

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 28TH JULY 2020

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

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

IN ATTENDANCE: Cllr Chris Hughes

14/20 Welcome and Apologies for Absence and re-election of Chair & Vice-Chair for a second year:

The Chair welcomed members to the meeting. Apologies for absence were received from Cllr G Baker.

Resolved to re-elect Cllr C Brockley as Chairman and to elect Cllr Colin Matthews as Vice-Chairman of the Committee for 2020/21.

15/20 Bookmarks:

The Clerk gave a brief training session to the members on how to use the bookmark facility for pdf agenda/reports packs.

16/20 Public Participation:

In accordance with Standing Orders, members of the public are permitted to speak on any item on the agenda. Town Councillor Chris Hughes used this public participation session to comment on Planning Application 0/45845 which was to be considered by the Committee at this meeting. Cllr Hughes said the site was allocated for development on appeal in 2013 as Conwy did not meet the five year land supply at that time. Cllr Hughes said the land was not suitable for housing. The Inspector at the time said that no additional surface water must drain into the Afon Colwyn and that the residents/owners downstream had riparian rights. Cllr Hughes also said that the new SUD requirements should be complied with. Cllr Hughes expressed grave concerns about potential flooding. The number of dwellings had increased from 37 to 39, but the proposed housing mix is not in accordance with local requirements, only 10% affordable housing is proposed. Cllr Hughes felt strongly that this housing development should not be approved on this site which was not allocated for housing in the LDP and asked for support from the Committee.

The Chair thanked Cllr Hughes and he retired from the meeting.

17/20 Declarations of Interest:

Members were reminded that they must declare the existence and nature of any personal and/or prejudicial interests. Cllr Brockley declared an interest in regard to

planning application 0/47444 and left the meeting when this item was considered.

18/20 Minutes:

Resolved to approve and sign, as a correct record, the minutes of the last meeting, held on 7th July 2020, subject to an amendment in the planning applicatio list.

19/20 Conwy CBC:

a) The Clerk submitted:

(i) TTR for Dolwen Road, Colwyn Bay from 27/7 to 14/8 (Welsh Water Work)

(ii) TTR for Cefn Isa Road, Dolwen from 27/7 to 31/7 (Installation of new apparatus)

(iii) TTR for Old Highway from 27/7 – 31/7 (Open Spaces Maintenance Work)

b) An update from Conwy CBC regarding Playgrounds.

c) Draft Public Space Protection Order Consultation: The Clerk gave a brief report on the changes that affected our area. Members were pleased that their request for Queen's Gardens to become a 'dog on lead' zone had been included.

d) Bus Shelters: Pictures of the new Craig View Shelter and an update on the account balance.

Members noted all the Conwy CBC documents.

20/20 Tan Lan Community Centre:

The Clerk informed members that the remaining committee members intend to surrender the lease for the Tan Lan Community Centre and the future of the centre for community use is under threat. There are two community centres in Old Colwyn, but this one does not get used. In answer to a question, the Clerk did not know if the Old Colwyn Resident's Association (OCRA) are aware of the situation.

Resolved to forward the information to the Policy & Finance Colwyn Ward members and to OCRA for them to share with their contacts.

21/20 Penmaenhead:

At the request of Cllr Merrill Jones, the speed limit on the section of road from Highlands Road to the post office was discussed. Members were in support of the speed limit being reduced to 30mph but the Clerk advised the members that as it was an A road, the speed limits follow highway regulations.

Resolved that the Clerk write to Highways to request that the traffic speed limits on this section of road be reviewed.

22/20 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 29/6/2020 – 26/7/2020.

c) Members noted the appeal 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**

