

**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 25<sup>TH</sup> AUGUST 2020**

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

**OFFICERS:** Mrs Roz Dudley, Assistant Clerk  
Miss Louise Austin, Administrative Assistant

**IN ATTENDANCE:** Members of the public

**47/20 Welcome and Apologies for Absence:**

The Chair welcomed members to the meeting. Apologies for absence were received from the Clerk, Mrs T Earley.

**48/20 Declarations of Interest:**

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

**49/20 Rhos Promenade Road/Beach Works/Public Participation:**

The Assistant Clerk submitted a letter and photographs from a resident and an email from Cllr Pearson with regard to the finished works and traffic issues. An email from Traffic Network Manager, Conwy CBC and an email forwarded from Cllr Parry had been emailed to members earlier in the day, for information. The Assistant Clerk also informed the members that she had spoken to Cllr Parry.

In accordance with Standing Orders, members of the public may be permitted to speak regarding any item on the agenda. The Chair invited the members of the public to use this public participation session to make any additional comments to those already submitted to members. Jo Nuttall thanked the Committee for letting her attend and taking the issue seriously. She felt that there should be no parking on that stretch of road apart from disabled parking bays for residents on the opposite side of the road. Chris Coxon added that there were 3 major issues: the pedestrian crossing, the reduction in width of Rhos Road and the inadequate sea defences. He also said that residents wanted the white lines reinstated, traffic calming and 20mph along the stretch between Rhos Point and Fortes which would help to reduce the speed of traffic.

It was proposed and seconded to invite a Traffic Officer from Conwy CBC to attend a future Committee Meeting to address the Members. The Members of the public were informed that they would be able attend the meeting.

The Chair thanked the members of the public and they retired from the meeting.

*Resolved to invite a Traffic Officer, Conwy CBC to attend a future Committee Meeting to address the members.*

**50/20 Minutes:**

*Resolved to approve and sign, as a correct record, the minutes of the last meeting, held on 28<sup>th</sup> July 2020.*

**51/20 Training on .pdf files:**

The Chair welcomed Louise Austin to the meeting. Louise gave a brief presentation to members on how to annotate .pdf files. It was noted that the Louise will send out a short instruction note into the use of Adobe software for both PCs and iPads, in due course. Louise was thanked for her presentation.

**52/20 Sub-Committees:**

The Assistant Clerk submitted, for consideration, the Terms of Reference for the sub-committees that report to the General Purpose and Planning Committee:

- a) Bonfire Sub-committee
- b) Christmas Lights Sub-committee

*Resolved to re-appoint the sub-committees.*

**53/20 Conwy CBC:**

- a) The Assistant Clerk submitted:
  - (i) TTR for Peulwys Road, Old Colwyn from 30/9 to 30/3/21 (Carriageway Resurfacing)
  - (ii) TTR for Llanrwst Road from 7/9 to 9/9(Welsh Water Works)
  - (iii) TTR for Llanrwst Road to Pwlycrochan Avenue from 1/9 – 5/9 (Carriageway Resurfacing)
- b) An update from Conwy CBC regarding Playgrounds.

Members noted all the Conwy CBC documents.

**54/20 BT Phone Removal:**

The Assistant Clerk submitted notification from Conwy CBC regarding the removal of a BT phone box in Old Colwyn. Cllr Bob Barton informed the members that he had been in communication with OCRA (Old Colwyn Resident's Association) before the CoVid-19 lockdown restrictions about the possibility of installing a defibrillator in the phone box, which would be for community use, but this would require BT leaving the electricity supply in the box. Concern was expressed over the cost of future upkeep, maintenance and electricity fees of the phone box.

*Resolved to write to the local authority to ask for an extension to the decision deadline, in order for the discussion between OCRA and Cllr Barton to recommence once OCRA reconvene their meetings.*

**55/20 Lady Diana Garden:**

At the request of Cllr Jeff Pearson, the maintenance of the garden was considered, as it was felt it was looking untidy and needed urgent attention. The Rhos Rotary Club had a service level agreement with the Town Council to maintain the garden. Members appreciated that during CoVid-19 Lockdown, work in the garden would have been difficult.

