

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 15TH DECEMBER 2020

PRESENT: Cllr C Brockley (Chair)
Cllrs: G Baker; Mrs M Jones (Deputy Mayor); J Pearson and M Tasker

OFFICERS: Mrs T Earley, Clerk
Mrs R Dudley, Assistant Clerk

IN ATTENDANCE: Cllr L Emery, Cabinet Member, Conwy CBC
Bethan Wynn-Jones, Officer, Conwy CBC
Several Members of the Public

172/20 Welcome and Apologies for Absence:

The Chair welcomed members to the meeting. Apologies for absence were received from Cllrs G Campbell, C Matthews (technical problems attending the meeting) and M Worth.

173/20 Declarations of Interest:

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

174/20 Minutes:

Resolved to approve and sign, as a correct record, the minutes of the last meeting, held on 24th November 2020.

175/20 Visitors to the Council:

a) Lighting for the Multi Use Games Area:

The Chairman invited Cllr G Baker to give an introduction to the agenda item. Cllr Baker said that the issue of the lack of lighting at the MUGA had been a problem for years and felt that the Town Council should support having lighting at the MUGA as it would help deter unruly behaviour by youths and give them a safe area to play and meet.

Jo Nuttall, who runs the local Youth Club, was then invited to address the Committee. Up until very recently, the Club has never had lighting at the MUGA and feedback from the children using it since it has been lit has been really positive. The feedback from residents was also positive, as the lights are only on till 8pm and also provide security. The Scout Master had suggested that signs need to be put up advising that the area is covered by CCTV.

Cllr Louise Emery then addressed the Committee and stressed that the MUGA is not a County Council asset, although CCBC do own the land it sits on. She gave a brief background regarding the history and the lease agreement that had been

agreed with Llandrillo yn Rhos Sports Association, following grant funding from the Wales Sport Council to build the MUGA (in 2003). When the lighting was installed, the agreement was that energy costs would be paid by the Association and the general public would be charged to use the facility, to cover the energy costs. As the Association is no longer active, no one has taken responsibility for the MUGA and the lease has been terminated. Cllr Emery said that a solution needs to be found so the facility is not lost for the community. The County Council has paid for some maintenance up to now and has agreed to light the MUGA for the winter months, as it felt outside play during the pandemic was essential to the well-being of youngsters. Cllr Emery provided estimated information about the maintenance/lighting costs, based on assumptions about the wattage of the lamps (which is not known). She said that changing the lights to LED would reduce future costs. Assuming the lights would be on from 4pm –8pm for the winter, the approximate maximum annual lighting costs would be £1446.00. Known future maintenance would include fixing fencing, signage and increasing the height of the fence. Cllr Emery said the County Council have no budget, but that they have fixed some of the fencing and are paying for the lights this winter, as it is a well-used asset.

The Chair asked for clarification of the energy costs, as he had received information from the Leisure Development Officer that the standing charge costs were approximately £12 a month and not £32, as quoted on the spreadsheet sent to the Town Council. It was agreed that exact costs would be needed for this to be considered properly. Cllr Emery said that if the Town Council took it over then they were better placed to get grants to help with the cost of the maintenance/lighting.

The Chair asked about the school use/involvement and was told that the school do still wish to have exclusive use of it during school hours, in accordance with the terms of the original lease, but were not an actual party to the original lease agreement. The Chair said the ideal solution would be for the MUGA to be managed by the local community with support from both the Town Council and County Council.

A member queried if the Town Council could trial taking over the MUGA for 12 months and Cllr Emery offered to send a draft agreement over for further consideration by the Town Council. The Clerk reminded members that any proposals which would incur costs or additional responsibilities/liabilities would need to be referred to the full Council. This was just the start of the conversation. It was requested that the lease agreement be worded so it could apply to community groups as well as the Town Council, to keep the options open and it was agreed that the draft agreement and a revised set of costings would be sent to the Town Council by the end of January.

The Chair thanked all the visitors and they retired from the meeting.

