

**MINUTES OF A MEETING OF THE GENERAL PURPOSE AND PLANNING
COMMITTEE OF THE BAY OF COLWYN TOWN COUNCIL, HELD AT 7:55PM
ON TUESDAY 17TH MARCH 2020, IN THE COMMITTEE ROOM, TOWN HALL,
RHIW ROAD, COLWYN BAY**

PRESENT: Cllr C Brockley (Chair)
Cllrs: N Bastow (Mayor), Mrs M Jones (Deputy Mayor); M Worth

OFFICER: Mrs Tina Earley, Clerk
Mrs R Dudley, Assistant Clerk

466/19 Welcome and Apologies for Absence:

Apologies for absence were received from the Cllrs: G Baker, B Barton, D Bradley, G Campbell, C Matthews, J Pearson and M Tasker.

467/19 Declarations of Interest:

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

468/19 Visitor:

This item had been transferred to the Special Meeting Agenda convened before this meeting.

469/19 Minutes:

Resolved to approve and sign, as a correct record, the minutes of the last meeting, held on 25th February 2020.

470/19 Matters Arising from the Minutes:

a) Min 416/19(a) – Cyber Security:

The Clerk submitted an email from Livetech giving quotes for the work needed to install Cloudflare and also making the website accessible which is a legal requirement. Livetech would also produce our Accessibility Statement. Cllr Brockley was thanked by members for all his input and help with this issue.

Resolved to accept the quotation from Livetech.

b) Min 418/19 – BT Payphone Removal:

The Clerk submitted proposals to remove 4 under used payphones in the Town Council area.

Resolved to respond to Conwy CBC stating no objections to the removals.

471/19 Conwy CBC:

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

a) Temporary Traffic Regulations:

- (i) Rhiw Road, 24/03 – 26/03/2020 (Electric Work)
- (ii) Dolwen Road, 20/04 – 29/05 (Welsh Water Work)
- (iii) Old Highway, 23/03 (Tree Maintenance)

Resolved to note the correspondence.

b) The Clerk submitted information and a quotation for a damaged bus shelter in Church Road. In answer to a question, the Clerk confirmed there was enough money in the current budget to cover the cost.

Resolved to accept the quotation and to delegate authority to the Clerk to request that Conwy CBC carry on with the repair.

c) The Clerk submitted an email from Conwy CBC requesting information about the sort of bus shelter we require to replace the one on Craig View in Rhos on Sea. The current shelter is a Cantilever and a 3 bay shelter. Members agreed that the shelter should be the same as all the rest in the area: 2 Bay; Poly roof; lower solid panels; bench with no arms. Green and no lighting.

Resolved to contact Conwy CBC with our requirements so they can obtain a quotation for the work.

472/19 Traffic Wales:

The Clerk submitted notice of the Brompton Avenue traffic signal refurbishment works which was noted by members.

473/19 Well Being of Future Generations:

(a) The Clerk submitted information regarding a drop-in session to be held on 31st March.

(b) *Resolved to defer the appointment of a replacement Well-being of Future Generations Champions to the Council when outside representatives are considered.*

474/19 Novel Coronavirus(CoVid19):

This item had been transferred to the Special Meeting Agenda convened before this meeting.

475/19 Christmas Lights Sub-Committee:

Resolved to appoint Cllr D Jones as a replacement to fill the vacancy on the Sub-Committee.

476/19 Reduced Gambling Related Harm:

The Clerk submitted an email from the Gambling Support Project Worker, Citizen's Advice which was noted by members.

477/19 Other Correspondence:

It was noted that the following items are available on request from the Clerk:
Play Wales – Report on Play and Gender.

478/19 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 24/02/2020 – 03/03/2020.*

- c) The Clerk submitted an email from Cllr Baker regarding the Planning Application 0/46821 which was noted by members.

479/19 Licensing:

The Licensing Applications relating to the Bay of Colwyn area were received and noted.

The meeting closed at 8.25p.m.