***Resolved that the Assistant Clerk write to Rotary to ask them when they intend to restart work at the lady Diana Garden and to report back to the Committee.***

**56/20 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 27/7/2020 – 06/08/2020.***

**c) Planning Aid Wales:**

The Assistant Clerk submitted a newsletter and asked if any of the members had been on the online training portal as some members had reported a problem with receiving the log-in details. The Assistant Clerk had done the training and reported that it was very informative. The Assistant Clerk was asked to request the details again and forward to members.

**d) Conwy RDLP:**

Members noted the email from Conwy CBC regarding any impact that CoVid-19 has had on policies /practises. Members said they would complete the survey individually.

e) Members noted the appeal refusal notice for Nant Uchaf Farm, Nant y Glyn, Colwyn Bay.

The meeting closed at 7.55pm.

..... Chairman

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

**25/08/2020**

Cyfeirnod/ Reference	LEFEL/ LEVEL	CAIS/APPLICATION
0/47507	D	<p>Estyniad Arfaethedig ac Addasiadau.  <b>Safle:</b> 40, Gwynant, Old Colwyn, Colwyn Bay, LL29 9NJ.  <b>Ymgeisydd:</b> Mr &amp; Mrs John Weston.  <b>Dim Gwrthwynebiad</b>  Proposed Extensions and Alterations.  <b>Location:</b> 40, Gwynant, Old Colwyn, Colwyn Bay, LL29 9NJ.  Applicant: Mr &amp; Mrs John Weston.  <b>No Objections</b></p>
0/47515	D	<p>Adeiladu ardal â dec i wyneb gogleddol yr annedd. Bydd y dec arfaethedig ar uchder o tua 2.0m oddi ar lefel y tir ac yn mesur 2.6m x 3.7m yn y cynllun.  <b>Safle:</b> New York Cottage, Groes Road, Colwyn Bay, LL29 8YP.  <b>Ymgeisydd:</b> Mr Michael Fraser.  <b>Dim Gwrthwynebiad</b>  Erection of a decked area to the north face of the property. The proposed deck will be at an height of approx 2.0m above ground level and will be 2.6m x 3.7m in plan.  <b>Location:</b> New York Cottage, Groes Road, Colwyn Bay, LL29 8YP.  <b>Applicant:</b> Mr Michael Fraser.  <b>No Objections</b></p>
0/47517	D	<p>Gosod blaen siop newydd, addasiadau ac ail doi ardaloedd gyda tho fflat ar gefn yr eiddo.  <b>Safle:</b> 32-34, Conway Road, Colwyn Bay, LL29 7HT  <b>Ymgeisydd:</b> Mr Melwyn Adair.  <b>Dim Gwrthwynebiad</b>  Installation of replacement shop front, alterations and re-roofing of flat rofed areas to the rear of the property.  <b>Location:</b> 32-34, Conway Road, Colwyn Bay, LL29 7HT  <b>Applicant:</b> Mr Melwyn Adair.  <b>No Objections</b></p>
0/47519	D	<p>Tynnu Drws Garej a gosod Ffenestr yn ei le. Adeiladu ystafell wydr fach, Trawsnewid Ystafell Weithio/Stydi yn ystafell Weithio/Stydi yn ystafell Wely, Addasiadau i gegin/ystafell Fwyta.  <b>Safle:</b> 11, Rhodfa Sant Elian, Old Colwyn, LL29 8PY.  <b>Ymgeisydd:</b> Jessica Ashton.  <b>Dim Gwrthwynebiad</b>  Removal of Garage Door forming of window in its place. Conversion of Workshop/Study to bedroom. Kitchen/Dining Room alterations.  <b>Location:</b> 11, Rhodfa Sant Elian, Old Colwyn, LL29 8PY.  <b>Applicant:</b> Jessica Ashton.  <b>No Objections</b></p>
0/47521	D	<p>Ailosod balconi presennol i'r wedd flaen.  <b>Safle:</b> 18, Plas Gwilym, Old Colwyn, Colwyn Bay, Conwy, LL29 9HD.  <b>Ymgeisydd:</b> Ms D Hunt.  <b>Dim Gwrthwynebiad</b>  Reinstatement of existing balcony to front elevation.  <b>Location:</b> 18, Plas Gwilym, Old Colwyn, Colwyn Bay, Conwy, LL29 9HD.  <b>Applicant:</b> Ms D Hunt.  <b>No Objections</b></p>

