

**MINUTES OF A MEETING OF THE GENERAL PURPOSE AND PLANNING COMMITTEE OF THE BAY OF COLWYN TOWN COUNCIL, HELD REMOTELY (VIA ZOOM) AT 6.30 PM ON TUESDAY 2<sup>nd</sup> FEBRUARY 2021**

**PRESENT:** Chairman: Cllr C Brockley  
Cllrs: C Matthews, J Pearson, M Tasker, M Worth

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

**226/20 Welcome and Apologies for Absence**

The Chair welcomed members to the meeting. Apologies for absence were received from Cllrs G Baker, G Campbell, and M Jones (Deputy Mayor).

**227/20 Declarations of Interest:**

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

**228/20 Minutes:**

***Resolved to approve and sign, as a correct record, the Minutes of the last meeting, held on 12<sup>th</sup> January 2021.***

**229/20 Matters Arising from Previous Meetings:**

**a) Min. 175/20(a) – MUGA Rhos on Sea:**

The Clerk submitted an email and a copy of a draft lease from Conwy CBC and gave a verbal report. It was noted that no community groups had come forward to take on the responsibility for hiring/opening/closing of the MUGA to raise income to cover the lighting costs. The MUGA was listed on Conwy CBC's list of playground assets for the Bay of Colwyn area and Conwy CBC owned the land and had provided 50% of the original funding. This MUGA is different to the others in the Council area because it has lighting. Conwy CBC is paying for the lighting used this winter and will notify the Town Council of the costs when it is switched off (April). It was noted that the Task and Finish Group were meeting this evening to discuss the longer term strategy for Conwy's playgrounds.

***Resolved to:***

- i) Await the outcome of the Task and Finish Group with regards to the longer term strategy for the nineteen playgrounds in the town council area.***
- ii) To await the costs of winter lighting for the MUGA and then consider if/how the Town Council could assist, to ensure the lights are available every winter.***

**b) Min. 198/20(b) – Noticeboards:**

The Clerk submitted information, specifications and pictures regarding starting a replacement programme for noticeboards. It was noted that useable area is reduced with the double door noticeboards. Open fronted ones would provide more space and allow easy access for notices to be added/changed.

***Resolved to seek quotations for open fronted noticeboards with weatherproof backings.***

**c) Min. 198/20(c) – Picnic Tables:**

The Clerk submitted an email from the supplier and Conwy CBC regarding the delivery and installations costs for replacing the picnic tables.

***Resolved to authorise the Clerk to proceed with the purchase and to instruct CCBC to replace the damaged / time-expired picnic tables on the grass bank adjacent to Porth Eirias (Colwyn Bay Promenade), as per the quotation provided.***

**d) Min. 199/20(c): Parks for All:**

The Clerk gave a brief verbal report regarding a conversation that had taken place with Mark Roberts from Cynlas. Mark has been employed by Conwy CBC as a consultant to produce a Strategy Action Plan around playgrounds in the area. He is working with a landscape architect to look at more natural features and longer term sustainability.

**230/20 Conwy CBC:**

- a) Temporary Traffic Regulation:** Members noted the temporary traffic regulation for Heol Conwy to Colwyn Link from 02/03 – 08/03/21 (Electric Work).
- b) Temporary Traffic Regulation:** Members noted the temporary traffic regulation for the Old Highway from 16/02 – 18/02/21 (Welsh Water Work).
- c) St David's Day:** The Clerk reported that a meeting had taken place with Cllr Campbell and H Jackson (IMAGINE) to discuss St David's Day. As the usual Parade is unable to go ahead this year, Cllr Campbell had suggested an art and storytelling competition for local schools and possibly the wider community with a welsh theme and had offered to donate her Ward Allowance for prizes. It was noted that Helen Jackson will be in contact with the schools to discuss.
- d) Play Equipment:** Members noted that an increased grant offer of £2,000 is now expected towards the play equipment for Lower Eirias playground (was £500) and a quote has been accepted for £47,950 (initial estimate was £60k).

