

**MINUTES OF A MEETING OF THE GENERAL PURPOSE AND PLANNING COMMITTEE OF THE BAY OF COLWYN TOWN COUNCIL, HELD REMOTELY (VIA ZOOM) AT 6.30 PM ON TUESDAY 23<sup>rd</sup> FEBRUARY 2021**

**PRESENT:** Chairman: Cllr C Brockley  
Cllrs: G Baker, N Bastow (Mayor), G Campbell, C Matthews, J Pearson,  
M Tasker, M Worth

**OFFICERS:** Mrs C Earley, Town Clerk  
Mrs R Dudley, Assistant Clerk

**266/20 Welcome and Apologies for Absence**

The Chair welcomed members to the meeting. Apologies for absence were received from Cllr M Jones (Deputy Mayor).

**267/20 Declarations of Interest:**

Members were reminded that they must declare the existence and nature of any personal and/or prejudicial interests. Cllr G Campbell made a declaration of interest in respect of planning application 0/48125 and took no part in the discussion when this application was considered.

**268/20 Minutes:**

**a) Resolved to approve and sign, as a correct record, the Minutes of the last meeting, held on 2<sup>nd</sup> February 2021.**

**b) Resolved to receive the minutes of a meeting of the Christmas Lights Sub-Committee held on 4<sup>th</sup> February 2021.**

**269/20 Matters Arising from Previous Meetings:**

**a) Min. 229/20(c) – Picnic Tables:**

i) The Clerk submitted an email from Conwy CBC regarding 'No BBQ' signage for the newly installed picnic tables on the promenade. Members agreed the price which included installation, was very reasonable.

**Resolved to authorise the Clerk to arrange for the purchase and installation of the signs:**

ii) The Clerk submitted photographs of the newly installed picnic tables which were noted by members.

**270/20 Conwy CBC:**

**a) Temporary Traffic Regulation:** Members noted the temporary traffic regulation for Cefn Isa Road, Dolwen for 08/03/21 (BT Work).

- b) Temporary Traffic Regulation:** Members noted the temporary traffic regulation for Wynn Avenue, Old Colwyn from 17/03 – 23/03/21 (Electric Work).
- c) Temporary Traffic Regulation:** Members noted the temporary traffic regulation for Oak Drive, Colwyn Bay from 01/03 – 04/03/21 (Carriageway Resurfacing).
- d) Temporary Traffic Regulation:** Members noted the temporary traffic regulation for Llanrwst Road, Colwyn Bay from 01/03 – 03/03/21 (Carriageway Resurfacing).
- e) Notice of Prohibition and Restriction of Waiting, Various Roads, Colwyn Bay, Old Colwyn and Rhos on Sea Order 2021:** The Clerk submitted the notice and plans which were noted by members.

#### **271/20 North and Mid Wales Association of Local Councils (N&MWALC):**

The Clerk submitted, for consideration, the following correspondence:

- a)** The public consultation and link for the Clean Air Bill for Wales.
- b)** The draft response from NMWALC.  
This item had been deferred from the last meeting. Cllr G Baker had attended the meeting where this had been discussed and informed members that toll roads were not supported. Members noted the correspondence.
- c)** The public consultation and link for Litter and Fly Tipping.
- d)** The draft response from NMWALC.  
Members noted the correspondence.
- e)** The public consultation for the Provision of Changing Places/Baby Changing Facilities in toilets relating mainly to new builds and extensions of a larger size.
- f)** The draft response from NMWALC.  
Member supported the Bill and noted the correspondence.
- g) N&MWALC Quarterly Meeting: To receive a verbal report from Cllr G Baker:** This item had been deferred from the last meeting. Cllr Baker had recently been nominated as the Town Council representative and this was the first meeting that she had attended. The previous WG consultations had all been discussed along with rail issues and it was noted that Cllr P Richards had been nominated as our representative on the NMWALC Rail Committee. Cllr Baker was very impressed with the Committee and said it was a good forum to voice any concerns we may have. The Chair thanked Cllr Baker for her report.