..... Chairman

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

05/05/2020

Cyfeirnod/ Reference	LEFEL/ LEVEL	CAIS/APPLICATION
0/46338		<p>Cais amlinellol ar gyfer datblygiad preswyl (gyda'r holl faterion wedi'r cadw' ôl)</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 residential development (with all matters reserved)</p> <p>Location: Land adjacent to Former Civic Centre, Abergele Road, Colwyn Bay, LL29 8AR.</p> <p>Applicant: Muse Developments.</p> <p>No Objection</p>
0/47210	D	<p>Dychwelyd ty o fod yn 2 fflat ar wahân i fod yn un annedd.</p> <p>Safle: 74, Rhos Road, Rhos on Sea, LL28 4RY.</p> <p>Ymgeisydd: Ms Lloyd</p> <p>Dim Gwrthwynebiad</p> <p>To revert an existing house from 2 separate flats into a single dwelling.</p> <p>Location: 74, Rhos Road, Rhos on Sea, LL28 4RY.</p> <p>Applicant: Ms Lloyd</p> <p>No Objection</p>
0/47212	D	<p>Amrywio amodau rhif 3,4,7 ac 8 caniatâd cynllunio 0/45843 (Codi 7 rhandy, mynediad a gwaith cysylltiedig) er mwyn galluogi i waith gychwyn cyn i'r amodau cyn dechrau gael eu diddymu.</p> <p>Safle: Rydal Mount (former Hathaway Car park), Queen's Drive, Colwyn Bay, LL29 7BH.</p> <p>Ymgeisydd: Mr Ken Dalton.</p> <p>Gwrthwynebiad i'r cais i amrywio'r holl amodau. Mae angen cyflwyno adroddiadau priodol a'u cymeradwyo cyn i unrhyw waith ddechrau. Mae'r lleoliad o fewn ardal cadwraeth.</p> <p>Variation of conditions 3,4,7 & 8 of planning consent 0/45843 (Erection of 7 no apartments, access and associated works.) to allow for works to commence prior to pre-commencement conditions being discharged.</p> <p>Location: Rydal Mount (former Hathaway Car park), Queen's Drive, Colwyn Bay, LL29 7BH.</p> <p>Applicant: Mr Ken Dalton.</p> <p>Objection to the request for a variation of all conditions. Relevant reports need to be submitted and approved prior to the commencement of works. The application site is in the conservation area.</p>
0/47244	D	<p>Codi 5 annedd gyda phedair ystafell wely a chreu mynedfa ar dir y tu ôl i 29 Pen y Bryn Road (Amlinellol)</p> <p>Safle: The Rowans, 29, Pen Y Bryn Road, Upper Colwyn Bay, LL29 6AG.</p> <p>Ymgeisydd: Mr John Jaap</p> <p>Gwrthwynebiad am y rhesymau canlynol:</p> <ul style="list-style-type: none"> Mae'r Cyngor Tref o'r farn bod y fynedfa ffordd at yr adeiladau arfaethedig yn anaddas oherwydd y raddfa serthrwedd o 1:8. Rhaid i ffordd y fynedfa bod yn addas ar gyfer gerbydau'r gwasanaethau argyfwng ac ni ddylid ei ystyried yn erbyn anghenion lôn tramwy.

