

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 6th APRIL 2021

PRESENT: Chairman: Cllr C Brockley
Cllrs: G Campbell, M Jones, C Matthews, R Owen, J Pearson, S Price, S Ryder, M Tasker, M Worth

OFFICERS: R Dudley, Assistant Clerk

IN ATTENDANCE: Several members of the public

322/20 Welcome and Apologies for Absence

The Chair welcomed all councillors and members of the public to the meeting. Apologies for absence were received from the Town Clerk, T Earley (who is on annual leave) and from Cllr G Baker.

323/20 Declarations of Interest:

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

324/20 Minutes:

Resolved to approve and sign, as a correct record, the Minutes of the last meeting, held on 16th March 2021.

325/20 Matters Arising from Previous Meetings:

a) Min. 295/20 – Communication and Social Media:

The Clerk asked the members to consider combining the key points from two policies (obtained from other Town Councils) to update/replace the existing IT and Social Media Policies (adopted in 2011 and 2014) and to incorporate all aspects relating to communication and public engagement.

Resolved to authorise the Clerk to combine both policies into one draft policy which will be referred for adoption at the next Council meeting.

b) Min 296/20 (e) – Pre-Application Consultation, 228, Abergele Road:

The Clerk submitted a copy of the response sent to the developer, which was noted by members.

326/20 Conwy CBC:

Temporary Traffic Regulation: Members noted the temporary traffic regulation for Lawson Road from 16/04 – 17/06/21 (Gas Work).

327/20 Awel y Mor:

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

328/20 Welsh Mountain Zoo:

The Clerk submitted an email received from a member of the public. A suggestion had been made to provide a free visitor attraction on the promenade and ask the Welsh Mountain Zoo to exhibit small animals. Members suggested that the pictures in the seated areas on the promenade could be updated to reflect the Zoo and advertise the free bus to the attraction. A small grant could be requested by any organisation wishing to take up the project.

Resolved to

- a) Forward the email to the Welsh Mountain Zoo for their consideration.***
- b) Request that the Clerk contacts Imagine/Bay Life to ask if they have any current projects where the Zoo could be promoted, e.g. via pictures in the promenade shelters.***

329/20 Natural Federation of Sub-Postmasters:

The Clerk submitted information regarding the location of local post offices, which was noted by members.

330/20 Rotary Club – Public Seating Project:

The Clerk submitted an email from the Rotary Club detailing proposals for a public seating refurbishment project and asked members to consider nominating someone to attend a future meeting with the Rotary Club. Members felt the project sounded excellent and were in support, in principle

Resolved to nominate Cllr S Ryder to attend the next meeting and to report back to a future Committee Meeting. Cllr J Pearson was nominated to attend if Cllr Ryder was unavailable.

331/20 Play Work Guides:

The Clerk submitted a copy of the latest Practising Play Guide Volume 2 which was noted by members.

332/20 Planning:

- a) The Clerk submitted, for consideration, the planning applications received from CCBC.**

Planning Application 0/48343 & 0/48345 (Public Participation): The Chairman agreed to allow a member of the public to ask a question. Mr Smith asked if developers can build on land with Covenants as he was under the impression

covenants protect the land. Members responded that Covenants do not stop planning permission being sought/granted. Mr Smith also stated that Conservation areas should be protected.

The Chair thanked Mr Smith for his comments.

Resolved to submit observations on these applications, as detailed in Schedule 'A' attached.

b) The Clerk submitted Planning Decisions, issued by CCBC from 22/2 – 21/3, which were noted by members.

c) Planning Withdrawal Notice:

The Clerk submitted the withdrawal notice no: 0/48115, which was noted by members.

d) Planning Aid Wales: The Assistant Clerk gave a brief update on the training course attended with Cllr Baker on 22/3. All members had been sent the presentation slides.

e) Pre-Application Consultation (PAC): The Clerk submitted notification of a pre-application consultation regarding Bay View Road, Colwyn Bay. Members were in support of the application and felt this type of development was needed in Colwyn Bay. Concerns were raised over inadequate parking provision for 54 dwellings, the extra traffic using the one-way system down Bay View Road to access the site and how emergency/refuse wagons would gain access to the site, as the rear entrance was very narrow. There needs to be adequate provision for bin storage and measures in place to control the management and storage of household waste and strict conditions imposed to ensure that the control measures are implemented.