28/07/2020

Cyfeirnod/ Reference	LEFEL/ LEVEL	CAIS/APPLICATION
0/45845		<p>Codi 39 0 dai, man agored cyhoeddus a'r holl waith cysylltiol. Safle: Land off Valley Road, Colwyn Bay, Conwy. Ymgeisydd: Mr Tudor-Owen.</p> <p>Gwrthwynebiad: <i>Fe ddynodwyd gallai'r safle hwn cael ei ddatblygu, yn dilyn apêl yn 2013, am nad oedd Conwy wedi cyrraedd y cyflenwad pum mlynedd o dir ar yr adeg. Fodd bynnag, mynegwyd pryder gennym ar yr adeg nad oedd y tir yn addas ar gyfer tai ac rydym yn parhau gyda'r pryderon hyn am y rhesymau a ganlyn:</i></p> <ol style="list-style-type: none"> <li data-bbox="539 667 1506 972"> <p><i>1. Ar yr adeg hynny, penderfyniad yr Arolygydd oedd nad oedd mwy o ddŵr arwyneb i ddraenio i Afon Colwyn o ganlyniad i ddatblygiad y safle oherwydd hawliau perchenogion glannau afon is i lawr yr afon o'r safle datblygu. Rhaid cydymffurfio hefyd a gofynion newydd yr SUDs.</i></p> <p><i>Mae'r cynllun draenio diwygiedig a gyflwynwyd yn anodd iawn i'w ddeall ac nid ydym yn sicr bod y datblygiad yn cwrdd â'r gofynion hynny.</i></p> <li data-bbox="539 981 1506 1361"> <p><i>2. Mae'r nifer o anheddau a fwriedir wedi cynyddu o 37 i 39, ond nid yw'r cymysgedd arfaethedig o dai yn cydfynd a gofynion lleol am fwy o dai fforddiadwy a 10% yn unig o dai fforddiadwy a fwriedir gyda dros 50% yn dai sengl efo pedair ystafell wely. Mae'r datblygwr yn dadlau mai'r rheswm am y % isel o dai fforddiadwy yw dichonoldeb, gyda costau ychwanegol sy'n gysylltiedig a datblygu'r safle (oherwydd cyfymliniau a chyfyngiadau'r safle). Rydym o'r farn nad oes rheswm digonol i leihau'r gofyniad hwn a chymeradwyo datblygiad o dai ar safle anodd, nad yw wedi cynnwys ar gyfer tai yn y Cynllun Datblygu Lleol.</i></p> <p>Erection of 39 dwellings, public open space and all associated works. Location: Land off Valley Road, Colwyn Bay, Conwy. Applicant: Mr Tudor-Owen.</p> <p>Objections: <i>This site was allocated for development on appeal in 2013, as Conwy did not meet the five year land supply at that time. However, we expressed concern at that time that the land was not suitable for housing and we maintain those concerns, for the following reasons:</i></p> <ol style="list-style-type: none"> <li data-bbox="539 1680 1506 1984"> <p><i>3. At that time, the Inspector determined that no additional surface water must drain into the Afon Colwyn as a result of the development of this site, due to the riparian rights of owners downstream from the development site. The new SUDs requirements must also be complied with.</i></p> <p><i>The revised drainage plan that has been submitted is very difficult to understand and we are not sure that the development meets these requirements.</i></p> <li data-bbox="539 1993 1506 2177"> <p><i>4. The number of dwellings proposed has increased from 37 to 39, but the proposed housing mix is not accordance with local requirements for more affordable housing and only 10% affordable housing is proposed, with over 50% of the development consisting of four bed detached dwellings. The developer has argued that the low % of</i></p>

		<i>affordable housing is due to viability, because of the additional costs associated with developing the site (due to the contours and site restrictions). We do not feel there is sufficient reason to reduce this requirement and approve a housing development on a difficult site, which was not allocated for housing in the LDP.</i>
0/47442	D	<p>Newidiadau i ffenestri i ddrychiad cefn annedd preswyl rhestredig Gradd 11. Ffenestr newydd ar y llawr gwaelod a drws yn lle'r rhai presennol sydd i gael eu tynnu. (Caniatad Adeilad Rhestredig)</p> <p>Safle: 5, Holyrood Avenue, Old Colwyn, LL29 8BA.</p> <p>Ymgeisydd: Mr Nigel Edwards-Hughes.</p> <p><i>Dim gwrthwynebiad</i></p> <p>Alteration to fenestration in back elevation of Grade 11 listed residential dwelling. New ground floor window and door to replace existing which is to be removed. (Listed Building Consent).</p> <p>Location: 5, Holyrood Avenue, Old Colwyn, LL29 8BA.</p> <p>Applicant: Mr Nigel Edwards-Hughes.</p> <p><i>No objections</i></p>
0/47444	D	<p>Adeiladu 3 uned teras tri llawr.</p> <p>Safle: Woodland Park, Colwyn Bay, LL29 7DS.</p> <p>Ymgeisydd: Mr A Brockley</p> <p><i>Mae gan y Cyngor Tref pryderon am y posibilrwydd bydd y safle, sydd yn agos iawn at ardal cadwraeth, yn cael ei or-ddatblygu. Nid oes sicrwydd chwaith ar sut fydd tŷ canol y teras yn gallu storio / cael mynediad at yr ailgylchu / biniau oherwydd yr angen / i bennu'r cwbl o ffrynt y safle ar gyfer parcio oddi ar y stryd. Gallai lleihau'r datblygiad i ddau annedd rhoi well mynediad o gwmpas y safle a helpu i leddfu'r pryderon hyn.</i></p> <p>Proposed erection of 3 no. three storey terrace units.</p> <p>Location: Woodland Park, Colwyn Bay, LL29 7DS.</p> <p>Applicant: Mr A Brockley</p> <p><i>The Town Council has concerns about possible over-development of the site, which is in close proximity to the conservation area. It is also unsure about how the middle mews house will store/access its recycling/bins, as the whole of the front of the site is required/ allocated for off-street parking. Reducing the development to two dwellings could potentially provide better access around the site and help overcome these concerns.</i></p>
0/47455	D	<p>Newid defnydd o feddygfa i annedd.</p> <p>Safle: 61A, Conway Road, Colwyn Bay, LL29 7LG.</p> <p>Ymgeisydd: Dr S B Patel.</p> <p><i>Dim gwrthwynebiad</i></p> <p>Change of use from GP Surgery to dwelling,</p> <p>Location: 61A, Conway Road, Colwyn Bay, LL29 7LG.</p> <p>Applicant: Dr S B Patel.</p> <p><i>No objections</i></p>
0/47456	D	<p>Newid defnydd lefel llawr gyntaf o sba harddwch i lety gwyliau hunangynhwysol a chyflwyno grisiau mewnol i roi mynediad i'r ail lawr presennol i wneud y fflat yn hunangynhwysol.</p> <p>Safle: 15/17, Everard Road, Rhos on Sea, Conwy, LL28 4EY.</p> <p>Ymgeisydd: Mrs Mandy Kitching.</p> <p><i>Dim gwrthwynebiad</i></p> <p>Change of use of first floor level from beauty spa to self contained holiday let accommodation and introduction of internal staircase to give access to existing second floor to amke flat self contained.</p> <p>Location: 15/17, Everard Road, Rhos on Sea, Conwy, LL28 4EY.</p> <p>Applicant: Mrs Mandy Kitching.</p> <p><i>No objections</i></p>