0/47523	D	<p>Tocio 1 Dderwen Fythwrydd.</p> <p><b>Safle:</b> Coppice Chase, 47, Pwllcrochan Avenue, Colwyn Bay, Conwy, LL29 7BW.</p> <p><b>Ymgeisydd:</b> Mr Niall A Hethrington.</p> <p><b>Dim Gwrthwynebiad</b></p> <p>Reduce 1 no. Holm Oak.</p> <p><b>Location:</b> Coppice Chase, 47, Pwllcrochan Avenue, Colwyn Bay, Conwy, LL29 7BW.</p> <p><b>Applicant:</b> Mr Niall A Hethrington.</p> <p><b>No Objections</b></p>
0/47525	D	<p>Estyniad i ochr a chefn yr annedd i ddarparu lle ychwanegol at gyfer gegin ac ystafell wely.</p> <p><b>Safle:</b> 83, Llanrwst Road, Upper Colwyn Bay, Colwyn Bay, Conwy, LL28 5YL.</p> <p><b>Ymgeisydd:</b> Miss Lisa Roberts.</p> <p><b>Dim Gwrthwynebiad</b></p> <p>Extensions to side and rear of dwelling to provide additional kitchen and bedroom space.</p> <p><b>Location:</b> 83, Llanrwst Road, Upper Colwyn Bay, Colwyn Bay, Conwy, LL28 5YL.</p> <p><b>Applicant:</b> Miss Lisa Roberts.</p> <p><b>No Objections</b></p>
0/47535	D	<p>Newid defnydd o iard storio i fan storio a gwerthu pren (Ol- Weithredol).</p> <p><b>Safle:</b> Yard adjacent to Colwyn Fireplace Centre, Bron y Nant Road, Mochdre, Conwy, LL28 4YL.</p> <p><b>Ymgeisydd:</b> Mr Jody Goode.</p> <p><b>Dim Gwrthwynebiad</b></p> <p>Change of use from storage yard to timber storage and sale (Retrospective)</p> <p><b>Location:</b> Yard adjacent to Colwyn Fireplace Centre, Bron y Nant Road, Mochdre, Conwy, LL28 4YL.</p> <p><b>Applicant:</b> Mr Jody Goode.</p> <p><b>No Objections</b></p>
0/47539	D	<p>Newid defnydd o C1 i annedd sengl gydag addasiadau.</p> <p><b>Safle:</b> 12, College Avenue, Rhos on Sea, LL28 4NT.</p> <p><b>Ymgeisydd:</b> Mr Dean Ashton.</p> <p><b>Dim Gwrthwynebiad</b></p> <p>Change of use from C1 to single dwelling and alterations.</p> <p><b>Location:</b> 12, College Avenue, Rhos on Sea, LL28 4NT.</p> <p><b>Applicant:</b> Mr Dean Ashton.</p> <p><b>No Objections</b></p>
0/47545	D	<p>Bwriad i newid defnydd hen swyddfeydd ysgol i annedd a gwaith cysylltiol.</p> <p><b>Safle:</b> Edenfield, 14, Lansdowne Road, Colwyn Bay, LL29 7DB.</p> <p><b>Ymgeisydd:</b> Mr Richard Smith.</p> <p><b>Dim Gwrthwynebiad</b></p> <p>Proposed change of use of former school offices into a dwelling and associated works.</p> <p><b>Location:</b> Edenfield, 14, Lansdowne Road, Colwyn Bay, LL29 7DB.</p> <p><b>Applicant:</b> Mr Richard Smith.</p> <p><b>No Objections</b></p>
0/47548	D	<p>Amrywio amod rhif 2 (cynlluniau) caniatad cynllunio 0/42048 (Adeiladu estyniad unllawr) i ganiatau i'r estyniad gael ei ddefnyddio fel atodiad sy'n gysylltiedig i'r brif annedd.</p> <p><b>Safle:</b> Arminda, 12, Grosvenor Road, Colwyn Bay, LL29 7YF.</p> <p><b>Ymgeisydd:</b> Mrs Nia Jones.</p> <p><b>Dim Gwrthwynebiad</b></p> <p>Variation of condition no 2 (plans) of planning consent 0/42048 (Erection of a</p>