**231/20 North and Mid Wales Association of Local Councils (N&MWALC):**

The Clerk submitted, for consideration, the following correspondence:

- a)** The public consultation and link for the Clean Air Bill for Wales.

b) The draft response from NMWALC.  
***Resolved to send the details to all Committee members for their comments and to defer this item to the next meeting.***

c) **N&MWALC Quarterly Meeting:** This item was deferred to the next meeting as Cllr G Baker, the Town Council representative, who had attended the meeting had sent apologies.

**232/20 Penmaenrhos Post Office:**

The Clerk submitted a letter from Royal Mail regarding the post office which was noted by members.

**233/20 Welsh Government:**

The Clerk submitted an email and Digital Media Communications guide which was noted by members.

**234/20 Electric Vehicles:**

The Clerk submitted information regarding electric accessible charging points which was noted by members.

**235/20 One Voice Wales:**

The Clerk submitted information about a land registry survey and asked members to note that a response had been submitted.

**236/20 National Library of Wales:**

The Clerk submitted a request from the National Library of Wales that our website be included in their archive.

***Resolved to agree to the request.***

**237/20 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 28/12/2020 – 24/01/2021.***

The meeting closed at 7.30pm.

..... Chairman

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

**02/02/2021**

Cyfeirnod/ Reference	LEFEL/ LEVEL	CAIS/APPLICATION
0/48032	D	<p>Estyniad to ar ongl i ochr annedd bresennol.  <b>Safle:</b> 12A, Holyrood Avenue, Old Colwyn, Colwyn Bay, Conwy, LL29 8BA.  <b>Ymgeisydd:</b> Mr Steven Gibbens.  <b>Dim Gwrthwynebiad</b>  Pitched roof side extension to existing dwelling.  <b>Location:</b> 12A, Holyrood Avenue, Old Colwyn, Colwyn Bay, Conwy, LL29 8BA.  <b>Applicant:</b> Mr Steven Gibbens.  <b>No Objection</b></p>
0/48033	D	<p>Dymchwel portsh ynghyd ag estyniad ac addasiadau l annedd.  <b>Safle:</b> 4, Llandudno Road, Rhos on Sea, Conwy, LL28 4TR.  <b>Ymgeisydd:</b> Mr Jamie Harper.  <b>Dim Gwrthwynebiad</b>  Demolition of existing porch together with extensions and alterations to existing dwelling.  <b>Location:</b> 4, Llandudno Road, Rhos on Sea, Conwy, LL28 4TR.  <b>Applicant:</b> Mr Jamie Harper.  <b>No Objection</b></p>
0/48047	D	<p>Amrywio amod 2 a 3 o ganiatad cynllunio 0/044763 (Amrywio amod 2 3 caniatad cynllunio 0/39588 (Adeiladu annedd (cais amlinellol) (Adnewyddu caniatad cynllunio a roddwyd dan y rhif 0/36109)) i ganiatau estyniad ar y cyfnod cychwyn.  <b>Safle:</b> 109, Peulwys Lane, Old Colwyn, Colwyn Bay, LL29 8YE.  <b>Ymgeisydd:</b> Bryan Mahon.  <b>Dim Gwrthwynebiad</b>  Variation of condition nos 2 &amp; 3 of planning approval 0/44763 (Variation of condition 2 &amp; 3 of planning consent 0/39588 (Erection of a dwelling (outline application))(Renewal of planning permission granted under code ref 0/36109)) to allow for the commencement period to be extended.  <b>Location:</b> 109, Peulwys Lane, Old Colwyn, Colwyn Bay, LL29 8YE.  <b>Applicant:</b> Bryan Mahon.  <b>No Objection</b></p>

