

**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 24<sup>th</sup> AUGUST 2021**

**PRESENT:** Chairman: Cllr C Matthews  
Cllrs: G Baker, G Campbell, M Jones (Mayor), J Pearson, R Owen, S Price, S Ryder, M Tasker, M Worth

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

**IN ATTENDANCE:** Several members of the public

**133/21 Welcome and Apologies for Absence**

Apologies for absence were received from the Cllrs C Brockley and T Pearson (Dep Mayor).

**134/21 Declarations of Interest:**

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

**135/21 Public Participation:**

The Chair asked members to agree to bring planning application number 0/48781 forward on the agenda, as a member of the public, Mr Dewhurst, had requested to speak on this matter. Mr Dewhurst informed the Committee that he had researched the application and applicant in detail and had concerns that the facility was going to be a secure mental unit and not simply a residential home, as had been stated in the application. He had concerns that the public could be put at risk, if this were the case, as the location of the property, close to a new housing development and local Prep School, was not deemed suitable for a secure mental facility. Mr Dewhurst also stated that that the 17 car parking spaces seemed to be an inadequate number for the residents plus 60 staff and any visitors. He thanked the Committee for allowing him to speak and asked the Committee to take local residents' concerns into account when considering the application.

Members noted and upheld the concerns. It was noted that the applicant had applied for Use Class C2 and not Class C2a (which would be required for a secure type facility), so further clarity was needed on its proposed use.

The Chair thanked Mr Dewhurst and invited him to remain in the meeting as an observer, if he wished.

### **136/21 Minutes:**

- a) *Resolved to approve and sign, as a correct record, the minutes of the last meeting, held on 27<sup>th</sup> July 2021.*
- b) *Resolved to receive a copy of the minutes of the Christmas Lights Sub Committee, held on 4<sup>th</sup> August 2021.*
- c) *Resolved to receive a copy of the minutes of the Bonfire Committee, held on 10<sup>th</sup> August 2021, subject to Cllr Worth's name being added to the minutes.*

### **137/21 Matters Arising from previous Minutes:**

a) **Min 75/21 – Digital Noticeboards:** The Clerk and Cllr Worth gave a verbal update following a recent meeting with GWIL. The Clerk informed members that Happy Faces were in support of having a digital noticeboard outside their premises on Rhos Promenade (to replace the existing wooden one) and asked if anyone had any contact with the manager of the Co-op in Old Colwyn. Cllr Ryder offered to visit the Co-op to ask if they would be in support of having a digital noticeboard outside their premises. In light of the initial feedback from Elen Edwards (Bay Life), the Clerk explained that any funding that might be received from the Transforming Towns place making grant pot (if the application was successful) would have to be used for the two Digital Noticeboards in central Colwyn Bay and other funding would be required for the Old Colwyn/Rhos-on-Sea ones. The Clerk said further quotes were still being sought offered to report back once these had been received/considered by project partners.

***Resolved that Cllr S Ryder and the Clerk report back to the Committee, once more information is available.***

b) **Min 98/21 – Planning Inconsistencies:** The Clerk submitted an email from the Planning Department, Conwy CBC, which was noted by members.

c) **Min 105/21(d) – Pre Application Consultation - Former Mary Bamber:**

- i) Members noted an email reply to PL Planning, detailing the Committee's comments.
- ii) Members noted an email response from Planning giving guidance when considering applications in the Conservation Area and the cumulative impact they may have. The Pwllcrochan Conservation Area plan had also been submitted to members. The Clerk informed members that she had requested and received some initial guidance from Planning Aid Wales, advising that if the Council has concerns about the impact of a proposed development within the conservation area, we should focus observations on what impact the development would have. The site plan shows that the Conservation area is characterised by lots of open space and large detached properties with gardens and we should therefore consider whether future developments may detrimentally affect the nature/character of the area, especially from the the key visual/vantage points marked on the plan. Members were also informed that the Conservation Area Panel could be contacted about any concerns.
- iii) Members noted a copy of a letter sent to all Rhiw Ward Councillors regarding proposed sale of land for development by Rydal. The Clerk informed members

that we now had received an electronic link for the Prospectus, which would be emailed to all Members.

- iv) Members noted copies of submissions by local residents and also noted concerns regarding the cumulative impact of development within the conservation area.