		<p>single storey extension) to allow for the extension to be used as a connected granny annex to the main dwelling.</p> <p><b>Location:</b> Arminda, 12, Grosvenor Road, Colwyn Bay, LL29 7YF.</p> <p><b>Applicant:</b> Mrs Nia Jones.</p> <p><b>No Objections</b></p>
0/47549	D	<p>Adeiladau balconi ar flaen annedd presennol.</p> <p><b>Safle:</b> Sandside, West Promenade, Colwyn Bay, Conwy, LL28 4BY.</p> <p><b>Ymgeisydd:</b> Rev Anne Hooper.</p> <p><b>Dim Gwrthwynebiad</b></p> <p>Construction of balcony to front of existing dwelling.</p> <p><b>Location:</b> Sandside, West Promenade, Colwyn Bay, Conwy, LL28 4BY.</p> <p><b>Applicant:</b> Rev Anne Hooper.</p> <p><b>No Objections</b></p>
0/47552	D	<p>Amrywio amod rhif 1 (cynlluniau sydd wedi'u cymeradwyo) caniatad cynllunio 0/41334 (Dymchwel yr adeiladau presennol a chodi 22 o fflatiau (Cymeradwyo Materion a Neilltuwyd i'w Cymeradwyo'n Ddiweddarach dan god rhif 0/34855) i amnewid yr hyn a gymeradwywyd gyda chynlluniau fel yr adeiladwyd.</p> <p><b>Safle:</b> Apartments 1-22 Inc, Cedar Court, Victoria Park, Colwyn Bay, LL29 7AJ.</p> <p><b>Ymgeisydd:</b> Oaking Developments 3 Ltd.</p> <p>Variation of condition no 1 (approved plans) of planning approval 0/41334 (Demolition of existing buildings and erection of 22 no apartments (Approval of Matters Reserved for Subsequent Approval Under Code Ref 0/34855) to substitute approved for as built plans.</p> <p><b>Location:</b> Apartments 1-22 Inc, Cedar Court, Victoria Park, Colwyn Bay, LL29 7AJ.</p> <p><b>Applicant:</b> Oaking Developments 3 Ltd.</p> <p><b>Objections:</b></p> <ol style="list-style-type: none"> <li><b>1.Original application stated 33 carparking spaces. There are only 30 spaces provided (as built site plan is not correct). This needs to be addressed.</b></li> <li><b>2. There is no pedestrian access to the site. The approved/original plans showed pedestrian access and residents require this on safety grounds.</b></li> <li><b>3. Access road is considered to be too narrow for cars entering/leaving and could be a hazard. The approved/original plans showed the access would be widened.</b></li> <li><b>4. The front wall has not been reinstated/lowered, as stated in the original application. If the higher wall is to be retained, the Town Council would like to see a structural report confirming that it is capable of retaining the soil/site debris that appears to have been backfilled and confirmation from Highways that it does not visually impair vehicles exiting the site.</b></li> <li><b>5. Binstore appears to be inadequate for number of dwellings – request ERF check/confirm if additional space is required.</b></li> <li><b>6. Roof Mounted Solar Hot Water Panels have not been installed, as per the approved/original application.</b></li> </ol>
0/47557		<p>Tocio 1 Onnen, tocio corun 3 grwp o goed hyd at 3m..</p> <p><b>Safle:</b> Bryn Onnen, 74, Pen y Bryn Road, Upper Colwyn Bay, Colwyn Bay, Conwy, LL29 6AL.</p> <p><b>Ymgeisydd:</b> Mr Jamie Northcott.</p> <p><b>Dim Gwrthwynebiad</b></p> <p>Pollard 1 x ash, crown reduce 3 no. tree groups by up to 3m..</p> <p><b>Location:</b> Bryn Onnen, 74, Pen y Bryn Road, Upper Colwyn Bay, Colwyn Bay, Conwy, LL29 6AL.</p> <p><b>Applicant:</b> Mr Jamie Northcott.</p> <p><b>No Objections</b></p>

