

**MINUTES OF A MEETING OF THE GENERAL PURPOSE AND PLANNING COMMITTEE OF THE BAY OF COLWYN TOWN COUNCIL, HELD ONLINE (VIA ZOOM) AT 6:30PM ON TUESDAY 15<sup>TH</sup> SEPTEMBER 2020**

**PRESENT:** Cllr C Brockley (Chair)  
Cllrs: G Baker; Mrs M Jones (Deputy Mayor); C Matthews; M Tasker;  
M Worth

**OFFICERS:** Mrs Tina Earley, Clerk  
Mrs Roz Dudley, Assistant Clerk

**72/20 Welcome and Apologies for Absence:**

The Chair welcomed members to the meeting. No apologies for absence had been received.

**73/20 Declarations of Interest:**

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

**74/20 Minutes:**

*Resolved to approve and sign, as a correct record, the minutes of the last meeting, held on 25<sup>th</sup> August 2020.*

**75/20 Matters arising from the Minutes:**

**a) Min 49/20: Rhos Promenade Works:**

- (i) The Clerk submitted an email response from Will Roberts, Traffic Officer, Conwy CBC (previously circulated to all members) which was noted.
- (ii) Members were asked to consider a proposal from Cllr Baker that a Traffic Officer from Conwy CBC be invited to the next Council Meeting to discuss reducing the speed limit of 30mph to 20mph speed limit along the full length of the promenade, from Rhos on Sea to Old Colwyn. Cllr Baker stated that a reduction in the limit from 30mph to 20mph would result not only in lower speed and greater safety but also will provide a safer/greener environment for road users, pedestrians and cyclists. The Chair informed the committee that in the last 10years, there had only been a total of 19 accidents recorded on the promenade, 2 of which were serious. He added that, as far as he was aware, there had been no requests from any residents for a reduction in the speed limit. Cllr Baker responded that two residents she had spoken too had expressed their support. Other comments were made both in support of and against the proposal.

*Resolved, following a vote, to support the proposal to invite Will Roberts, Traffic Officer, Conwy CBC to attend the next full Council Meeting to discuss the speed limit on the promenade.*

(iii) The Clerk gave a brief verbal report on a conversation she had had with Cllr Roger Parry. Cllr Parry had concerns that no explanation had been given to local members / town councillors when the plans for the promenade widening/improvement works differed from the original drawings; the width of the road had been reduced, causing the pinch point and recent traffic/safety issues and also the height of the sea wall had been reduced considerably to bring it level with the height of the cycle/footway. He will be taking these concerns up with the Leader of CCBC.

**b) Min 54/20: BT Kiosk Abergele Road:**

The Clerk reported that Conwy CBC had been informed of ongoing discussions re: possible adoption and use of the phone kiosk for housing a defibrillator. Responses were awaited from OCRA (regarding their support) and BT (regarding the condition of the kiosk and power supply). It was noted that the Clerk would provide an update at the next meeting.

**76/20 Conwy CBC:**

**a) The Clerk submitted:**

(i) TTR for Llanrwst Road from 26/10 to 28/10/01 (Gas Work)

**b) Bus Shelters:** An update from Conwy CBC regarding signage and cleaning of the shelters.

**c) Disabled Bays:** Notice of proposed disabled parking bays in the Town Council area.

Members received and noted the correspondence.

**77/20 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 10/08/2020 – 06/09/2020.***

**c) Planning Aid Wales:**

**(i)** The Clerk submitted information about an online training course to be held on 30/09/20, which was noted by members.

**(ii)** The Clerk submitted a survey about the value of community engagement in planning. She asked if any members had any examples where community engagement had influenced the planning decision, so a response could be sent to the survey. Members agreed that the recent application at Larkfield House was a good example of community engagement. A public meeting had taken place and advice had also been received from PAW and Cadw.

*Resolved to delegate to the Clerk to respond to the survey using the example of Larkfield House. Cllr G Baker was asked to provide the Clerk with more detail, as she had been involved with the application.*

**d) Planning Committee Procedure:**

The Clerk submitted the report on the current procedures relating to Conwy CBC Planning Committee site visits and meetings, which was noted by members.

