

**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 24<sup>TH</sup> NOVEMBER 2020**

**PRESENT:** Cllr C Brockley (Chair)  
Cllrs: G Baker; N Bastow (Mayor); G Campbell; Mrs M Jones (Deputy Mayor); J Pearson; M Tasker and M Worth.

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

**155/20 Welcome and Apologies for Absence:**

The Chair welcomed members to the meeting. Apologies for absence were received from Cllr C Matthews. A minute's silence was held as a mark of respect and in memory of Cllr Bob Barton, who had sadly passed away recently.

**156/20 Declarations of Interest:**

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

**157/20 Minutes:**

*Resolved to approve and sign, as a correct record, the minutes of the last meeting, held on 27<sup>th</sup> October 2020.*

**158/20 Matters arising from the Minutes:**

**a) Min 119/20(ii): BT Phone Kiosk:**

The Clerk submitted an email from Cllr Matthews regarding the poor condition of the kiosk on Abergele Road and asked members to consider withdrawing the application to adopt the kiosk. The Clerk informed the members that she had had a brief conversation with Cllr Barton after receipt of the e-mail from Cllr Matthews and he had agreed that the kiosk wasn't the right location, due to its poor condition, and was happy to withdraw the intention to adopt it.

*Resolved to write to BT to withdraw the intention to adopt the kiosk on Abergele Road.*

**b) Min 121/20: Noticeboards:**

The Clerk asked for any quarterly inspection reports from members: Cllr Matthews had submitted an email regarding overgrowing ivy on the noticeboard on Groes Road; Cllr Worth reported that the noticeboard on Victoria Avenue needs new laminate backing and Cllr Baker reported that the noticeboard on Colwyn Avenue needs minor repairs and the Town Hall signs need replacing.

*Resolved that the Clerk requests that members check all other noticeboards in their wards and to notify the staff, when this has been completed.*

**c) Min 124/20: Transport for Wales:**

The Clerk submitted an email asking for suggestions for Station improvements. Cllr Worth reported that a site visit had been undertaken by members of the Colwyn in Bloom Committee, following a discussion at the meeting last week. The renovations and repairs that have been done are very good. He suggested a better cleaning regime or more netting was needed to solve the pigeon problem. The old doors and windows on Platform 2 had been painted green, the paint was cracked and gathered dust. They need covering up and suggested old fashioned British Rail posters. The school paintings displayed are old and faded and need renewing by local schools. There is a brick missing from the wall outside which looks odd and needs replacing. There is also an unused outside space which could be a good area for a takeaway coffee stall, as the station has no refreshment facilities.

*Resolved to write to Transport Wales with the Committee's observations.*

**159/20 Conwy CBC:**

**a) Temporary Traffic Regulation:**

The Clerk submitted, for information:

TTR for prohibition of parking for Prince's Drive on 24/11 (BT Work).

**b) Playground Update:**

The Clerk submitted an update from the Conwy CBC Playground Inspector.

*Resolved to request up-to-date itemised reports from Conwy CBC once the works have been completed.*

**c) Local Places for Nature Tree Planting Initiative:**

The Clerk submitted an email from ERF requesting ideas for possible tree planting. It was not clear from the email which area suggestions were being asked for (within or outside of the town centre investment plan area). The Colwyn in Bloom Committee had submitted Ivy Street Car Park as a possible suitable location. The Tree Warden had met with the Tree Officer, Conwy CBC and had suggestions for locations in Rhos on Sea which he would email to the Assistant Clerk.

*Resolved to write to ERF to clarify the area required and to then send the email to all Councillors to invite their suggestions.*

**160/20 Play Friendly Workforce for Wales:**

The Clerk submitted a letter and development plan, which were noted by members.

**161/20 NMWALC Re: Consultation on establishing the Town and Country Planning (Strategic Development Plan) (Wales) (Regulations) (2021):**

- a) The Clerk submitted an email regarding the consultation which was noted by members.
- b) The Clerk submitted the Consultation Document, which was noted by members.
- c) The Clerk submitted the draft response from NMWALC, which was noted by members.