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

The meeting closed at 7.15 pm.

..... Chairman

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

6/04/2021

Cyfeirnod/ Reference	LEFEL/ LEVEL	CAIS/APPLICATION
0/48287	D	<p>Cais am addasiadau ailfodelu mewnol ac allanol, gan gynnwys estyniad l'r to, estyniadau cefn/ochr ac addasiadau Cyffredinol</p> <p>Safle: Hafan, 45, Pen y Bryn Road, Upper Colwyn Bay, Colwyn Bay, LL29 6AG</p> <p>Ymgeisydd: Hill</p> <p>Proposed external and internal re-model alterations including roof extension, rear/side extensions and general alterations.</p> <p>Location: Hafan, 45, Pen y Bryn Road, Upper Colwyn Bay, Colwyn Bay, LL29 6AG</p> <p>Applicant: Hill</p> <p>The Town Council has no objections to the application but supports the resident who is asking for privacy issues to be considered with regard to the balcony and using privacy glass in any overlooked windows.</p>
0/48288	D	<p>Newid defnydd Dosbarth A1 i A2</p> <p>Safle: Ground Floor, 3, Penrhyn Avenue, Rhos on Sea, LL28 4PS</p> <p>Ymgeisydd: Mr C Spillane</p> <p>Dim Gwrthwynebiad</p> <p>Change of use Class A1 to A2</p> <p>Location: Ground Floor, 3, Penrhyn Avenue, Rhos on Sea, LL28 4PS</p> <p>Applicant: Mr C Spillane</p> <p>No objections</p>
0/48290	D	<p>Tynnu a newid to presennol heulfan gyda theras fflat newydd a man addasiadau allanol</p> <p>Safle: Pen Coed, Copthorne Road, Upper Colwyn Bay, Colwyn Bay, LL28 5YP</p> <p>Ymgeisydd: Mr & Mrs T Pye</p> <p>Dim Gwrthwynebiad</p> <p>Remove and replace existing conservatory roof with new flat terrace and minor external alterations</p> <p>Location: Pen Coed, Copthorne Road, Upper Colwyn Bay, Colwyn Bay, LL28 5YP</p> <p>Applicant: Mr & Mrs T Pye</p> <p>No objections</p>
0/48292	D	<p>Gosod ystafell/storfa bren yn yr ardd yn lle garej bresennol</p> <p>Safle: 32, Rochester Way, Rhos on Sea, Conwy, LL28 4NJ</p> <p>Ymgeisydd: Mr P Musson</p> <p>Dim Gwrthwynebiad</p> <p>Siting of timber garden room/store in lieu of existing garage</p> <p>Location: 32, Rochester Way, Rhos on Sea, Conwy, LL28 4NJ</p> <p>Applicant: Mr P Musson</p> <p>No objections</p>
0/48310	D	<p>Amrywio amod rhif 1 o ganiatad cynllunio 0/42544 (Codi dau annedd ar wahan) I ganiatáu ar gyfer amrywiad yn y cyfnod y dylid cychwyn datblygu ynddo.</p> <p>Safle: Land at rear of Archwood Villa, Pen y Bryn Road, Upper Colwyn Bay, Colwyn Bay, LL29 6AF.</p> <p>Ymgeisydd: Mr R Selby</p> <p>Dim Gwrthwynebiad</p>