**d) Min 99/21(a) - Bus Shelter Requests and Scoring Matrix:** The Clerk informed Members that Conwy CBC had confirmed that a scoring matrix for considering requests for new bus shelters does not currently exist and a meeting will be arranged to discuss this further, to see if it could be possible to develop one. Cllr Ryder and Matthews had been nominated to attend the meeting, alongside the Clerk, at the last meeting and they would be advised of the proposed meeting date by the Clerk.

**e) Bonfire Sub-Committee:**

- i) The Clerk updated the Committee regarding a Conwy Safety Advisory Group meeting she had attended with an Officer from the Leisure Centre that afternoon, to present the event plan and updated risk assessment. A decision/recommendations are still awaited, however, providing we are still at Risk Level 0 on November 5<sup>th</sup>; it looks likely that the event could go ahead.
- ii) The Clerk asked the Committee to support a recommendation to Council that the Financial Regulations (FRs) are waived to enable Get Set Go Events to be re-appointed as the preferred partner for the supply of fireworks and to manage the bonfire/fireworks at the event, due to the longstanding partnership between the Council and the local Fire Station personnel (for which Get Set Go Events is the event trading name).

***Resolved to recommend to Council that FRs are waived to enable Get Set Go Events to be re-appointed to supply the fireworks and to manage the bonfire and fireworks at the event.***

**f) Christmas Lights Sub-Committee:** Members noted that the majority of motifs for lamp columns in Colwyn Bay will be renewed this year (but not the wraparound lights on Conwy/Abergele Road) and that permission has now been received from Conwy CBC for Rhos Prom festoon lights to be switched on from 8pm until Midnight until the end of the summer season.

**138/21 Conwy CBC:**

- a) Playgrounds:** The Clerk submitted, for information, an update on the forward works programme for the Town Council area, which was noted by members.
- b) Bay Life:** The Clerk submitted, for information, a progress report, which was noted by members.

**139/21 Silting up of the Rhos Mooring Area:**

Members noted explanation emails received from the Harbourmaster and Cllr G Campbell, in response to concerns expressed on social media about the silting up of the harbour area. It was noted that the engineering works required to remove any build-up of silt are very expensive and can only be undertaken periodically. The level of silting will continue to be monitored regularly.

**140/21 Traffic Wales:**

The Clerk submitted the Dual Carriageway Annual Safety Fence Re-tensioning and Autumnal Maintenance Programme 2021 showing works scheduled from 2/8 to 24/11, which was noted by members.

**141/21 Community Service Transformation & Integration Programme:**

Members noted the questionnaire which related to intervention/social prescribing services being provided in the area by voluntary or statutory bodies.

**142/21 North & Mid Wales Association of Town Councils:**

- a) The Clerk submitted, for information the minutes from the Annual/Quarterly meeting held on 23<sup>rd</sup> July 2021 which were noted by members.
- b) The Clerk submitted, for information, a consultation on the introduction of 20mph zones, which was noted by members.

**143/21 Planning:**

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

***Resolved to submit observations on these applications, as detailed in Schedule 'B' attached. Delegated authority was given to the Chair/Clerk to submit some of our observations at a later date, whilst further information was awaited.***

- b) The Clerk submitted Planning Decisions, issued by CCBC from 12/07 –25/07/21, which were noted by members.

**c) Planning Site Visit:**

Cllr M Jones reported that she had attended the site visit to Bryn Rhodyn, Dolwen Road, Old Colwyn. The Council has since been informed that the application has been refused by the Planning Department.

The meeting closed at 7.50 pm.