**162/20 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 19/10/2020 – 15/11/2020.*

**c) Planning Aid Wales:**

- (i) Cllr Baker gave a brief report on the training course she had attended on 9/11 regarding Introduction to Planning Enforcement. She requested that the Assistant Clerk email the presentation slides to all members.
- (ii) The Clerk submitted information regarding a training course on Responding to Planning Consultations to be held on 9<sup>th</sup> December.

**d) Planning Application 0/47703:**

The Clerk submitted an reply regarding the proposed use of the centre and consideration of other sites and asked members to note that, as a result of this further information, 'No Objections' has now been submitted by the Town Council.

**e) Change of Use:**

Members noted that the difference in the existing change of use regulations on Penrhyn Road and Station Road is to be considered by the LDP Task & Finish Group.

- f) The Clerk submitted the Appeal Decision for Nant Uchaf Farm which was noted by members.

- g) The Clerk submitted the withdrawal notice for planning application 0/47667 which was noted by members.

The meeting closed at 7.35pm.

..... Chairman

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

**24/11/2020**

Cyfeirnod/ Reference	LEFEL/ LEVEL	CAIS/APPLICATION
0/47806	D	<p>Adeiladu balconi ar y llawr cyntaf i gefn yr Eiddo.  <b>Safle:</b> Sea View, 82, Tan y Bryn Road, Rhos on Sea, LL28 4TU.  <b>Ymgeisydd:</b> Mr D Mahoney.  <b>Dim Gwrthwynebiad</b>            Construction of first floor balcony to rear of Property.  <b>Location:</b> Sea View, 82, Tan y Bryn Road, Rhos on Sea, LL28 4TU.  <b>Applicant:</b> Mr D Mahoney.  <b>No Objections</b></p>
0/47821	D	<p>Dymchwel garej deulawr a chodi canolfan ddeulawr un pwrpas.  <b>Safle:</b> Sure Hope Church, 317, Abergele Road, Old Colwyn, LL29 9YF.  <b>Ymgeisydd:</b> Mr Peter Calcraft.  <b>Mae'r Cyngor Tref yn cydnabod yr angen am y cyfleustra hwn ond mae yna bryderon am y maint / graddfa'r adeilad o'i gymharu â'r hyn sydd yna'n barod a'r posibilrwydd o golli goleuni a phreifatrwydd i anheddau cyfagos</b>            Demolish existing two storey garage and erection of purpose built two storey centre.  <b>Location:</b> Sure Hope Church, 317, Abergele Road, Old Colwyn, LL29 9YF.  <b>Applicant:</b> Mr Peter Calcraft.  <b>The Town Council recognises the need for this facility, but has concerns regarding the size/scale of building compared to the existing and the potential for loss of light and privacy to neighbouring properties.</b></p>
0/47824	D	<p>Newid defnydd o ofod swyddfa i salon harddwch a thrin gwallt.  <b>Safle:</b> 1, Church Drive, Rhos on Sea, LL28 4LL.  <b>Ymgeisydd:</b> Keenan C Rothwell.  <b>Cwestiwn: Mae'r Cynllun Datblygu Lleol / polisiau cynllunio yn mynnu bod pob safle addas yng nghanol Llandrillo yn Rhos yn cael eu hystyried cyn caniatáu rhyddhau swyddfeydd. Fe awgrymir ein bod yn gofyn am dystiolaeth yr ymwelwyd â safleoedd eraill yn gyntaf.</b>            Change of use from office space to hairdressing beauty salon.  <b>Location:</b> 1, Church Drive, Rhos on Sea, LL28 4LL.  <b>Applicant:</b> Keenan C Rothwell.  <b>Query: LDP/planning policy requires that all suitable sites in the centre of Rhos-on-Sea are considered, before allowing loss of office space. Suggest that we request evidence that other sites have been considered first.</b></p>
0/47825	D	<p>Newid Defnydd o Sefydliad Preswyl (C2) i Dy Annedd (C3).  <b>Safle:</b> 35, Oak Drive, Colwyn Bay, LL29 7YP.  <b>Ymgeisydd:</b> Mr &amp; Mrs Williams.  <b>Dim Gwrthwynebiad</b>            Change of use from Residential Institution (C2) to Dwellinghouse (C3).  <b>Location:</b> 35, Oak Drive, Colwyn Bay, LL29 7YP.  <b>Applicant:</b> Mr &amp; Mrs Williams.  <b>No Objections</b></p>
0/47831	D	<p>Arddangos 1 hysbysfwrdd wedi ei osod ar wal heb ei oleuo.  <b>Safle:</b> Bryn y Maen Community, Colwyn Bay, Conwy.  <b>Ymgeisydd:</b> Dr BV Osbourne.  <b>Dim Gwrthwynebiad</b>            Display of 1 no. non illuminated post mounted noticeboard.  <b>Location:</b> Bryn y Maen Community, Colwyn Bay, Conwy.</p>