The meeting closed at 7.45pm.

..... Chairman

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

**15/09/2020**

Cyfeirnod/ Reference	LEFEL/ LEVEL	CAIS/APPLICATION
0/47476	D	<p>Adeiladu 3 annedd at wahan 4 ystafell wely ac adeiladu mynedfa.</p> <p><b>Safle:</b> The Rowans, 29, Pen y Bryn Road, Upper Colwyn Bay, Colwyn Bay, LL29 6AG.</p> <p><b>Ymgeisydd:</b> Mr John Jaap.</p> <p><b>Mae pryderon blaenorol y Cyngor Tref am addasrwydd y safle hwn am dai preswyl yn dal i sefyll - nid yw lleihau'r nifer o anheddau i dri yn eu newid. Rydym hefyd yn cefnogi gwrthwynebiadau trigolion Victoria Gardens ag eraill ac yn gwrthwynebu'r cais hwn ar y sail bod:</b></p> <ul style="list-style-type: none"><li>• <b>Fe dybier nad yw'r ffordd mynediad arfaethedig at yr anheddau yn addas, fel ffordd mynediad at y safle a hefyd i gerbydau argyfwng oherwydd serthwydd y graddiant (1:8) a'i chulni ac agosrwydd at dalcen 29 Ffordd Pen y Bryn (ac o ganlyniad i hyn, yr effaith ar yr eiddo hwn).</b></li><li>• <b>Bydd y storfa biniau arfaethedig ar gyfer yr anheddau yn weladwy o Ffordd Pen y Bryn. Oherwydd graddiant y ffordd a'r pellter o'r anheddau, byddai hwn yn ddi-os, yn dod yn storfa biniau parhaol ac yn annhebygol o gael ei ddefnyddio ar ddyddiau casglu biniau yn unig. Mi fydd yn ofynnol felly i gael diogelwch a sgrin ddigonol ac mae pryderon am effaith gosod hyn ar goeden a ddiogelir.</b></li><li>• <b>Mae'r datblygiad ôl-lenwad a fwriedir yn niweidiol i gymeriad a mwynderau cyffredinol yr ardal leol.</b></li><li>• <b>Mae Ffordd Pen y Bryn yn ffordd na chafodd ei fabwysiadu yn y man lle mae'r mynediad at y safle ac mae risg o ddifrod i'r ffordd gan fwy o gerbydau, trafnidiaeth adeiladu ac i ddraeniad y dŵr arwyneb, na fydd yn dderbyniol i'r rhai sy'n gyfrifol am gynnal a chadw'r ffordd.</b></li></ul> <p><b>Mae tystiolaeth o foch daear ar y tir ac ni ystyriwyd yr effaith arnynt gan yr ymgeisydd</b></p> <p>Construction of 3 no. detached 4 bedroom dwellings and construction of means of access. Ir</p> <p><b>Location:</b> The Rowans, 29, Pen y Bryn Road, Upper Colwyn Bay, Colwyn Bay, LL29 6AG.</p> <p><b>Applicant:</b> Mr John Jaap.</p> <p><b>The Town Council's previous concerns relating to the suitability of this site for residential dwellings still stand – reducing to three properties does not alter these. We also support the objections raised by the residents of Victoria Gardens and others and object to this application on the grounds that:</b></p> <ul style="list-style-type: none"><li>• <b>The proposed access road to the dwellings is deemed to be unsuitable, both as an access road to the site and for emergency vehicles, due to the steepness of the gradient (1:8) and its narrowness and proximity to the gable end of 29 Pen y Bryn Road (and subsequent impact on this property).</b></li><li>• <b>The proposed bin store for the dwellings would be visible from Pen y Bryn Road. Due to the gradient of the road and the distance to the dwellings, this would undoubtedly become a permanent bin store and is unlikely to be used solely on bin collection days. Adequate security and screening would therefore be required and there is concern about impact on a protected tree to provide this.</b></li></ul>