Resolved to refer this matter to the Council, once the draft agreement and revised costs have been received from Conwy CBC.

- b) Planning Application no: 0/47933:** The Chairman agreed to bring this item forward in the agenda, as part of the public participation session.

Cllr Glenys Baker informed the Committee that she had written to the Larkfield Friend's Group and they had agreed that this application was an improvement but do ask that the stained windows and historic aspects be retained. They also were concerned that there should be no deviation from the submitted plans without first consulting the Planning Authority.

An email had been received from a member of the public, who was present at the meeting, requesting for privacy purposes that frosted glass be used for the windows at the side of the house and on the balcony.

Resolved to support these requests and include them in the observations submitted to the local planning authority.

176/20 Matters arising from the Minutes:

a) Min 158/20(a): BT Phone Kiosk:

(i) Members noted that the proposed adoption for the kiosk had been withdrawn by the Town Council.

(ii) The Clerk submitted emails from Cllr B Cossey and OCRA.

Resolved to offer to forward the £600 ward allowance to OCRA for them to continue with the project. This had been approved in 2019/20 and had been put aside, awaiting bank account details, for Cllr Barton's defibrillator project in Old Colwyn.

(iii) It was noted by members that no response had been received yet from the Co-op Garage regarding siting a defibrillator there.

b) Min 158/20(b): Noticeboards:

The Clerk submitted an email from the contractor who asked if he could leave repairs until Spring.

Resolved that the Clerk reply to the Contractor to confirm that the repairs can be done in Spring.

c) Min 159/20(c): Local Places for Planting Trees Initiative:

The Clerk submitted an email showing the locations submitted to ERF, Conwy CBC which was noted by members.

177/20 Benches:

a) The Clerk submitted photographs of the poor/damaged picnic benches on the promenade and informed members that the benches were time expired and needed replacing or removing. A quote had been requested from a local firm to replace the 10 benches with recycled plastic ones, which were hardwearing and environmentally friendly.

Resolved to defer this item until a reply has been received regarding the cost of replacement picnic benches.

- b) The Clerk submitted an email from ERF reported that the graffiti had been cleaned off a bench in Rhos on Sea. This was noted by members.

178/20 NMWALC Re: All Wales Transport Strategy:

- a) The Clerk submitted an email which was noted by members.
- b) The Clerk submitted the link for the Study Document, which was noted by members.
- c) The Clerk submitted the draft response from NMWALC, which was noted by members.

179/20 Countryside Code:

The Clerk submitted a letter regarding the Countryside Code Refresh Consultation. The date for observations had been extended to 16/12/2020. No observations were made.

180/20 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.

The Chair asked members whether there was a need to go through every planning application in detail in the meeting. It was decided that members should research the ones in their wards before the meeting and only the ones that members asked to be discussed would be brought up at the meeting, with the Chairman and Clerk/Assistant continuing to check all applications to highlight any significant objections, in case some ward members were not present.

- b) ***Resolved to receive a copy of the Planning Decisions issued by CCBC for the period 16/11/2020 – 13/12/2020.***

c) Pre-Application Consultation:

The Clerk submitted notification of a pre-application consultation for Bryn Rodyn, Old Colwyn,

Resolved to write to express concern that the infrastructure (roads, health, education etc) is not in place to accommodate such an extensive development.

The meeting closed at 7.55pm.

