL29 7BD.

Ymgeisydd: Blue Bay Homes (North Wales) Ltd & Coastal Homes (North Wales) Ltd.

Gwrthwynebiadau

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

		<p>fychan ac yn ymddangos i fod yn or ddatblygiad o'r safle.</p> <ol style="list-style-type: none"> 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 Queen's Lodge. Location: The John Braddock & The Mary Bamber Convalescent Centre, Queen's Avenue, Colwyn Bay, LL29 7BD. Applicant: Blue Bay Homes (North Wales) Ltd & Coastal Homes (North Wales) Ltd. The Town Council maintains its objections to this application on the following grounds:</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. The Committee strongly feel that locally affordable housing is required. 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. 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.
0/46712	D	<p>Newid defnydd yr adeilad i fod yn Ysgol y celfyddydau perfformio ac addasiadau mewnol, gan gynnwys gosod dau bared symudol, dau ddrws tan a dau bared. Safle: St Johns Church Hall, Cliff Road, Old Colwyn, Conwy, LL29 9RW Ymgeisydd: Mr Jim Bell Dim Gwrthwynebiad Change of use to performing arts school and internal alterations comprising of installation of two movable partition walls, two fire doors and partition walls. Location: St Johns Church Hall, Cliff Road, Old Colwyn, Conwy, LL29 9RW Applicant: Mr Jim Bell No Objections</p>
0/46720	D	<p>Codi annedd sengl ar wahan (Cais Amlinellol). Adnewyddu caniatad cynllunio a roddwyd dan god rhif 0/43288. Safle: Tir Ar Bwys 46 Pen y Bryn Road, Upper Colwyn Bay, LL29 6AG Ymgeisydd: Mr A Bates Dim Gwrthwynebiad Erection of Single Detached Dwelling (Outline Application). Renewal of Planning permission granted under code ref 0/43288. Location: Land adjacent to 46 Pen y Bryn Road, Upper Colwyn Bay, LL29 6AG Applicant: Mr A Bates No Objections</p>
0/46723	D	<p>Amrywio amod rhif 10 o gymeradwyaeth cynllunio 0/45796 (Amrywio amod rhif 2 o ganiatad cynllunio 0/44993 (Codi byngalo dormer tair lofts, sengl a garej). Safle: Flat 3, High Laws, Rhos on Sea, LL28 4SA Ymgeisydd: Mr R A Roberts Dim Gwrthwynebiad</p>

		<p>Variation of condition no 10 of planning approval 0/45796 (Variation of condition 2 of planning consent 0/44993 (The erection of a detached three-bedroom dormer bungalow and garage).</p> <p>Location: Flat 3, High Laws, Rhos on Sea, LL28 4SA</p> <p>Applicant: Mr R A Roberts</p> <p>No Objections</p>
0/46726	D	<p>Addasiad i fflatiâu presennol yn cynnwys tynnu ffenestr fae ddeulawr bresennol i ddrychiad y de-ddwyrain a ffurfio balconiau newydd ar lefelau'r llawr gwaelod a'r llawr cyntaf.</p> <p>Safle: Flat 1 & Flat 2, 144, Abergele Road, Colwyn Bay, Conwy, LL29 7ST.</p> <p>Ymgeisydd: Mr Dave Burton</p> <p>Dim Gwrthwynebiad</p> <p>Alteration to existing flats comprising removal of existing two storey bay window to south east elevation and formation of new balconies at ground and first floor levels.</p> <p>Location: Flat 1 & Flat 2, 144, Abergele Road, Colwyn Bay, Conwy, LL29 7ST.</p> <p>Applicant: Mr Dave Burton</p> <p>No Objections</p>
0/46727	D	<p>Addasu eiddo masnachol gwag yn annedd.</p> <p>Safle: Y Gorwel, Llwyn Onn, Rhos on Sea, LL28 4BZ.</p> <p>Ymgeisydd: Mr T Skelley</p> <p>Dim Gwrthwynebiad</p> <p>Conversion of vacant commercial property into dwelling</p> <p>Location: Y Gorwel, Llwyn Onn, Rhos on Sea, LL28 4BZ.</p> <p>Applicant: Mr T Skelley</p> <p>No Objections</p>
0/46728	D	<p>Tocio 1 Cypreswydden Monterey a 4 Coeden Lydanddail.</p> <p>Safle: Ebberston Place, 16, Ebberston Road West, Rhos on Sea, Colwyn Bay, LL28 4BF.</p> <p>Ymgeisydd: Mrs Gillian Schlangen.</p> <p>Dim Gwrthwynebiad</p> <p>To prune 1 no Monterey Cypress and 4 no Broadleaf Trees.</p> <p>Location: Ebberston Place, 16, Ebberston Road West, Rhos on Sea, Colwyn Bay, LL28 4BF.</p> <p>Applicant: Mrs Gillian Schlangen.</p> <p>No Objections</p>
0/46739	D	<p>Newid defnydd adeilad o fod yn fasnachol i fod yn breswyl.</p> <p>Safle: Wyngarth Nursing Home, 26, King's Road, Colwyn Bay, LL29 7YH.</p> <p>Ymgeisydd: Mr James Neale.</p> <p>Dim Gwrthwynebiad</p> <p>To change the building use from commercial to residential.</p> <p>Location: Wyngarth Nursing Home, 26, King's Road, Colwyn Bay, LL29 7YH.</p> <p>Applicant: Mr James Neale.</p> <p>No Objections</p>
0/46747	D	<p>Bwriad i godi estyniad a gwneud newidiadau.</p> <p>Safle: 13, Glyn Avenue, Colwyn Bay, LL29 8RB.</p> <p>Ymgeisydd: Mr Jonathan Lees.</p> <p>Dim Gwrthwynebiad</p> <p>Proposed extension & Alterations.</p> <p>Location: 13, Glyn Avenue, Colwyn Bay, LL29 8RB.</p> <p>Applicant: Mr Jonathan Lees.</p> <p>No Objections</p>
0/46755	D	<p>Torri 8 Coeden Onnen.</p> <p>Safle: Parkland Place, 100, Llanelian Road, Old Colwyn, LL29 9UH.</p> <p>Ymgeisydd: Mrs Elizabeth Wilson</p> <p>Dim Gwrthwynebiad</p> <p>Remove 8 no Ash Trees.</p> <p>Location: Parkland Place, 100, Llanelian Road, Old Colwyn, LL29 9UH.</p> <p>Applicant: Mrs Elizabeth Wilson</p> <p>No Objections</p>