0/48048	D	<p>Dymchwel garej deulawr a chodi Canolfan ddeulawr un pwrpas.  <b>Safle:</b> Sure Hope Christian Centre. 317, Abergele Road, Old Colwyn, Colwyn Bay, LL29 9YF.  <b>Ymgeisydd:</b> Mr Peter Calcraft.  <b>Mae'r Cyngor Tref yn cydnabod yr angen am y gwasanaeth pwysig hwn, ond mae'n parhau i ategu pryderon y trigolion parthed: maint / graddfa'r datblygiad arfaethedig mewn lleoliad preswyl - a ellir ei leihau i ddwy lawr gyda tho efo gogwydd llai?</b>  Demolish existing two storey garage and erection of purpose built two storey centre.  <b>Location:</b> Sure Hope Christian Centre. 317, Abergele Road, Old Colwyn, Colwyn Bay, LL29 9YF.  <b>Applicant:</b> Mr Peter Calcraft.  <b>The Town Council recognise the need for this important service, but uphold concerns of residents re: size/scale of the proposed development in a residential setting – could it be reduced to two storeys with a lower pitched roof?</b></p>
0/48049	D	<p>Ymestyn, addasu a dymchwel rhan o adeiladu presennol gan newid defnydd I C3 (a) Anheddau.  <b>Safle:</b> 14, Tan y Bryn, Rhos on Sea, LL28 4AE.  <b>Ymgeisydd:</b> Coed Du Hall Limited.  <b>Dim Gwrthwynebiad</b>  Extension, alteration and partial demolition of existing buildings with change of use to C3(a) Dwelling houses.  <b>Location:</b> 14, Tan y Bryn, Rhos on Sea, LL28 4AE.  <b>Applicant:</b> Coed Du Hall Limited.  <b>No Objection</b></p>
0/48050	D	<p>Newid defnydd I C3 (a) Anheddau gan ddymchwel rhan o adeiladau presennol.  <b>Safle:</b> 40, Halewood, 40, Llannerch Road West, Rhos on Sea, LL28 4AE.  <b>Ymgeisydd:</b> Coed Du Hall Limited.  <b>Dim Gwrthwynebiad</b>  Change of use to C3(a) Dwelling houses with partial demolition of existing buildings.  <b>Location:</b> 40, Halewood, 40, Llannerch Road West, Rhos on Sea, LL28 4AE.  <b>Applicant:</b> Coed Du Hall Limited.  <b>No Objection</b></p>
0/48051	D	<p>Tynnu cyfran allanol y simnai ar y to yng nghefn a thu blaen yr eiddo ar y rhaniad rhwng rhif 4 a rhif 6 (ol-weithredol)  <b>Safle:</b> 4 &amp; 6, Riviere's Avenue, Colwyn Bay, LL29 7DP.  <b>Ymgeisydd:</b> Mrs Angela Michelmore.  <b>Dim Gwrthwynebiad</b>  To remove the exterior portion of the chimney stacks to the front and rear roof section of the property, on the division between number 4 and number 6 (Retrospective).  <b>Location:</b> 4 &amp; 6, Riviere's Avenue, Colwyn Bay, LL29 7DP.  <b>Applicant:</b> Mrs Angela Michelmore.  <b>No Objection</b></p>