..... Chairman

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

15/12/2020

Cyfeirnod/ Reference	LEFEL/ LEVEL	CAIS/APPLICATION
0/45845	D	<p>Codi 39 o dai, man agored cyhoeddus a'r holl waith cysylltiol. Safle: Land off Valley Road, Colwyn Bay, Conwy. Ymgeisydd: Mr Tudor-Owen. Mae'r Cyngor Tref yn ail-ddweud ei gwrthwynebiad blaenorol oherwydd pryderon am:</p> <ul style="list-style-type: none"> i) Y perygl o lifogydd fel yr eglurwyd yn y llythyr oddi wrth Adnoddau Naturiol Cymru ag effaith gall dwr ychwanegol yn llifo i'r dyfrffos cael ar eiddo sy'n bodoli yn is i lawr ii) Trafnidiaeth yn cael mynediad i'r safle ar hyd Ffordd y Groes. Rydym yn ymwybodol bod rhan isaf Ffordd y Groes, o'i gyffordd a Ffordd Abergele, yn ddifrifol o gul. Oherwydd parcio y tu allan i eiddo busnes a chartrefi, mae llif y drafnidiaeth ar hyd y rhan yma yn gyfyngedig, ar adegau, i un ffordd ac nid yw'n bosibl i gerbydau mynd heibio. Mae hyn yn golygu iddynt orfod bacio'n ôl pan ddaw cerbydau i'w hwynebu. Bydd y cynnydd yn y trafndiaeth o'r datblygiad arfaethedig felly yn achosi peryglon a fydd yn cael effaith hefyd ar briffordd Ffordd Abergele. <p>Erection of 39 dwellings, public open space and all associated works. Location: Land off Valley Road, Colwyn Bay, Conwy. Applicant: Mr Tudor-Owen. The Town Council reiterates it's previous objections, due to concerns about:</p> <ul style="list-style-type: none"> i) Risk of possible flooding and the impact of the additional surface water which will be flowing into the watercourse on the existing properties down-stream (soil erosion and damage to hedgerow/trees). ii) Traffic access to the site along Groes Road. We are aware of a severe pinch-point on the lower section of Groes Road, from the junction with Abergele Road. Due to parking outside businesses and residential properties, traffic flow along this section is often restricted to one-way and vehicles cannot pass, having to reverse when they meet oncoming traffic. The anticipated increase in traffic flow due to the proposed development therefore presents a hazard which could also affect the main Abergele Road. There is concern that the traffic impact assessment submitted was carried out during the pandemic lockdown period, when schools were closed and traffic was much lighter than usual. This needs to be clarified with the applicant and concerns addressed.
0/47900	D	<p>Ailddatblygu hen gapel adfeiliedig I greu wyth rhandy 2 ystafell wely, yn cynnwys dymchwel yr estyniad anniogel yn y cefn. Safle: Elim Church, Woodland Road West, Colwyn Bay, LL29 7DH. Ymgeisydd: Mr Alexander Taylor. Gwrthwynebiad: Mae'r Cyngor Tref yn croesawu'r ymdrechion i roi aildddefnydd i'r hen Eglwys, ond fe ofynnir am well ateb oherwydd nid oes le i barcio ceir ar y safle. Roedd y cais gwreiddiol am 12 o fflatiau yn cynnwys parcio tanddaearol. Mae yna broblem eisoes yn bodoli yn yr ardal efo parcio ar y stryd, a bydd cael anheddau ychwanegol yn gwneud y sefyllfa'n</p>