		<p>Oherwydd serthrwydd y ffordd a'r pellter at yr anheddau, byddai hyn yn ddiamau yn dod yn storfa biniau parhaol a dim yn cael ei ddefnyddio ar ddyddiau casglu yn unig. Byddai felly angen am ddiogelwch a sgrinio digonol.</p> <ul style="list-style-type: none"> Nid oes unrhyw gyfeiriad at gyfraniad at dai fforddiadwy, sy'n groes i'r polisi yn y Cynllun Datblygu Lleol ar gyfer datblygiad o'r maint yma. Fe fyddem yn disgwyl gweld o leiaf un cartref fforddiadwy, neu gyfraniad cyfartal i gartrefi fforddiadwy yn y cyffiniau. <p>The erection of 5 no. detached four bedroom dwellings and construction of means of access at aland to the rear of 29, Pen y Bryn Raod (Outline)</p> <p>Location: The Rowans, 29, Pen Y Bryn Road, Upper Colwyn Bay, LL29 6AG.</p> <p>Applicant: Mr John Jaap.</p> <p>Objection on the following grounds:</p> <ul style="list-style-type: none"> The Town council considers the access road to the proposed dwellings to be unsuitable, due to the steepness of the 1:8 gradient. It is an access road which must be suitable for emergency vehicles and should not be considered against requirements for a driveway. The Town Council objects to the proposed bin store for the five dwellings, which would be highly visible from Pen y Bryn Road. Due to the gradient of the road and the distance to the dwellings, this would undoubtedly be a permanent bon store and not used solely on bin collection days. Adequate security and screening would therefore be required. There is no mention of any affordable housing contribution, which is contrary to the policy in the LDP for a development of this size. We would expect to see at least one affordable home, or an equivalent contribution made to affordable housing in the vicinity.
0/47249	D	<p>Estyniad unllawr i gefn ac ochr yr annedd ac estyniad dormer i'r annedd bresennol.</p> <p>Safle: Woodside, 97, Pen y Bryn Road, Upper Colwyn Bay, LL29 6AL.</p> <p>Ymgeisydd: Mr & Mrs Tunstall.</p> <p>Gwrthwynebiad: Bydd lefel to'r balconi a ddangosir yn y cynllun yn achosi pryderon am breifatrwydd i anheddau cyfagos.</p> <p>Single storey extension to rear & side of dwelling and dormer roof extension to existing dwelling.</p> <p>Location: Woodside, 97, Pen y Bryn Road, Upper Colwyn Bay, LL29 6AL.</p> <p>Applicant: Mr & Mrs Tunstall.</p> <p>Objection: The roof level balcony shown on the plans would cause privacy issues for neighbouring properties.</p>
0/47251	D	<p>Dynchwel cegin/ystafell fwyta a heulfan unllawr yng nghefn yr adeilad a chodi estyniad unllawr newydd yn ei le.</p> <p>Safle: 73, Llandudno Road, Rhos on Sea, LL28 4PJ.</p> <p>Ymgeisydd: Mr & Mrs Thackrey.</p> <p>Dim Gwrthwynebiad</p> <p>Demolition of single storey rear kitchen/diner and conservatory and erection of replacement single storey extension.</p> <p>Location: 73, Llandudno Road, Rhos on Sea, LL28 4PJ.</p> <p>Applicant: Mr & Mrs Thackrey.</p> <p>No Objection</p>
0/47259	PC	<p>Dymchwel adeilad y storfa bresennol, a chodi caffi, siopa a cyfleusterau lles newydd ar gyfer Planhigfa Bryn Euryn.</p> <p>Safle: Dinerth Road, Rhos on Sea, LL28 4YN.</p> <p>Ymgeisydd: Mrs Hibbert.</p>