#### **272/20 Places to Play Seminar:**

Cllr G Campbell had attended the Seminar on 9<sup>th</sup> February 2021 and gave a brief verbal report. She said that the presentations from the panel were very interesting. There had been some discussion regarding play experiences, Co-vid-19 and common play patterns in the past. Children's play spaces/play equipment have been dictated to children and freer/ more imaginative play opportunities should be encouraged and also the need to remove adult control. Town designs were discussed and town centres were identified as places to play e.g. street furniture and how streets could be designed to be 'play streets'. Cllr Campbell was not sure how this would be received in our town centres. Natural features like felled trees, sand pits and mud paths should be used for play. Children need to learn from play experiences. Teenagers don't need separate spaces; children of all ages can learn from each

other. Examples were shared from Dumfries and London. Members noted the report with interest and the Chair thanked Cllr Campbell for her report.

**273/20 Awel y Mor:**

The Clerk submitted the February Newsletter which was noted by members.

**274/20 Bay of Colwyn Branding Project:**

The Clerk gave a brief verbal report and updated the Members on progress of the project. The initial concept was back from View Creative Agency. They have taken on board the comments and the Clerk will report back with the next phase of the project which should be ready in 2/3 weeks. The Clerk reported that the naming of the brand was still being considered and that the Agency had liked the colours of the beach idea and thought it would be good visually. The Chair thanked the Clerk for her report.

**275/20 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 25/12/2020 – 21/02/2021.***

**c) Planning Aid Wales: Local Decision Making and Predetermination in the Planning Process Networking Event:**

i) Cllr G Baker, C Brockley and R Dudley had attended the event. Cllr G Baker reported on the event which had been held on 9th February 2021. There had been 4 speakers: Stephen Morgan, Barrister spoke about Local Decision Making – the nuts and bolts of determining planning applications who spoke about the legal implications. John Litton QC, who spoke about Predetermination in the planning process and gave examples of various case studies. Denzel Tuberville worked for Monmouthshire CC. as a Senior Planning Officer. He delivered a presentation on Predetermination from a Local Authorities perspective. Paul Egan, Deputy Chief Exec OVW spoke about the Code of Conduct and local decision making and predetermination in the planning process. The presentation came from a County Councillor view point, which differs slightly from the Town Council role, as we represent the Community we are elected by. To summarise, Cllr Baker said that pre-disposed means that Members can have a view (and listen to resident's views) prior to a meeting and can be allowed to express an opinion as long as they show that they have an open mind and consider all the facts that are put before them. Pre-determination is making your mind up before the meeting and not

listening to all views. Decisions need to be shown to be made in a fair/profession way. The Slide Presentation is available and can be emailed to members on request.

ii) **Responding to Planning Applications:** The Clerk submitted information regarding a follow-up interactive workshop to be held on Monday 1<sup>st</sup> March 2021. It was noted that this was the same time as the Council meeting.

**d) Pre Application Consultation:** The Clerk submitted a pre-application consultation regarding the Former Sports Court Site, Oak Drive, Colwyn Bay. Cllrs had received lots of correspondence and there had been views shared on social media. There were issues with overdevelopment of the site, impact of 4 storey flats and insufficient parking provision, contravening the LDP requirements. This development was close to conservation area and members felt that an environmental and tree reports need to be requested as there have been reports of badgers on the site and significant trees.

*Resolved that the Clerk submit the Committee's concerns to the developer.*

**e) Notice of Appeal: Metropole Building Colwyn Bay:**

The Clerk submitted a notice of appeal. Members supported Conwy CBC and the decision to refuse permission. The Metropole is a listed building in an area of conservation.

**f) Notice of Withdrawal:**

The Clerk submitted a notice of withdrawal for planning application 0/47871 which was noted by members.

**g) Future Wales:**

The Clerk submitted a copy of the national plan newsletter 2040 which was noted by Members. The Clerk informed the Members that the NDF was due to be published imminently.

The meeting closed at 7.30pm.