Cyfeirnod/ Reference	LEFEL/ LEVEL	CAIS/APPLICATION
		<p>Variation of condition no 1 of planning approval 0/42544 (Erection of two detached dwellings) to allow for a variation of period within which development should be started.</p> <p>Location: Land at rear of Archwood Villa, Pen y Bryn Road, Upper Colwyn Bay, Colwyn Bay, LL29 6AF.</p> <p>Applicant: Mr R Selby</p> <p>No objections</p>
0/48341	D	<p>Cael gwared ar do heulfan presennol ac adeiladu ystafell wely uwchben. Cael gwared ar do fflat presennol y gegin ac adeiladu ystafell ymolchi uwchben. Ymestyn y to teils presennol dros yr ystafelloedd fydd newydd eu hadeiladu.</p> <p>Safle: 119 Dinerth Road, Rhos on Sea, LL28 4YF</p> <p>Ymgeisydd: Mrs Melanie Newton</p> <p>Dim Gwrthwynebiad</p> <p>Remove existing conservatory roof and construct a bedroom above. Remove existing kitchen flat roof and build bathroom above. Extend existing tiled roof to cover new constructed rooms.</p> <p>Location: 119 Dinerth Road, Rhos on Sea, LL28 4YF</p> <p>Applicant: Mrs Melanie Newton</p> <p>No objections</p>
0/48343	D	<p>Ceisiadau Cynllunio ar gyfer codi 3 o Aneddiadau a Datblygiadau Cysylltiedig arfaethedig.</p> <p>Safle: Land adj. To The Legion/Woodland Park West, Woodland Park West, Colwyn Bay, LL29 7BB</p> <p>Ymgeisydd: Mr Ross Jones</p> <p>Planning Applications for the Proposed Erection of 3 no. Dwellings and Associated Development.</p> <p>Location: Land adj. To The Legion/Woodland Park West, Woodland Park West, Colwyn Bay, LL29 7BB</p> <p>Applicant: Mr Ross Jones</p> <p>Objections:</p> <ol style="list-style-type: none"> 1. Overdevelopment of site in an area of Conservation. 2. Development is out of keeping with other buildings in the area. 3. Lack of parking spaces will result in parking on the roads in the surrounding area. 4. Details are needed with regard to the type of construction materials that will be used. 5. No gardens/green space only back yards.
0/48345	D	<p>Ceisiadau Cynllunio ar gyfer codi 6 o Aneddiadau a Datblygiadau Cysylltiedig arfaethedig.</p> <p>Safle: Land adj. To The Legion/Woodland Park West, Woodland Park West, Colwyn Bay, LL29 7BB</p> <p>Ymgeisydd: Mr Ross Jones</p> <p>Planning Applications for the Proposed Erection of 6 no. Dwellings and Associated Development.</p> <p>Location: Land adj. To The Legion/Woodland Park West, Woodland Park West, Colwyn Bay, LL29 7BB</p> <p>Applicant: Mr Ross Jones</p> <p>Objections:</p> <ol style="list-style-type: none"> 1. Overdevelopment of site in an area of Conservation. 2. Development is out of keeping with other buildings in the area.

Cyfeirnod/ Reference	LEFEL/ LEVEL	CAIS/APPLICATION
		<p>3. Lack of parking spaces will result in parking on the roads in the surrounding area.</p> <p>4. Details are needed with regard to the type of construction materials that will be used.</p> <p>No gardens/green space only back yards.</p>
0/48347	D	<p>Tocio 1 goeden gelyn (mae'r rhybudd yn cynnwys gwaith eithriedig ar lawryfen).</p> <p>Safle: Forrest Hill, 1 Oak Drive, Colwyn Bay, LL29 7YP</p> <p>Ymgeisydd: Premier Estates</p> <p>To prune 1 no. holly tree (notification includes exempt works to laurel).</p> <p>Location: Forrest Hill, 1 Oak Drive, Colwyn Bay, LL29 7YP</p> <p>Applicant: Premier Estates</p> <p>No objections</p>