		shop and welfare facilities for Bryn Euryn Nursery. Location: Dinerth Road, Rhos on Sea, LL28 4YN. Applicant: : Mrs Hibbert. No Objection
0/47268	D	Estyniad to ar oledf unllawr i gefn yr eiddo. Safle: 126 & 128, Llanrwst Road, Upper Colwyn Bay, LL28 5UT. Ymgeisydd: Mr Paul Edwards. Dim Gwrthwynebiad Single storey pitched roof rear extension. Location: 126 & 128, Llanrwst Road, Upper Colwyn Bay, LL28 5UT. Applicant: Mr Paul Edwards. No Objection
0/47272	D	Cais i newid defnydd o fanc (gwag) (dosbarth defyndd A2) i Far/Bwyty (dosbarth defyndd A3). Safle: 5 & 7, Penrhyn Road, Colwyn Bay, LL29 8LN. Ymgeisydd: Mr James France-Hayhurst. Dim Gwrthwynebiad Application for the change of use from a (vacant) bank (use Class A2) to Bar/Restaurant (use Class A3) Location: 5 & 7, Penrhyn Road, Colwyn Bay, LL29 8LN. Applicant: Mr James France-Hayhurst. No Objection
0/47275	D	Dymchwel Neuadd Eglwys (Dymchwel Cyn Cael Caniatâd) Safle: Land at 2, Elwy Road, Rhos on Sea, LL28 4SB. Ymgeisydd: Larkfield Church Ltd. Gwrthwynebiad: Mae gan y C yngor Tref gwrthwynebiad crtyf i geisiadau 0/47275 ag 0/47276 am y rhesymau canlynol: <ul style="list-style-type: none"> • Rydym wedi derbyn adroddiad treftadaeth annibynnol a dalwyd amdano gan y trigolion lleol oherwydd absenoldeb parhaus Swyddog Cadwraeth y Cyngor Sir. Mae'r adroddiad yn cyflwyno achos clir i'r ddau eiddo cael eu hystyried i gael eu rhestru ar Raddfa II gan CADW. Rydym wedi cael ar ddallt bod CBSC wedi derbyn copi o'r adroddiad a bod CADW wedi cytuno i gynnal archwiliad o'r ddau eiddo ond nid ydynt yn gallu gwneud hynny ar hyn o bryd oherwydd cyfyngiadau Cofid-19 ar symudiadau. • Rydym yn cefnogi'n gryf iawn cais CPAT am yr archwiliad i restru a'r gwrthwynebiad i'r cais i ddymchwel. • Rydym hefyd yn dallt bod gan yr Awdurdod Cynllunio'r grym i gyflwyno gorchymyn Erthygl 4 / rhybudd cadw adeilad a fyddai'n diogelu'r adeiladau hyd nes bydd CADW wedi cynnal ei archwiliad. • Rydym yn apelio ar i'r Awdurdod Cynllunio gwneud hyn er mwyn diogelu'r ddau adeilad hyd nes daw'r amser i gynnal ymweliad archwilio i benderfynu gwerth treftadaeth yr adeiladau. Ni ystyrier y diffyg amser, adnoddau ariannol nag absenoldeb parhaus y Swyddog Cadwraeth i fod yn rhesymau digonol i beidio gweithredu fel hyn. Rydym yn dallt mai'r drefn arferol, mewn awdurdod cyfagos, pan nad yw swyddog allweddol ar gael, y gellir dod cael cefnogaeth o awdurdod neu asiantaeth arall. • Rydym yn gofyn i'r cais cael ei wrthod neu ei ohirio, hyd nes cynhelir archwiliad CADW ac i werth treftadaeth yr adeiladau ddod yn hysbys a'i ddallt yn llawn. • Os profir bod yr adeiladau yn werth eu rhestru / diogelu, dylid

		<p>yr unig ddewis derbyn i'r safle.</p> <ul style="list-style-type: none"> • Mae'r Cyngor Tref yn gofyn hefyd, o gofio'r nifer sylweddol o wrthwynebiadau, bod y cais yn cael ei gyfeirio at Bwyllgor Cynllunio'r Awdurdod. Fe fyddai'n drueni os collir yr adeiladau, o gofio maint y farn gyhoeddus sy'n galw am iddynt gael eu cadw. Fe wneir y cais hwn er budd democratiaeth a thryloywder oherwydd pryder y cyhoedd. <p>Demolition of Church Hall (Demolition Prior Approval) Location: Land at 2, Elwy Road, Rhos on Sea, LL28 4SB. Applicant: Larkfield Church Ltd. Objection: The Town Council has strong objections to applications O/47275 and O/47276 on the following grounds:</p> <ul style="list-style-type: none"> • We are in receipt of an independent heritage report, which has been paid for by local residents due to the ongoing absence of the County Council's Conservation Officer. This report presents a clear case for both properties to be considered for grade II listing by Cadw. We understand that CCBC is in receipt of the report and that Cadw has agreed to carry out an inspection of both properties, but is unable to do so at present, due to Covid-19 restrictions on movement. • We strongly support CPAT's request for the listing inspection and objection to the demolition application. • We also understand that it is within the Planning Authority's powers to issue an article 4 directive / building preservation notice which would temporarily protect the buildings until the Cadw inspection can take place. • We appeal to the Planning Authority to take this action to safeguard the two buildings, until such time as the inspection visit can take place to determine the heritage value of the buildings. A lack of time, financial resource, or the ongoing absence of the Conservation Officer is not considered to be an acceptable reason for failing to take this action. We understand that it is normal practice in a neighbouring authority, when a key officer is unavailable, that support is bought in from another authority, or an agency. • We request that the application be refused, or deferred, until the Cadw inspection has taken place and the heritage value of the buildings is known and fully understood. • Should the buildings prove to be worthy of listing/protection, an alternative re-development proposal which utilises the existing buildings and any protected features should be encouraged, as the only acceptable option for the site. • The Town Council also requests that, given the significant number of objections, this application be referred to the Authority's Planning Committee. It would be a travesty for the buildings to be lost, given the weight of public opinion that says they should be retained. This request is made in the interest of democracy and transparency, due to public concern.
O/47276	D	<p>Dymchwel cartref gofal preswyl gwag (Dymchwel Cyn Cymeradwyo) Safle: 52, Rhos Road, Rhos on Sea, LL28 4RS. Ymgeisydd: Larkfield Church Ltd. Gweler y sylwadau ar gais O/47275 Demolition of vacant residential care home (Demolition Prior Approval)</p>