		<p>waeth efo dosbarthu nwyddau / parcio tymor byr ac ni ellir ymdrin yn iawn a hyn gyda'r trwyddedau parcio oddi ar y stryd.</p> <p>Redevelopment of a former derelict chapel to make eight x two bed apartments, including demolition of the rear unsafe extension.</p> <p>Location: Elim Church, Woodland Road West, Colwyn Bay, LL29 7DH.</p> <p>Applicant: Mr Alexander Taylor.</p> <p>Objection: The Town Council welcomes efforts to repurpose the former Church, but asks for a better solution to be found for the lack of on-site parking. The original application for 12 apartments at the site included underground parking. There is already an issue with on-street parking in the area, which will be compounded by additional dwellings requiring deliveries/short term parking which cannot be adequately addressed by the off site parking permits.</p>
0/47904	D	<p>Ailadeiladu storfa ochr ar sylfaen newydd.</p> <p>Safle: 5, Bryn Garan, Upper Colwyn Bay, Colwyn Bay, LL29 6DT.</p> <p>Ymgeisydd: Mrs P Aldridge.</p> <p>Dim gwrthwynebiad</p> <p>Reconstruction of side store on new foundation.</p> <p>Location: 5, Bryn Garan, Upper Colwyn Bay, Colwyn Bay, LL29 6DT.</p> <p>Applicant: Mrs P Aldridge.</p> <p>No Objections</p>
0/47906	D	<p>Codi decin gardd a ffens derfyn (ol-weithredol)</p> <p>Safle: 7, Cliff Road, Old Colwyn, Colwyn Bay, LL29 9RW.</p> <p>Ymgeisydd: Mr Chris Kendall.</p> <p>Dim gwrthwynebiad</p> <p>Erection of garden decking and boundary fence (retrospective).</p> <p>Location: 7, Cliff Road, Old Colwyn, Colwyn Bay, LL29 9RW.</p> <p>Applicant: Mr Chris Kendall.</p> <p>No Objections</p>
0/47908	D	<p>Estyniad arfaethedig i annedd.</p> <p>Safle: Hilltop, 31, Pen y Bryn Road, Upper Colwyn Bay, Colwyn Bay, Conwy, LL29 6AG.</p> <p>Ymgeisydd: Mr Jonathan Stewart.</p> <p>Pryderon parthed: y posibilrwydd o orddatblygiad ar y safle ag effaith ar eiddo cyfagos oherwydd uchder a maint yr estyniad arfaethedig. Mae nifer o'r eiddo cyfagos efo ffenestri dormer i roi le ychwanegol ar y llawr cyntaf heb gynydd arwyddocaol yn uchder y to nag effaith ar gymeriad / mwynder yr ardal.</p> <p>Proposed extension to dwelling.</p> <p>Location: Hilltop, 31, Pen y Bryn Road, Upper Colwyn Bay, Colwyn Bay, Conwy, LL29 6AG.</p> <p>Applicant: Mr Jonathan Stewart.</p> <p>Concerns re: possible overdevelopment of the site and impact on neighbouring properties, due to the height and scale of the proposed extension. Several of the neighbouring properties have dormer accommodation to provide additional first floor space, without a significant increase in roof height or impact on the character/amenity of the area.</p>
0/47925	D	<p>Tynnu 1 x onnen a 5 coes sycamorwydden, tocio 2 x coeden lydanddail a 1 x coeden conifer.</p> <p>Safle: Cwrt Bryn Coed, 8, Coed Pella Road, Colwyn Bay, LL29 7BJ.</p> <p>Ymgeisydd: Cox.</p> <p>Dim gwrthwynebiad</p> <p>Remove 1 x Ash & 5 x sycamore stems, prune 2 x broadleaf & 1 conifer tree.</p> <p>Location: Cwrt Bryn Coed, 8, Coed Pella Road, Colwyn Bay, LL29 7BJ.</p> <p>Applicant: Cox.</p>

