

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 16TH JUNE 2020

PRESENT: Cllr C Brockley (Chair)
Cllrs: G Baker; B Barton; G Campbell; Mrs M Jones (Deputy Mayor); J Pearson; M Tasker; M Worth.

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

510/19 Welcome and Apologies for Absence:

Apologies for absence were received from Cllrs: N Bastow and G Howcroft-Jones.

511/19 Declarations of Interest:

Members were reminded that they must declare the existence and nature of any personal and/or prejudicial interests.

The Clerk and the Assistant Clerk declared a personal and prejudicial interest in agenda item 5 Planning Application 0/47358.

512/19 Minutes:

Resolved to approve and sign, as a correct record, the minutes of the last meeting, held on 26th May 2020.

513/19 Conwy CBC:

The Clerk submitted a street naming proposal for Sefton Court. The Committee agreed on Cwrt Dewi Sant/St David's Court.

Resolved to write to Conwy CBC to confirm the council's choice.

514/19 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 18/05/2020 – 14/6/2020.*

c) Planning Application 0/47244:

Members noted that this application had been withdrawn.

The meeting closed at 7.05p.m.

..... Chairman

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

16/06/2020

Cyfeirnod/ Reference	LEFEL/ LEVEL	CAIS/APPLICATION
0/47336	D	<p>Tocio canghennau 1 Ffawwydden. Safle: 17, Grosvenor Road, Colwyn Bay, LL29 7YF. Ymgeisydd: Ronald Brasington. Dim gwrthwynebiad Reduce 1 branches on 1 no. Beech Tree. Location: 17, Grosvenor Road, Colwyn Bay, LL29 7YF. Applicant: Ronald Brasington. No objections</p>
0/47358	PC	<p>Newid defnydd ac addsu hen eglwys a chodi estyniad yn y cefn i greu 19 fflat. Safle: Elim Church, Woodland Road West, LL29 7DH. Ymgeisydd: Mr Taylor. GWRTHWYNEBIAD: <i>Er bod y Cyngor Tref yn cefnogi'r egwyddor gyffredinol o drosi'r Capel hanesyddol i fod yn lle preswyl, ac i ddod ag adeilad hanesyddol, lleol, gwag i gael ei ail-ddefnyddio, ni ystyrier bod y cais cynllunio presennol yn dderbyniol am y rhesymau canlynol:</i></p> <ul style="list-style-type: none"> • <i>Fe ystyrier bod y bwriad i greu 19 o fflatiau stiwdio un a dwy ystafell wely i fod yn orddatblygiad o'r safle, am fod maint rhai o'r anheddau yn llai na'r maint lleiaf a argymhellir, a bod diffyg darpariaeth lle i barcio ar y safle. Fe ystyrier bod y cais a gymeradwywyd yn flaenorol gyda 12 o fflatiau a pharcio ar y llawr gwaelod yn ddatblygiad mwy addas am safle o'r maint hwn.</i> • <i>Fe ystyrier bod y diffyg parcio oddi ar y ffordd neu ar y ffordd ar gyfer y datblygiad yn nam pwysig iawn. Hyd yn oed os nad yw un o'r trigolion efo cerbyd / neu yn defnyddio cerbyd (sy'n dra annhebygol), bydd angen lle i barcio yn agos at y safle er mwyn danfon nwyddau mawr / trwm, siopa bwyd, ymwelwyr ayb. Ni ystyrier bod y tocynnau arfaethedig ar gyfer y meysydd parcio cyhoeddus, sy'n eithaf pell i ffwrdd (ar droed), yn ddigonol i liniaru'r diffyg o unrhyw barcio ar y safle. Ni ystyrier bod y nifer o lefydd parcio ar y ffordd yng nghyffiniau'r safle, sy'n gyfyngedig o ran amser, yn ddigonol i'r pwrpas hwn.</i> • <i>Mae'n ymddangos nad yw safle'r biniau, (gweler maint y biniau yn y datganiad ar y dyluniad a hygyrchedd), yn ddigon mawr i'r nifer o finiau fydd eu hangen i roi cyfleusterau gwastraff / ailgylchu digonol i 19 o anheddau. Dylid cael eglurder ar hyn gan ERF</i> • <i>Nid yw'r ymgeisydd wedi gwneud unrhyw ddarpariaeth am gartrefi fforddiadwy ar y safle, sy'n groes i ofynion y CDLI. Fe ddylai paratoi cartrefi fforddiadwy i bobl leol fod yn flaenoriaeth</i> • <i>Mae'r Cyngor Tref yn cefnogi cais CPAT am gofnodion / ffotograffau o du mewn a thu allan yr adeilad hanesyddol, cyn i unrhyw waith ddechrau ar y safle.</i> <p><i>Os roddir caniatâd, dylai hyn fod yn amod cynllunio, Yn derfynol, fe hoffem dynnu sylw at y ffaith na chysylltwyd â'r Cyngor Tref leol fel rhan o'r ymgynghoriad cyn cyflwyno cais ar gyfer y safle. Roeddem yn dallt bod hyn yn ofyniad ac rydym yn gofyn i'r cais cael ei ohirio a bod yr ymgeisydd yn cael ei annog i gysylltu â'r Cyngor Tref yn y lle cyntaf, er mwyn trafod y pryderon a fynegwyd uchod.</i></p>