		See comments on application 0/47275
0/47282	D	<p>Datblygu ardal allanol i'w defnyddio gan drigolion gan gynnwys ffens derfyn 3m o uchder, ardal eistedd, decin a hafdy.</p> <p>Safle: Plas y Bryn Nursing Home, Tan y Bryn Road, Rhos on Sea, LL28 4AD.</p> <p>Ymgeisydd: Andrew the Management.</p> <p>Gwrthwynebiadau:</p> <ol style="list-style-type: none"> 1. Mae hwn yn ymddangos i fod yn gais ôl-weithredol. 2. Mae yna nifer o faterion yn ymwneud â phreifatrwydd i anheddau cyfagos. 3. Ffens 3m arfaethedig - a ellir cyfiawnhau i'r ffens fod yn uwch na'r uchder a ganiateir o 2m? Nid yw arddull y ffens arfaethedig yn cydfynd a'i leoliad mewn ardal breswyl. 4. Mae'r Gypreswydden Monterey yn werth ei diogelu ac mae angen TPO. 5. Gwrthwynebiad i symud y prysgoed, coed a'r llwyni oherwydd byddant yn lleddfu effaith y datblygiad ar eiddo cyfagos. Gofynnir i rain cael eu hailosod fel rhan o gynllun diwygiedig. <p>Development of an external area for use by residents including 3m high perimeter fence, seating area, decking and summer house.</p> <p>Location: Plas y Bryn Nursing Home, Tan y Bryn Road, Rhos on Sea, LL28 4AD.</p> <p>Applicant: : Andrew the Management.</p> <p>Objections:</p> <ol style="list-style-type: none"> 1. This appears to be a retrospective application. 2. There are significant privacy issues for neighbouring properties. 3. Proposed 3m Fence – is there justification for the fence to be above the permitted height of 2m? The style of the proposed fence is also out of keeping with its residential setting. 4. Monterey Cypress Tree is deemed worthy of protection and needs a TPO 5. Objection to the removal of shrubs, trees and bushes, as these would mitigate the impact of the development on neighbouring properties. <p>Request that these be reinstated, as part of a revised proposal.</p>
Gais 0/47291		<p>Adeiladau balconi ar flaen annedd presennol.</p> <p>Safle: Sandside, West Promenade, Colwyn Bay, Conwy, LL28 4BY.</p> <p>Ymgeisydd: Rev Anne Hooper.</p> <p>Dim Gwrthwynebiad</p> <p>Construction of balcony to front of existing dwelling.</p> <p>Location: Sandside, West Promenade, Colwyn Bay, Conwy, LL28 4BY.</p> <p>Applicant: : Rev Anne Hooper.</p> <p>No Objection</p>