		<p><b>Applicant:</b> Dr BV Osbourne.  <b>No Objections</b></p>
0/47837	D	<p>Amrywio amod rhif 3 (oriau cyflenwi) cymeradwyaeth gynllunio 0/44008 i ymestyn yr oriau cyflenwi fel a ganlyn: Dydd Llun i Ddydd Gwener: Presennol – rhwng 07:30 – 18:30; Bwriedig – rhwng 07:30 – 21:00 Dydd Sadwrn: Presennol – rhwng 08:00 – 20:00; Bwriedig – rhwng 07:30 – 21:00 Dydd Sul: Presennol – rhwng 10:00 - 17:00; Bwriedig – rhwng 08:00 – 21:00.  <b>Safle:</b> Aldi Supermarket, 394, Abergele Road, Old Colwyn, LL29 9LU.  <b>Ymgeisydd:</b> Aldi Stores UK Ltd.  <b>Mae'r Cyngor Tref yn cytuno a Phrif Swyddog Iechyd yr Amgylchedd, Cyngor Bwrdeistref Sirol Conwy i roi caniatâd dros dro am flwyddyn er mwyn gweld beth fydd yr effaith ar y cymdogion.</b>  Variation of condition no. 3 (delivery hours) of planning approval 0/44008 to extend the delivery hours as follows: Mondays to Fridays: Existing – between 07:30 – 18:30; Proposed – between 07:30 – 21:00 Saturdays: Existing – between 08:00 – 20:00; proposed – between 07:30 – 21:00 Sundays: Existing – between 10:00 – 17:00; proposed – between 08:00 – 21:00.  <b>Location:</b> Aldi Supermarket, 394, Abergele Road, Old Colwyn, LL29 9LU.  <b>Applicant:</b> Aldi Stores UK Ltd.  <b>The Town Council agree with the Principal Environmental Health Officer, Conwy CBC that temporary consent for 12 months be granted, to check impact on neighbours.</b></p>
0/47844	D	<p>Codi lefel to y garej presennol i gynyddu'r lle mewnol presennol a throsi'r garej i ffurfio anecs ystafell wely achlysurol gyda storfa i'r ffrynt.  <b>Safle:</b> Sea View, 82, Tan y Bryn Road, Rhos on Sea, LL28 4TU.  <b>Ymgeisydd:</b> Mr D Mahoney.  <b>Dim Gwrthwynebiad</b>  Raise the level of the present garage roof to increase the internal head room and convert the garage to form an occasional bedroom annexe with store to front section.  <b>Location:</b> Sea View, 82, Tan y Bryn Road, Rhos on Sea, LL28 4TU.  <b>Applicant:</b> Mr D Mahoney.  <b>No Objections</b></p>
0/47850	D	<p>Addasu'r atig gydag estyniad dormer.  <b>Safle:</b> 26, Stuart Drive, Rhos on Sea, LL28 4UB.  <b>Ymgeisydd:</b> Mr &amp; Mrs P Brown.  <b>Dim Gwrthwynebiad</b>  Loft conversion with dormer extension.  <b>Location:</b> 26, Stuart Drive, Rhos on Sea, LL28 4UB.  <b>Applicant:</b> Mr &amp; Mrs P Brown.  <b>No Objections</b></p>
0/47852	D	<p>Gosod arwydd newydd wedi'i oleuo ar flaen siop y tu mewn i ganolfan siopa ac arwydd wedi'i oleuo ar ochr y siop yn lle'r um presennol.  <b>Safle:</b> Bay View Shopping Centre, Sea View Road, Colwyn Bay, LL29 8DG.  <b>Ymgeisydd:</b> Mr David McDonagh.  <b>Dim Gwrthwynebiad</b>  Display of New illuminated fascia sign to shopfront inside shopping centre and illuminated fascia sign to side elevation to replace existing.  <b>Location:</b> Bay View Shopping Centre, Sea View Road, Colwyn Bay, LL29 8DG.  <b>Applicant:</b> Mr David McDonagh.  <b>No Objections</b></p>
0/47855	D	<p>Estyniad ar ystafell wely bresennol yn y cefn ac adeiladu estynaid dormer a thrawsnewid atig.  <b>Safle:</b> 18A, Ebberston Road East, Rhos on Sea, LL28 4DR.  <b>Ymgeisydd:</b> Mr Roy Drinkwater.</p>