..... Chairman

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

**23/02/2021**

| Cyfeirnod/<br>Reference | LEFEL/<br>LEVEL | CAIS/APPLICATION   |
|-------------------------|-----------------|--|
| 0/48112                 | D               | <p>Cynllun diwygiedig i 0/45004 i ganiatáu cynyddu maint estyniad y Gorllewin a chynyddu maint estyniad y llawr cyntaf</p> <p><b>Safle:</b> 8 Maes Y Fron, Colwyn Bay, LL29 8RG</p> <p><b>Ymgeisydd:</b> Mr Mark Davies</p> <p><b>Dim Gwrthwynebiad</b></p> <p>Amended scheme to 0/45004 to allow for increase to size of West extension and increase the size of first floor extension</p> <p><b>Location:</b> 8 Maes Y Fron, Colwyn Bay, LL29 8RG</p> <p><b>Applicant:</b> Mr Mark Davies</p> <p><b>No Objection</b></p>   |
| 0/48115                 | D               | <p>Estyniad arfaethedig i ystafell wel</p> <p><b>Safle:</b> Plas Y Bryn Nursing Home,31 Tan Y Bryn Road, Rhos On Sea, LL28 4AD</p> <p><b>Ymgeisydd:</b> The Management</p> <p><b>Dim Gwrthwynebiad</b></p> <p>Proposed Bedroom Extension</p> <p><b>Location:</b> Plas Y Bryn Nursing Home,31 Tan Y Bryn Road, Rhos On Sea, LL28 4AD</p> <p><b>Applicant:</b> The Management</p> <p><b>No Objection</b></p>   |
| 0/48125                 | D               | <p>Cais ar gyfer defnyddio'r eiddo presennol fel Bwyty a Bwyd i Fynd (A3), ynghyd â gosod fflw allanol a gosod drws ac addasiadau i ffenestri yn y cefn</p> <p><b>Safle:</b> 18 Conway Road, Colwyn Bay,LL29 7HS</p> <p><b>Ymgeisydd:</b> Mr Jonathan Hughes</p> <p><b>Dim Gwrthwynebiad</b></p> <p>Application for the use of the existing premises as a Restaurant and Takeaway (A3), together with the installation of an external flue and insertion of a door and alterations to windows on rear elevation</p> <p><b>Location:</b> 18 Conway Road, Colwyn Bay,LL29 7HS</p> <p><b>Applicant:</b> Mr Jonathan Hughes</p> <p><b>No Objection</b></p> |
| 0/48130                 | D               | <p>Gwaredu 1 Cypreswydden Monterey afiach</p> <p><b>Safle:</b> Cwrt Bedw, 9 Pen Y Bryn Road, Colwyn Bay. LL29 6AE</p> <p><b>Ymgeisydd:</b> Cox</p> <p><b>Dim Gwrthwynebiad</b></p> <p>To remove 1 x diseased Monterey cypress</p> <p><b>Location:</b> Cwrt Bedw, 9 Pen Y Bryn Road, Colwyn Bay. LL29 6AE</p> <p><b>Applicant:</b> Cox</p> <p><b>No Objection</b></p>   |
| 0/48135                 | D               | <p>Newid arfaethedig i ffenestri blaen</p> <p><b>Safle:</b> 19 Park Road Colwyn Bay LL29 7UG</p> <p><b>Ymgeisydd:</b> Mr A Jadoon</p> <p><b>Dim Gwrthwynebiad</b></p>  |