		<p>Change of use and conversion of former church and new rear extension to form 19 no. apartments. Location: Elim Church, Woodland Road West, LL29 7DH. Applicant: Mr Taylor. OBJECTIONS: <i>Though the Town Council supports the general principle of converting the historic Chapel into housing to bring an historic, empty local building back into use, the current application is not deemed acceptable for the following reasons:</i></p> <ul style="list-style-type: none"> • <i>The proposals for 19 studio, one bed and two bed apartments are considered to be over-development of the site, due to size of many of the dwellings being less than the recommended minimum and the lack of any onsite parking provision. The previously approved application for 12no apartments with basement parking is considered to be more appropriate development for a site of this size.</i> • <i>The lack of any offroad or onroad parking to serve the development is considered to be a major flaw. Even if none of the residents have/use vehicles (which is highly unlikely), there would still be need for parking in close vicinity for deliveries of large/heavy items, food shopping, visitors etc. The proposed car park passes for public car parks which are some distance (by foot) away are not considered sufficient to mitigate against the lack of any parking provision on site. The very limited amount of time restricted on-road parking in the immediate vicinity of the site is not considered to be adequate for this purpose.</i> • <i>The proposed bin store (see proposed bin sizes in design & access statement) does not seem large enough for the quantity of bins required to provide adequate waste/recycling facilities for 19 dwellings. This should be clarified by ERF.</i> • <i>The applicant has made no provision for any affordable housing on site, which is contrary to the requirements of the LDP. Affordable housing for local people should be a priority.</i> • <i>The Town Council supports the request of CPAT for records/photos of both the outside and inside of the historic building, prior to any works taking place on site. Should permission be granted, this should be made a planning condition.</i> <p><i>Finally, we would like to point out that the local Town Council was not contacted as part of any pre-application consultation for this site. We understood this to be a requirement and request that the the application be deferred and the applicant encouraged to consult with the Town Council in the first instance, to discuss the above-mentioned concerns.</i></p>
0/47363	D	<p>Newid defnydd rhan o eiddo masnachol llawr gwaelod i ddefnydd preswyl mewn cysylltiad â fflat breswyl uwch ei ben. Addasiasdau ac estyniad dormer i'r to ar oleddf sydd yno. Safle: 14B, Sea View Road, Colwyn Bay, Conwy, LL29 8DG. Ymgeisydd: Mr A Ravindran. Dim gwrthwynebiad Change of use of part of ground floor commercial premises to residential use in connection with residential flat above. Alterations and dormer extension to existing pitched roof. Location: 14B, Sea View Road, Colwyn Bay, Conwy, LL29 8DG. Applicant: Mr A Ravindran. No objections</p>

0/47365		<p>Gwaith adnewyddu tu mewn a thu allan i osod rhaniadau mewnol a gorffeniadau, gan gynnwys gosod gwaith mecanyddol a thrydanol (Caniatad Adeilad Rhestredig)</p> <p>Safle: Glan y Don Hall, former Civic Offices, Abergele Road, Colwyn Bay, Conwy, LL29 8AR.</p> <p>Ymgeisydd: Mr Stephen Jones</p> <p><i>Mae'r Cyngor Tref yn cefnogi sylwadau CPAT</i></p> <p>Interior and exterior refurbishment for the installation of internal partitions and finishes, including installation of mechanical and electrical works (Listed Building Consent)</p> <p>Location: Glan y Don Hall, former Civic Offices, Abergele Road, Colwyn Bay, Conwy, LL29 8AR.</p> <p>Applicant: Mr Stephen Jones</p> <p><i>The Town Council supports the comments made by CPAT</i></p>
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