		<p><b>Dim Gwrthwynebiad</b> Extension to existing rear bedroom and erection of dormer extension and conversion of loft space. <b>Location:</b> 18A, Ebberston Road East, Rhos on Sea, LL28 4DR. <b>Applicant:</b> Mr Roy Drinkwater. <b>No Objections</b></p>
0/47862	D	<p>Tystysgrif o Gyfreithlondeb ar gyfer estyniad unllawr arfaethedig ar unnedd yn lle ystafell wydr. <b>Safle:</b> 58, Station Road, Old Colwyn, LL29 9EF. <b>Ymgeisydd:</b> Mrs Katy Roberts. <b>Dim Gwrthwynebiad</b> Certificate of Lawfulness for proposed single storey extension to dwelling in lieu of conservatory. <b>Location:</b> 58, Station Road, Old Colwyn, LL29 9EF. <b>Applicant:</b> Mrs Katy Roberts. <b>No Objections</b></p>
0/47871	D	<p>Cais am addasiadau ailfodelu mewnol ac allanol, gan gynnwys estyniad i'r to, estyniadau cefn/ochr ac addasiadau cyffredinol. <b>Safle:</b> Hafan, 45, Pen y Bryn Road, Upper Colwyn Bay, Colwyn Bay, LL29 6AG. <b>Ymgeisydd:</b> Hill <b>Dim Gwrthwynebiad</b> Proposed external and internal re-model alterations including roof extension, rear/side extensions and general alterations. <b>Location:</b> Hafan, 45, Pen y Bryn Road, Upper Colwyn Bay, Colwyn Bay, LL29 6AG. <b>Applicant:</b> Hill <b>No Objections</b></p>
0/47873	D	<p>Adnewyddu Eiddo preswyl Presennol. Estyniad deulawr ar y ochr ac estyniad unllawr yn y cefn. Ychwanegu mwy o le byw ac ystafelloedd gwely. Dreif ychwanegol gan fod problem gyda pharcio ar y stryd. <b>Safle:</b> Upland house, 11, Upland Road, Colwyn Bay, LL29 7RH. <b>Ymgeisydd:</b> Miss Kay Smith <b>Dim Gwrthwynebiad</b> Renovation of existing residential property. Two storey extension to side and single storey extension to rear. Adding extra living space and bedrooms. Additional driveway as there is a problem with on-street parking. <b>Location:</b> Upland house, 11, Upland Road, Colwyn Bay, LL29 7RH. <b>Applicant:</b> Miss Kay Smith <b>No Objections</b></p>
0/47876	D	<p>Amrywio amod rhif 5 caniatad cynllunio 0/46841 (Amrywio amodau rhif 3 a 4 caniatad cynllunio 0/41422 (newid defnydd llawr gwaelod o A1 i A3) er mwyn gallu defnyddio'r eiddo fel bwyty/bistro, a chaniatau ymestyn yr oriau agor ar ddyddiau lau, Gwener a Sadwrn 0800 hyd ar 2300) er mwyn gallu ymestyn oriau agor ar ddyddiau Llun, Mawrth a Merched 0800 hyd at 2300. <b>Safle:</b> 162, Conway Road, Colwyn Bay, LL29 7LR. <b>Ymgeisydd:</b> Mr Steven Frost. <b>Dim Gwrthwynebiad</b> Variation of condition no 5 of planning consent 0/46841 (Variation of condition nos 3 &amp; 4 of planning approval 0.41422 (Change of use of ground floor from A1 to A3) to allow for use of the premises as a restaurant/bistro and to allow for an extension to the opening hours on Thursdays, Fridays and Saturdays 0800 to 2300) to allow for an extension of opening hours on Mondays, Tuesdays and Wednesdays 0800 to 2300. <b>Location:</b> 162, Conway Road, Colwyn Bay, LL29 7LR. <b>Applicant:</b> Mr Steven Frost.</p>