| Cyfeirnod/<br>Reference | LEFEL/<br>LEVEL | CAIS/APPLICATION   |
|-------------------------|-----------------|--|
|                         |                 | <p>Proposed change of front elevation windows<br/> <b>Location:</b> 19 Park Road Colwyn Bay LL29 7UG<br/> <b>Applicant:</b> Mr A Jadoon<br/> <b>No Objection</b></p>   |
| 0/48136                 | D               | <p>Tynnu balconi ac adeiladu balconi newydd<br/> <b>Safle:</b> 20 Bryn Heulog Old Colwyn Conwy LL29 9NY<br/> <b>Ymgeisydd:</b> Mrs Jane Usher<br/> <b>Dim Gwrthwynebiad</b></p> <p>Removal of existing balcony and construction of new balcony<br/> <b>Location:</b> 20 Bryn Heulog Old Colwyn Conwy LL29 9NY<br/> <b>Applicant:</b> Mrs Jane Usher<br/> <b>No Objection</b></p>   |
| 0/48137                 | D               | <p>Ffens wedi'i chodi ar wal ffin garreg o flaen, ar gornel ac ar ochr yr eiddo ac ail-sefydlu'r gwrych presennol o amgylch y ffin<br/> <b>Safle:</b> 22 Lawson Road Colwyn Bay LL29 8HE<br/> <b>Ymgeisydd:</b> Mr Azam Shahdad<br/> <b>Dim Gwrthwynebiad</b></p> <p>Raised fence over existing front corner and side stone boundary wall and re-instatement of existing boundary hedge<br/> <b>Location:</b> 22 Lawson Road Colwyn Bay LL29 8HE<br/> <b>Applicant:</b> Mr Azam Shahdad<br/> <b>No Objection</b></p> |
| 0/48142                 | D               | <p>Estyniad to ar oleddf ar y llawr cyntaf dros strwythur unllawr presennol<br/> <b>Safle:</b> 73, Bryn Celyn, Upper Colwyn Bay, Conwy, LL29 6DH<br/> <b>Ymgeisydd:</b> Mr Gwyn Jones<br/> <b>Dim Gwrthwynebiad</b></p> <p>First floor pitched roof extension over existing single storey structure<br/> <b>Location:</b> 73, Bryn Celyn, Upper Colwyn Bay, Conwy, LL29 6DH<br/> <b>Applicant:</b> Mr Gwyn Jones<br/> <b>No Objection</b></p>  |
| 0/48152                 | PC              | <p>Darparu lle eistedd y tu allan i gaffi, wedi'i amlinellu gan gynwysyddion plannu<br/> <b>Safle:</b> 162 Conway Road, Colwyn Bay, LL29 7LR<br/> <b>Ymgeisydd:</b> Mr Steve Frost<br/> <b>Dim Gwrthwynebiad</b></p> <p>To provide existing café with external seating area delineated by planters<br/> <b>Location:</b> 162 Conway Road, Colwyn Bay, LL29 7LR<br/> <b>Applicant:</b> Mr Steve Frost<br/> <b>No Objection</b></p>  |
| 0/48164                 | D               | <p>Amrywiad ar amod rhif 2 (Cynlluniau Cymeradwyedig) caniatâd cynllunio 0/46511 (Estyniad a newidiadau arfaethedig) er mwyn caniatáu newidiadau dylunio a wnaed yn ystod y gwaith adeiladu.<br/> <b>Safle:</b> High Bank House,74, Pen Y Bryn Road, Upper Colwyn Bay,LL29 6AL<br/> <b>Ymgeisydd:</b> Mr J Northcott</p> <p>Variation of condition no 2 (Approved Plans) of planning approval 0/46511 (Proposed Extension and alterations) to allow for design changes made during construction.</p>                 |

| Cyfeirnod/<br>Reference | LEFEL/<br>LEVEL | CAIS/APPLICATION   |
|-------------------------|-----------------|--|
|                         |                 | <p><b>Location:</b> High Bank House,74, Pen Y Bryn Road, Upper Colwyn Bay,LL29 6AL<br/> <b>Applicant:</b> Mr J Northcott<br/> <b>Concerns were expressed about changes to applications once permission has been granted, however, we have no objections on this occasion.</b></p>  |
| 0/48167                 | PC              | <p>Cais cynllunio hybrid i ddatblygu'r safle fesul cam, gan gynnwys: 1) Cais cynllunio llawn i godi 54 o anheddau preswyl, creu mynedfa newydd i gerbydau, creu mynediad mewnol, creu man agored cyhoeddus, creu cyswllt ffurfiol â llwybr troed, gyda gwaith draenio, tirlunio a pharcio cysylltiedig. 2) Cais cynllunio amlinellol i godi 19 o anheddau, creu ffordd fynediad fewnol a gwaith cysylltiedig.</p> <p><b>Safle:</b> Land adjacent to Bryn Rodyn, Dolwen Road, Old Colwyn. LL29 8UQ<br/> <b>Ymgeisydd:</b> Mr Max Jones</p> <p>Hybrid planning application for phased development of the site comprising:<br/> 1) Full planning application for the erection of 54 residential dwellings, creation of new vehicular access, creation of internal access, creation of public open space, creation of formal footpath link, with associated drainage works, landscaping and parking. 2) Outline planning application for the erection of 19 dwellings, creation of internal access road and associated works</p> <p><b>Location:</b> Land adjacent to Bryn Rodyn, Dolwen Road, Old Colwyn. LL29 8UQ<br/> <b>Applicant:</b> Mr Max Jones<br/> <b>The Town Council has requested the deadline date for comments and will reply by this date.</b></p> |
| 0/48183                 | D               | <p>Estyniad un llawr i'r cefn<br/> <b>Safle:</b> 18, Nant Y Glyn Avenue, Colwyn Bay, LL29 7UH<br/> <b>Ymgeisydd:</b> Mr N Hallsworth<br/> <b>Dim Gwrthwynebiad</b></p> <p>Single storey rear extension<br/> <b>Location:</b> 18, Nant Y Glyn Avenue, Colwyn Bay, LL29 7UH<br/> <b>Applicant:</b> Mr N Hallsworth<br/> <b>No Objection</b></p>  |