0/48054	D	<p>Newid defnydd tir a chreu maes parcio yn yr hen swyddfeydd dinesig ym Mae Colwyn sy'n adnabyddus fel Neuadd Glan y Don.</p> <p><b>Location:</b> Civic Offices, Abergele Road, Colwyn Bay, LL29 8AR.</p> <p><b>Ymgeisydd:</b> Mr Stephen Jones.</p> <p><b>Dim Gwrthwynebiad</b></p> <p>Change of use of land and the creation of a car park at the former Civic Offices in Colwyn Bay, known as Glan y Don Hall.</p> <p><b>Location:</b> Civic Offices, Abergele Road, Colwyn Bay, LL29 8AR.</p> <p><b>Applicant:</b> Mr Stephen Jones.</p> <p><b>No Objection</b></p>
0/48059	D	<p>Newid defnydd o swyddfeydd I annedd 3 ystafell wely sengl.</p> <p><b>Location:</b> 26, Mostyn Road, Colwyn Bay, LL29 8PB.</p> <p><b>Ymgeisydd:</b> Mr Stephen Wharfe.</p> <p><b>Dim Gwrthwynebiad</b></p> <p>Change of use from office into a single 3-bedroom dwelling.</p> <p><b>Location:</b> 26, Mostyn Road, Colwyn Bay, LL29 8PB.</p> <p><b>Applicant:</b> Mr Stephen Wharfe.</p> <p><b>No Objection</b></p>
0/48061	D	<p>Cael Gwared ar 1 goeden gonnifer, tocio 4 coeden llydanddail.</p> <p><b>Location:</b> 29, Woodhill Road, Colwyn Bay, LL29 7ES.</p> <p><b>Ymgeisydd:</b> Mr Simon Richardson.</p> <p><b>Dim Gwrthwynebiad</b></p> <p>Remove 1. Conifer tree, prune 4 no. broadleaf trees.</p> <p><b>Location:</b> 29, Woodhill Road, Colwyn Bay, LL29 7ES.</p> <p><b>Applicant:</b> Mr Simon Richardson.</p> <p><b>No Objection</b></p>
0/48064	D	<p>Newid defnydd fflat llawr gwaelod I ddefnydd A3 (Bwyd a Diod) a newid defnydd y llawr uchaf yn lletyau gwyliau cysylltiedig a fydd yn ffurfio un uned busnes lletygarwch.</p> <p><b>Location:</b> Former NatWest Bank, Rhos on Sea, 24, Rhos Road, Rhos on Sea, LL25 4RN.</p> <p><b>Ymgeisydd:</b> Mr Gareth Cleaver.</p> <p><b>Dim Gwrthwynebiad</b></p> <p>Change of use of ground floor to an A3 (Food and Drink) use class and the change of use of the upper floors into associated holiday accommodation suites with these forming one hospitality business unit.</p> <p><b>Location:</b> Former NatWest Bank, Rhos on Sea, 24, Rhos Road, Rhos on Sea, LL25 4RN.</p> <p><b>Applicant:</b> Mr Gareth Cleaver.</p> <p><b>No Objection</b></p>
0/48074	D	<p>Ffurfiad estyniad dormer I flaen y to.</p> <p><b>Location:</b> Larkspur, 67, Bryn Avenue. Old Colwyn, LL29 8AH.</p> <p><b>Ymgeisydd:</b> Mr A Lea.</p> <p><b>Dim Gwrthwynebiad</b></p> <p>Formation of dormer extension to front of roof.</p> <p><b>Location:</b> Larkspur, 67, Bryn Avenue. Old Colwyn, LL29 8AH.</p> <p><b>Applicant:</b> Mr A Lea.</p> <p><b>No Objection</b></p>