		<ul style="list-style-type: none"> <li>• <b>The proposed backfill development is detrimental to the general character and amenity of the local area.</b></li> <li>• <b>Pen y Bryn Road is unadopted at the point of access to the site and there is a risk of damage to the road due to additional vehicles, construction traffic and surface water drainage which is unacceptable to those responsible for the upkeep of the road.</b></li> <li>• <b>There is evidence of badgers on the land and the impact on these has not been addressed by the applicant.</b></li> </ul>
0/47602	D	<p>Estyniad i'r siop manwerthu bresennol, gwaith adnewyddu mewnol ac allanol, ail-drefnu'r maes parcio a'r manau allanol, codi bae trolis ar ben ei hun a gwaith cysylltiedig.</p> <p><b>Safle:</b> Lidl Supermarket, Conway Road, Colwyn Bay, LL29 7LP.</p> <p><b>Ymgeisydd:</b> Mrs I Mzurek.</p> <p><b>Dim Gwrthwynebiad</b></p> <p>Extension of existing retail store, internal and external refurbishment, re-arrangement of car park and external areas, erection of freestanding trolley bay and associated works.</p> <p><b>Location:</b> Lidl Supermarket, Conway Road, Colwyn Bay, LL29 7LP.</p> <p><b>Applicant:</b> Mrs I Mzurek.</p> <p><b>No Objections</b></p>
0/47603	D	<p>Estyniad Ochr/Cefn Arthaedig.</p> <p><b>Safle:</b> 12, Marston Road, Rhos on Sea, LL28 4SG.</p> <p><b>Ymgeisydd:</b> Mr Robert Miller.</p> <p><b>Dim Gwrthwynebiad</b></p> <p>Proposed Side/Rear Extension.</p> <p><b>Location:</b> 12, Marston Road, Rhos on Sea, LL28 4SG.</p> <p><b>Applicant:</b> Mr Robert Miller.</p> <p><b>No Objections</b></p>
0/47606	D	<p>Dymchwel arfaethedig o'r annedd ar wahan presennol a garej/gweithdy ar wahan a garej/gweithdy newydd, gosod tanc septig newydd a gwaith cysylltiedig.</p> <p><b>Safle:</b> Inglenook, Mynydd lane, Upper Colwyn Bay, Colwyn Bay, LL28 5YW.</p> <p><b>Ymgeisydd:</b> Mrs Clare Williams.</p> <p><b>Dim Gwrthwynebiad</b></p> <p>Proposed demolition of the existing detached/dwelling and detached garage/workshop building, erection of a replacement detached dwelling and detached garage/workshop building, installation of a replacement septic tank &amp; associated works.</p> <p><b>Location:</b> Inglenook, Mynydd lane, Upper Colwyn Bay, Colwyn Bay, LL28 5YW.</p> <p><b>Applicant:</b> Mrs Clare Williams.</p> <p><b>No Objections</b></p>
0/47607	D	<p>Adeiladu garej ddomestig.</p> <p><b>Safle:</b> Fledglings, Old Highway, Colwyn Bay, LL28 5UY.</p> <p><b>Ymgeisydd:</b> Miss Jen Van Marle.</p> <p><b>Dim Gwrthwynebiad</b></p> <p>Construction of single domestic garage.</p> <p><b>Location:</b> Fledglings, Old Highway, Colwyn Bay, LL28 5UY.</p> <p><b>Applicant:</b> Miss Jen Van Marle.</p> <p><b>No Objections</b></p>
0/47617	D	<p>Trosi lloft yn annedd deulawr gyda mynediad grisiau estynedig mewnol a ffenestri ychwanegol ar lefel y to.</p> <p><b>Safle:</b> 15, Ael y Bryn Road, Colwyn Bay, Conwy, LL29 7HD.</p>