0/47467		<p>Estyniad unllawr arfaethedig i annedd (Cais Cynllunio Ol-Weithredol). Safle: 1, Aberhod Cove, 59, Cayley Promenade, Rhos on Sea, LL28 4EP. Ymgeisydd: Geraldine Walsh. Dim gwrthwynebiad Proposed single storey extension to dwelling (Retrospective planning Application). Location: 1, Aberhod Cove, 59, Cayley Promenade, Rhos on Sea, LL28 4EP. Applicant: Geraldine Walsh. No objections</p>
0/47474		<p>Cael gwared at ffenestri ffenestr lithro pren presnnol ym mlaen/ochr yr adeilad a'u hailosod gyda ffenestri ffenestr lithro UPVC gwyn sydd yn edrych fel rhai pren. Safle: The Metropole, Penrhyn Road, Colwyn Bay, LL29 8LG. Ymgeisydd: Mr Antonelo Murtas. Dim gwrthwynebiad Removing existing timber sliding sash windows to the front/side elevation of the building and replace with UPVC white sliding sash wood effect windows. Location: The Metropole, Penrhyn Road, Colwyn Bay, LL29 8LG. Applicant: Mr Antonelo Murtas. No objections</p>
0/47476		<p>Adeiladu 3 annedd ar wahan 4 ystafell wely ac adeiladu mynedfa. Safle: The Rowans, 29, Pen y Bryn Road, Upper Colwyn Bay, Colwyn Bay, LL29 6AG. Ymgeisydd: Mr John Jaap. Mae'r Cyngor Tref yn parhau gyda'i gwrthwynebiad blaenorol, sy'n ymwneud a phryderon am raddiant y ffordd mynediad at yr anheddau (nid yn addas i gerbydau argyfwng) a dim sgrin i'r man storio biniau o gofio'r pellter o'r man casglu biniau ar Ffordd Pen y Bryn. Construction of 3 no. detached 4 bedroom dwellings and construction of means of access. Location: The Rowans, 29, Pen y Bryn Road, Upper Colwyn Bay, Colwyn Bay, LL29 6AG. Applicant: Mr John Jaap. The Town Council maintains its previous objections, which related to concern about the gradient of access road to the properties (not being suitable for emergency vehicles) and lack of screened bin storage, given the distance to the bin collection point on Pen y Bryn Road.</p>
0/47491/ 0/47492		<p>Codi ffens rwyll ar hyd ffin fewnol y gwrychoedd ffiniol neu waliau cerrig presennol er mwyn cynyddu'r uchder i uchafswm o 2m a gosod giatiau haearn addurniadol ar y pyrth presennol (Caniatad Adeilad Rhestredig). Safle: Rydal Penrhos Senior School, Pwllcrochan Avenue, Colwyn Bay, LL29 7BT. Ymgeisydd: Rydal Penrhos School. Dim gwrthwynebiad Erection of Mesh fencing along the inner edge of existing boundary hedges or stone walls in order to increase their height to a maximum of 2m and install ornamental steel gates to the existing gateways. (Listed Building Consent). Location: Rydal Penrhos Senior School, Pwllcrochan Avenue, Colwyn Bay, LL29 7BT Applicant: Rydal Penrhos School. No objections</p>