0/47561		<p>Bwriad i ddymchwel garej a storfa gardd a chodi ystafell ardd arfaethedig a storfa gardd.  <b>Safle:</b> 16 Llanerch Road West, Rhos on Sea, Conwy, LL28 4AS  <b>Ymgeisydd:</b> Mr Iwan Davies  <b>Dim Gwrthwynebiad</b>  Proposed demolition of garage and garden store and erection of proposed garden room and garden store.  <b>Location:</b> 16 Llanerch Road West, Rhos on Sea, Conwy, LL28 4AS  <b>Applicant:</b> Mr Iwan Davies  <b>No Objections</b></p>
0/47563		<p>Newid defnydd hen ysgol ddawns i 5 fflat.  <b>Safle:</b> 2A Erskine Road, Colwyn Bay, LL29 8EU  <b>Ymgeisydd:</b> Mr S Williams  <b>Dim Gwrthwynebiad</b>  Change of use of former dance school to 5 no. flats.  <b>Location:</b> 2A Erskine Road, Colwyn Bay, LL29 8EU  <b>Applicant:</b> Mr S Williams  <b>No Objections</b></p>
0/47571		<p>Estyniad ochr ar gyfer to ar ongl deulawr i annedd.  <b>Safle:</b> Mr Chris Hughes  <b>Ymgeisydd:</b> Tanllwyfan Isa, 514 Abergele Road, Old Colwyn, LL29 9LD  <b>Dim Gwrthwynebiad</b>  Two storey pitched roof side extension to dwelling.  <b>Location:</b> Tanllwyfan Isa, 514 Abergele Road, Old Colwyn, LL29 9LD  <b>Applicant:</b> Mr Chris Hughes  <b>No Objections</b></p>
0/47572		<p>Lleihau uchder 1 Sycamorwydden a 2 Goeden Dderw.  <b>Safle:</b> 4 Cwrt Bedw, Colwyn Bay, LL29 6AE  <b>Ymgeisydd:</b> Mr Morys Williams  <b>Dim Gwrthwynebiad</b>  Reduce 1 no Sycamore and 2 no. Oak trees  <b>Location:</b> 4 Cwrt Bedw, Colwyn Bay, LL29 6AE  <b>Applicant:</b> Mr Morys Williams  <b>No Objections</b></p>
0/47576		<p>Codi decin gardd a ffens derfyn.  <b>Safle:</b> 7 Cliff Road, Old Colwyn, LL29 9RW  <b>Ymgeisydd:</b> Mr Christopher Kendall  <b>Dim Gwrthwynebiad</b>  Erection of garden decking and boundary fence.  <b>Location:</b> 7 Cliff Road, Old Colwyn, LL29 9RW  <b>Applicant:</b> Mr Christopher Kendall  <b>No Objections</b></p>