		<p><b>Ymgeisydd:</b> Ms Kathryn Garner.</p> <p><b>Dim Gwrthwynebiad</b></p> <p>Loft conversion to 2 storey dwelling with internal extended stair access and additional fenestration at roof level.</p> <p><b>Location:</b> 15, Ael y Bryn Road, Colwyn Bay, Conwy, LL29 7HD.</p> <p><b>Applicant:</b> Ms Kathryn Garner.</p> <p><b>No Objections</b></p>
0/47620	D	<p>Lleihau 3 coeden onnen, tocio 2 goeden onnen a 2 goeden sycarmorwydden.</p> <p><b>Safle:</b> 60, King's Drive, Colwyn Bay, Conwy, LL29 6AN.</p> <p><b>Ymgeisydd:</b> Mrs Margaret Farrell.</p> <p><b>Dim Gwrthwynebiad</b></p> <p>Reduce 3 no. ash trees, prune 2 no. ash trees &amp; 2 no. sycamore trees.</p> <p><b>Location:</b> 60, King's Drive, Colwyn Bay, Conwy, LL29 6AN.</p> <p><b>Applicant:</b> Mrs Margaret Farrell.</p> <p><b>No Objections</b></p>
0/47621	D	<p>Tynnu 1 goeden dderw ac 1 goeden onnen a thocio 2 goeden dderw.</p> <p><b>Safle:</b> Open Spaces alongside Bryn y Mor, Old Colwyn, Conwy.</p> <p><b>Ymgeisydd:</b> Mr Mal Vickers.</p> <p><b>Dim Gwrthwynebiad</b></p> <p>Remove 1 no. oak &amp; 1 no. Ash &amp; prune 2 no. Oak Trees.</p> <p><b>Location:</b> Open Spaces alongside Bryn y Mor, Old Colwyn, Conwy.</p> <p><b>Applicant:</b> Mr Mal Vickers.</p> <p><b>No Objections</b></p>
0/47624	D	<p>Tynnu 1 goeden onnen.</p> <p><b>Safle:</b> 9, Derwgoed Oak Drive, Colwyn Bay, LL29 7AE.</p> <p><b>Ymgeisydd:</b> Mr David Seenan.</p> <p><b>Dim Gwrthwynebiad</b></p> <p>Remove 1 no. Ash tree.</p> <p><b>Location:</b> 9, Derwgoed Oak Drive, Colwyn Bay, LL29 7AE.</p> <p><b>Applicant:</b> Mr David Seenan.</p> <p><b>No Objections</b></p>
0/47626	D	<p>Codi porth Ceir, gosod sied bren a storfa yn lle'r garej presennol.</p> <p><b>Safle:</b> 32, Rochester Way, Rhos on Sea, Conwy, LL28 4NJ.</p> <p><b>Ymgeisydd:</b> Mr P Musson.</p> <p><b>Dim Gwrthwynebiad</b></p> <p>Construction of car port, siting of timber shed and store in lieu of existing garage.</p> <p><b>Location:</b> 32, Rochester Way, Rhos on Sea, Conwy, LL28 4NJ.</p> <p><b>Applicant:</b> Mr P Musson.</p> <p><b>No Objections</b></p>
0/47629	D	<p>Dileu Amod rhif 6 (dosbarth defnydd) o ganiatad cynllunio 0/47298 (Amrywio amod rhif 3 (Cynlluniau wedi'u Cymeradwyo) o ganiatad cynllunio 1/CBA/6419, 1/1031D (Dymchwel Ysgubor a Chodi byngalo a garej) er mwyn caniatau newidiaidau i'r cynlluniau wedi'u cymeradwyo.)</p> <p><b>Safle:</b> Land adjacent 30, Llanrwst Road, Colwyn Bay, LL29 7YU.</p> <p><b>Ymgeisydd:</b> J Rochelle.</p> <p><b>Dim Gwrthwynebiad</b></p> <p>Removal of condition no 6 (use class) of planning consent 0/47298 (Variation of condition no 3 (Approved plans) of planning consent 1/CBA/6419, 1/1031D (Demolition of Barn and Erection of bungalow and garage) to allow for changes to approved plans.)</p> <p><b>Location:</b> Land adjacent 30, Llanrwst Road, Colwyn Bay, LL29 7YU.</p> <p><b>Applicant:</b> J Rochelle.</p> <p><b>No Objections</b></p>