		No Objections
0/47931	D	<p>Arddangos 4 polyn baner heb eu goleuo a baneri ac 1 arwydd dwyochrog heb ei oleuo wedi’l osod ar belyn.</p> <p>Safle: Land adjacent to Former Civic Centre, Abergele Road, Colwyn Bay, LL29 8AR.</p> <p>Ymgeisydd: Mr R A Roberts.</p> <p>Dim gwrthwynebiad</p> <p>Display of 4 no non illuminated flag poles and flags and 1 no non illuminated 2 sided pole mounted sign.</p> <p>Location: Land adjacent to Former Civic Centre, Abergele Road, Colwyn Bay, LL29 8AR.</p> <p>Applicant: Mr R A Roberts.</p> <p>No Objections</p>
0/47932	D	<p>Adnewyddu a gwneud addasiadau mewnol i’r prif dy a’r cerbytu a drysau garej newydd yn lle’r rhai presennol(Caniatad Adeilad Rhestredig)</p> <p>Location: Bryn Eglwys Hall, Llanrwst Road, Bryn y Man, Colwyn Bay, LL28 5EN.</p> <p>Ymgeisydd: Mr Mark Boler.</p> <p>Dim gwrthwynebiad</p> <p>Refurbishment and internal alterations to main house and coach house and the replacement of garage doors.(Listed Building Consent)</p> <p>Location: Bryn Eglwys Hall, Llanrwst Road, Bryn y Man, Colwyn Bay, LL28 5EN.</p> <p>Applicant: Mr Mark Boler.</p> <p>No Objections</p>
0/47933	D	<p>Trosi hen gartref nyrsio’n 3 annedd, addasiadau allanol i’r adeilad, adeiladu garej ddwbl ac addasiadau i’r fynedfa l gerbydau.</p> <p>Location: 52, Rhos Road, Rhos on Sea, LL28 4RS.</p> <p>Ymgeisydd: Mr G Jones.</p> <p>Dim gwrthwynebiad mewn egwyddor i’r bwriad i drosi yn 3 annedd, ond fe ofynnir am amodau fel y gellir cadw’r ffenestr gwydr lliw a nodweddiad hanesyddol. Mae’r Cyngor Tref yn gofyn hefyd i wydrau cymylog cael eu defnyddio yn y ffenestri sydd ar ochr yr eiddo cyfagos 52A ac ar y balconi cefn er mwyn cadw preifatrwydd yr eiddo cyfagos.</p> <p>Conversion of disused nursing home into 3 no. dwellings, external alterations to building, erection of double garage and alterations to vehicular access.</p> <p>Location: 52, Rhos Road, Rhos on Sea, LL28 4RS.</p> <p>Applicant: Mr G Jones.</p> <p>No objection in principle to the proposed conversion to 3 dwellings, but request for conditions so that the stained glass window and historic features can be retained. Town Council also requests that frosted glass be used in the side windows to the elevation neighbouring property 52A and to the rear balcony, to maintain the privacy for neighbouring properties.</p>
0/47946	D	<p>Tynnu 1 coeden conifer.</p> <p>Location: 7, King’s Oak, Colwyn Bay, Conwy, LL29 6AJ.</p> <p>Ymgeisydd: Mr John Bowden.</p> <p>Dim gwrthwynebiad</p> <p>Remove 1 no. Conifer Tree.</p> <p>Location: 7, King’s Oak, Colwyn Bay, Conwy, LL29 6AJ.</p> <p>Applicant: Mr John Bowden.</p> <p>No Objections</p>
0/47947	D	<p>Tynnu 1 coeden sycamorwydden.</p> <p>Location: 7, King’s Oak, Colwyn Bay, Conwy, LL29 6AJ.</p> <p>Ymgeisydd: Mr John Bowden.</p>