0/48080	D	<p>Gosod Tanc Dwr 5000L a ddaear caled.</p> <p><b>Location:</b> Rhos on Sea Bowling Club, 47, Allanson Road, Rhos on Sea, LL28 4HL.</p> <p><b>Ymgeisydd:</b> Secretary Rosemary Brotherton.</p> <p><b>Dim Gwrthwynebiad</b></p> <p>Installation of a 5000L Water Tank on hard standing.</p> <p><b>Location:</b> Rhos on Sea Bowling Club, 47, Allanson Road, Rhos on Sea, LL28 4HL.</p> <p><b>Applicant:</b> Secretary Rosemary Brotherton.</p> <p><b>No Objection</b></p>
0/48081	D	<p>Newid defnydd eiddo o eiddo preswyl 3 ystafell wely C3 i HMO 4 ystafell wely C4.</p> <p><b>Location:</b> 2, Penrhyn Drive, Rhos on Sea, LL28 4LD.</p> <p><b>Ymgeisydd:</b> Mr Mike Roberts.</p> <p><b>Gwrthwynebiad Cryf - anaddas i gael ei ddefnyddio fel HMO oherwydd y diffyg cyfleusterau - un ystafell ymolchi a chegin yn unig a dim le i barcio ceir.</b></p> <p>Change of use of the property from a C3 residential 3-bedroom property to a C4 4-bedroom HMO.</p> <p><b>Location:</b> 2, Penrhyn Drive, Rhos on Sea, LL28 4LD.</p> <p><b>Applicant:</b> Mr Mike Roberts.</p> <p><b>Strong Objections – unsuitable for use as HMO due to lack of facilities –only one bathroom and kitchen and no car parking.</b></p>
0/48084	D	<p>Creu porth car agored gyda balcony uwch ei ben. Bydd mynediad l’r balcony trwy’r drysau dwbl presennol o’r ystafell i fyny’r grisiau. Bydd rheiliau llaw cysylltiedig a sgrin breifatrwydd o wydr barugog ar y balcony.</p> <p><b>Location:</b> 103, Marine Drive, Rhos on Sea, LL28 4HU.</p> <p><b>Ymgeisydd:</b> Mr Mark McIntyre.</p> <p><b>Dim Gwrthwynebiad</b></p> <p>Creation of open car port with balcony above. Balcony to be accessed via existing double doors from upstairs room. Associated handrails and frosted privacy screening included.</p> <p><b>Location:</b> 103, Marine Drive, Rhos on Sea, LL28 4HU.</p> <p><b>Applicant:</b> Mr Mark McIntyre.</p> <p><b>No Objection</b></p>
0/48098	D	<p>Tynnu 1 x boncyff o 1 x pigswydden.</p> <p><b>Location:</b> 11, Rivières Avenue, Colwyn Bay, LL29 7DP.</p> <p><b>Ymgeisydd:</b> Mr David Atkinson.</p> <p><b>Dim Gwrthwynebiad</b></p> <p>Remove 1 x stem from 1 no. Lime tree.</p> <p><b>Location:</b> 11, Rivières Avenue, Colwyn Bay, LL29 7DP.</p> <p><b>Applicant:</b> Mr David Atkinson.</p> <p><b>No Objection</b></p>
0/48105	D	<p>Lleihau 1 Sycamorwydden.</p> <p><b>Location:</b> Badger’s Run, 27, Llanrwst Road, Colwyn Bay, LL29 7YT.</p> <p><b>Ymgeisydd:</b> Mr Philip Kenyon.</p> <p><b>Dim Gwrthwynebiad</b></p> <p>To reduce 1 no. Sycamore tree.</p> <p><b>Location:</b> Badger’s Run, 27, Llanrwst Road, Colwyn Bay, LL29 7YT.</p> <p><b>Applicant:</b> Mr Philip Kenyon.</p> <p><b>No Objection</b></p>

0/48108	D	<p>Addasu'r atig gydag estyniad dormer.  <b>Location:</b> 26, Stuart Drive, Rhos on Sea, LL28 4UB.  <b>Ymgeisydd:</b> Mr P Brown.  <b>ARGYMHELLIAD:</b> Amod bod gwydr barugog yn cael, ei ddefnyddio er mwyn diogelu preifatrwydd cymdogion.  Loft conversion with dormer extension.  <b>Location:</b> 26, Stuart Drive, Rhos on Sea, LL28 4UB.  <b>Applicant:</b> Mr P Brown.  <b>REC: Condition that frosted glass be used to protect privacy of neighbours.</b></p>
0/48110	D	<p>Ail docio 1 onnen, lleihau 2 Gelynnen, 1 goeden tresi aur, 1 gypreswydden, a thorri canghennau isaf 1 ffawydden ac 1 helygen.  <b>Location:</b> Urddgrug, 34, King's Road, Colwyn Bay, LL29 7YH.  <b>Ymgeisydd:</b> Rhys Jones.  <b>Dim Gwrthwynebiad</b>  Re-pollard 1 no. Ash tree, reduce 2 no. Holly, 1 no. laburnum. 1 no. Cypress and crown lift 1 no. Beech tree 1 no. Willow.  <b>Location:</b> Urddgrug, 34, King's Road, Colwyn Bay, LL29 7YH.  <b>Applicant:</b> Rhys Jones.  <b>No Objection</b></p>