0/47637	D	<p>Estyniad un llawr arfaethedig i gefn yr eiddo.</p> <p><b>Safle:</b> The Firs, 33, Station Road, Old Colwyn, Colwyn Bay, LL29 9EL.</p> <p><b>Ymgeisydd:</b> Mr &amp; Mrs Wilkinson.</p> <p><b>Dim Gwrthwynebiad</b></p> <p>Single storey extension to the rear of the property.</p> <p><b>Location:</b> The Firs, 33, Station Road, Old Colwyn, Colwyn Bay, LL29 9EL.</p> <p><b>Applicant:</b> Mr &amp; Mrs Wilkinson.</p> <p><b>No Objections</b></p>
0/47646	D	<p>Estyniad a Newidiadau Arfaethedig.</p> <p><b>Safle:</b> Glyn Garth, 2, Alpine Road, Old Colwyn, Colwyn Bay, LL29 9NS.</p> <p><b>Ymgeisydd:</b> Mr Adam Kay.</p> <p><b>Mae'r Cyngor Tref yn gwrthwynebu'r bwriad i gael balconi ar y llawr cyntaf oherwydd yr effaith posibl gall hyn cael ar breifatrwydd yr eiddo y tu ôl i'r safle datblygu. Os caniateir, gofynnwn am amod i osod sgrin addas ac / neu wydr i roi preifatrwydd .</b></p> <p>Proposed Extension and Alterations.</p> <p><b>Location:</b> Glyn Garth, 2, Alpine Road, Old Colwyn, Colwyn Bay, LL29 9NS.</p> <p><b>Applicant:</b> Mr Adam Kay.</p> <p><b>The Town Council objects to the proposed first floor balcony, due to the potential impact of this on the privacy of the property(ies) at the rear of the development site. If consent is to be given, we request that suitable screening and/or privacy glass be a condition.</b></p>
0/47666	D	<p>Adnewyddu caniatad cynllunio 0/41906. Addasiadau i annedd a chodi garej newydd.</p> <p><b>Safle:</b> Gwelfor, 63, Bryn Cadno, Upper Colwyn Bay, Colwyn Bay, LL29 6DW.</p> <p><b>Ymgeisydd:</b> Mr Goronwy Owen.</p> <p><b>Dim Gwrthwynebiad</b></p> <p>Renewal of planning application 0/41906. Alterations to Dwelling and Erection of New Garage.</p> <p><b>Location:</b> Gwelfor, 63, Bryn Cadno, Upper Colwyn Bay, Colwyn Bay, LL29 6DW.</p> <p><b>Applicant:</b> Mr Goronwy Owen.</p> <p><b>No Objections</b></p>
0/47667	D	<p>Cynllun diwygiedig ar gyfer 0/45004 i ganiatau i wneud yr estyniad llawr gwaelod ar yr ochr yn hirach a chynyddu maint yr estyniad llawr cyntaf uwch ei ben.</p> <p><b>Safle:</b> 8, Maes y Fron, Colwyn Bay, LL29 8RG.</p> <p><b>Ymgeisydd:</b> Mr Mark Davies.</p> <p><b>Dim Gwrthwynebiad</b></p> <p>Amended scheme to 0/45004 to allow for increase in length of ground floor side extension and increase the size of first floor extension.</p> <p><b>Location:</b> 8, Maes y Fron, Colwyn Bay, LL29 8RG.</p> <p><b>Applicant:</b> Mr Mark Davies.</p> <p><b>No Objections</b></p>
0/47668	D	<p>Estyniad unllawr i'r ochr a chefn.</p> <p><b>Safle:</b> 2, Rosemary Avenue, Colwyn Bay, LL29 7RA.</p> <p><b>Ymgeisydd:</b> Becki Owen.</p> <p><b>Dim Gwrthwynebiad</b></p> <p>Single Storey Side and Rear Extension</p> <p><b>Location:</b> 2, Rosemary Avenue, Colwyn Bay, LL29 7RA.</p> <p><b>Applicant:</b> Becki Owen.</p> <p><b>No Objections</b></p>