		<b>No Objections</b>
0/47883	D	<p>Tocio canghennau 4 pinwydden.</p> <p><b>Safle:</b> Manderley, 2, Hafodty Lane, Colwyn Heights, Conwy, LL28 5YN.</p> <p><b>Ymgeisydd:</b> Rhys Jones.</p> <p><b>Dim Gwrthwynebiad</b></p> <p>Prune lateral branches on 4 no Pine Trees.</p> <p><b>Location:</b> Manderley, 2, Hafodty Lane, Colwyn Heights, Conwy, LL28 5YN.</p> <p><b>Applicant:</b> Rhys Jones.</p> <p><b>No Objections</b></p>
0/47887	D	<p>Newid Defnydd llawr gwaelod o ddsbarth manwerthu A1 (Siop elusen) i A3 (bwyd a diod).</p> <p><b>Safle:</b> 6, Penrhyn Road, Colwyn Bay, LL29 8LG.</p> <p><b>Ymgeisydd:</b> Mr Henry Joseph.</p> <p><b>Dim Gwrthwynebiad</b></p> <p>Change of use of ground floor from A1 retail (Charity Shop) to Class A3 (food and drink).</p> <p><b>Location:</b> 6, Penrhyn Road, Colwyn Bay, LL29 8LG.</p> <p><b>Applicant:</b> Mr Henry Joseph.</p> <p><b>No Objections</b></p>
0/47893	D	<p>Torri 1 Dderwen i Lawr.</p> <p><b>Safle:</b> Woodland to the rear of 27, Beal Avenue, Colwyn Bay, Conwy, LL29 8RF.</p> <p><b>Ymgeisydd:</b> Mr Sam Lees.</p> <p><b>Fe gyflwynir sylwadau yn ddiweddarach</b></p> <p>Remove 1 no oak Tree.</p> <p><b>Location:</b> Woodland to the rear of 27, Beal Avenue, Colwyn Bay, Conwy, LL29 8RF.</p> <p><b>Applicant:</b> Mr Sam Lees.</p> <p><b>Observations to be submitted at a later date.</b></p> <p><b>We have been informed that the tree has now been removed under exemption and the application is being withdrawn.</b></p>