		<p>Dim gwrthwynebiad am fod yr ymgeisydd yn gosod coeden newydd. Remove 1 no. Sycamore Tree. Location: 7, King's Oak, Colwyn Bay, Conwy, LL29 6AJ. Applicant: Mr John Bowden. No objection as the applicant is replacing the tree.</p>
0/47948	D	<p>Cwrbb isel arfaethedig a mynedfa newydd i 37, Oak Drive. Location: Walshaw Lodge, 37. Oak Drive, Colwyn Bay, LL29 7YP. Ymgeisydd: Mr Williams. Dim gwrthwynebiad Proposed dropped kerb and new entrance to 37, Oak Drive. Location: Walshaw Lodge, 37. Oak Drive, Colwyn Bay, LL29 7YP. Applicant: Mr Williams. No Objections</p>
0/47949	D	<p>Ffens newydd yn lle'r hen un ar yr ochr sy'n wynebu'r ffordd. Location: 23, Llanrwst Road, Colwyn Bay, Conwy, LL29 7YT. Ymgeisydd: Mrs Maureen Evans. Dim gwrthwynebiad Replacement Fence to road frontage, Location: 23, Llanrwst Road, Colwyn Bay, Conwy, LL29 7YT. Applicant: Mrs Maureen Evans. No Objections</p>
0/47958		<p>Cymeradwyo'r holl faterion a gadwyd yn ol mewn perthynas a chaniatad cynllunio amlinellol 0/46338 (Cais amlinellol am ddatblygiad preswyl (gyda'r holl faterion a gadwyd yn ol)) Location: Land adjacent to Former Civic Centre, Abergele Road, Colwyn Bay, LL29 8AR. Ymgeisydd: Mr R A Roberts. Dim gwrthwynebiad Approval of all matters reserved in respect of outline planning permission 0/46338 (outline application for residential development(with all matters reserved)) Location: Land adjacent to Former Civic Centre, Abergele Road, Colwyn Bay, LL29 8AR. Applicant: Mr R A Roberts. No Objections</p>
0/47960		<p>Gosod drysau Ffrengig yn lle'r ffenestr bresennol I greu dihangfa dan, adeiladu platform wedi ei godi a mynediad gyda drisiau l'r ardd gefn. Safle: 18 Bodnant Road, Rhos on Sea, LL28 4SU Ymgeisydd: Mr Robert Williams Dim Gwrthwynebiad (ai cais ôl-syllol yw hwn?) Replace existing window with French doors to create fire escape, construction of raised platform and stepped access to rear garden. Location: 18 Bodnant Road, Rhos on Sea, LL28 4SU Applicant: Mr Robert Williams No Objections (is this a retrospective application?)</p>
0/47963		<p>Cael gwared ar 17 conwydden addurnol a 2 onnen, tocio 1 goeden geirios a thorri canghennau 3 ffawydden. Safle: St Joseph's Catholic Church, 63 Conway Road, Colwyn Bay, LL29 7LG Ymgeisydd: Fr Frank Dim gwrthwynebiad am fod yr ymgeisydd wedi cadarnhau bydd coed sydd dim angen llawer o sylw yn cymryd lle'r pedwar coeden sydd angen caniatâd. Mae'r ymgeisydd wedi cadarnhau bydd y pedwar prif goeden fawr (yn cynnwys Ywen a Cheiriosen) yn aros. Remove 17 no. ornamental conifers and 2 no. ash trees, rescue 1 no. cherry and crown lift 3 no. beech trees.</p>

		<p>Location: St Joseph's Catholic Church, 63 Conway Road, Colwyn Bay, LL29 7LG</p> <p>Applicant: Fr Frank</p> <p>No objection as applicant has confirmed that the 4 trees that need permission will be replaced with low maintenance trees. The applicant confirmed that the 4 main bigger trees (included a Yew and a Cherry) will remain.</p>
0/47964		<p>Cynllun Targeddu Buddsoddiad Mewn Adfywio- Camau 2,3 a 3b Gwaith yn cynnwys gosod ffesnestri a drysau newydd, ailwampio drysau, insiwleiddio Waliau allanol, gosod cafnau dwr newydd a pheipen wastraff ar y tir. Yn ogystal, gosod system awyru mewnbwn cadarnhaol I reoli'r risg o anwedd.</p> <p>Safle: Various Properties, Rhiw Road, Douglas Road, Abergele Road and Back Bay View Road, Colwyn Bay, LL29 7PA</p> <p>Ymgeisydd: Mr Ivor Jones</p> <p>Dim gwrthwynebiad</p> <p>Targeted Regeneration Investment Scheme – Phases 2, 3, and 3b Works comprise the installation of replacement windows and doors, door refurbishments, installation of external wall insulation, replacement of rainwater goods and above ground waste pipes. Also, the installation of positive ventilation systems to control condensation risks.</p> <p>Location: Various Properties, Rhiw Road, Douglas Road, Abergele Road and Back Bay View Road, Colwyn Bay, LL29 7PA</p> <p>Applicant: Mr Ivor Jones</p> <p>No Objections</p>
0/47965		<p>Estyniad ochr arfaethedig.</p> <p>Safle: Kirklees, 14 Glyn Avenue, Colwyn Bay, LL29 8RB</p> <p>Ymgeisydd: Miss Helen Kelly</p> <p>Dim gwrthwynebiad</p> <p>Proposed side extension.</p> <p>Location: Kirklees, 14 Glyn Avenue, Colwyn Bay, LL29 8RB</p> <p>Applicant: Miss Helen Kelly</p> <p>No Objections</p>