..... Chairman

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

**24/08/2021**

Cyfeirnod/ Reference	LEFEL/ LEVEL	CAIS/APPLICATION
0/48709	D	<p>Estyniad l'r eiddo er mwyn darparu ystafelloedd gwely newydd ar gyfer y Teulu  <b>Safle:</b> 60, Bryn Celyn, Upper Colwyn Bay, Colwyn Bay, LL29 6DH  <b>Ymgeisydd:</b> Mr Ben Williams  <b>Dim Gwrthwynebiad</b></p> <p>Extension to the property to provide additional bedrooms for the family  <b>Location:</b> 60, Bryn Celyn, Upper Colwyn Bay, Colwyn Bay, LL29 6DH  <b>Applicant:</b> Mr Ben Williams  <b>No Objection</b></p>
0/48711	D	<p>Ailfodelu eiddo drwy greu lle byw ar y llawr gwaelod a grisiau newnol at yr ystafelloedd gwely ar y llawr cyntaf. Agoriadau ffenestri newydd yn ddarparu gwelliant i berfformiad thermol yr adeilad  <b>Safle:</b> Old Mill, Mill Drive, Old Colwyn, Conwy, LL29 9YA  <b>Ymgeisydd:</b> Mr Jeff Williams  <b>Dim Gwrthwynebiad</b></p> <p>Remodelling of the property by providing living space on the ground floor and an internal staircase to the first floor sleeping accommodation. New window openings provided and improvement to the thermal performance of the building.  <b>Location:</b> Old Mill, Mill Drive, Old Colwyn, Conwy, LL29 6YA  <b>Applicant:</b> Mr Jeff Williams  <b>No Objection</b></p>
0/48712	D	<p>Estyniad llawr cyntaf cefn unllawr ynghyd ag addasu mewnol  <b>Safle:</b> Lark Hill, 10, Glyn Avenue, Colwyn Bay, LL29 8RB  <b>Ymgeisydd:</b> Mr Jack Jones</p> <p>Side single storey rear first floor extension along with internally remodelling  <b>Location:</b> Lark Hill, 10, Glyn Avenue, Colwyn Bay, LL29 8RB  <b>Applicant:</b> Mr Jack Jones  <b>Members noted the neighbour's concerns with regard to her 'right of light' and her bedroom being deprived of substantial natural light and ask that this be checked before permission is granted.</b></p>
0/48713	D	<p>Tynnu 6 coeden ynn sydd wedi eu heffeithio gan glefyd coed ynn  <b>Safle:</b> Woodlands, Copthorne Road, Colwyn Bay. LL28 5YP  <b>Ymgeisydd:</b> Mrs Deborah Pollard  <b>Dim Gwrthwynebiad</b></p> <p>To remove 6 no. Ash Trees affected with ash die back  <b>Location:</b> Woodlands, Copthorne Road, Colwyn Bay. LL28 5YP  <b>Applicant:</b> Mrs Deborah Pollard  <b>No Objection</b></p>
0/48717	D	<p>Dileu amod 2 (deiliadaeth) o ganiatad cynllunio 1/CBA/22/7861 (Codi Annedd ac adeiladu mynedfa) I alluogi'r eiddo fod yr annedd marchnad agored  <b>Safle:</b> Erskine Lodge, King's Drive, Colwyn Bay, LL29 6AN</p>

Cyfeirnod/ Reference	LEFEL/ LEVEL	CAIS/APPLICATION
		<p><b>Ymgeisydd:</b> Mr Richard Smith  <b>Dim Gwrthwynebiad</b></p> <p>Removal of condition no 2 (occupancy) of planning consent 1/CBA/22/7861 (Erection of dwelling and construction of means of access) to allow the property to be an open market dwelling  <b>Location:</b> Erskine Lodge, King's Drive, Colwyn Bay, LL29 6AN  <b>Applicant:</b> Mr Richard Smith  <b>No Objection</b></p>
0/48720	D	<p>Adeiladu estyniad ochr dau lawr. Balconiau Juliet ar ffrynt ystafelloedd gwely  <b>Safle:</b> 119, Llysfaen Road, Old Colwyn, Colwyn Bay, LL29 9HP  <b>Ymgeisydd:</b> Simon Pritchard  <b>Dim Gwrthwynebiad</b></p> <p>Erection of two-storey side extension. Juliet Balconies to front of bedrooms  <b>Location:</b> 119, Llysfaen Road, Old Colwyn, Colwyn Bay, LL29 9HP  <b>Applicant:</b> Simon Pritchard  <b>No Objection</b></p>
0/48750	D	<p>Gwaredu 1 Sycamorwydden  <b>Safle:</b> Squirrel Cottage, 3, King's Crescent, Colwyn Bay, Conwy, LL29 7YJ  <b>Ymgeisydd:</b> Mr Benjamin Ben Griffin</p> <p>To remove 1 Sycamore  <b>Location:</b> Squirrel Cottage, 3, King's Crescent, Colwyn Bay, Conwy, LL29 7YJ  <b>Applicant:</b> Mr Benjamin Ben Griffin  <b>Will send in our observations once we receive a report from the Tree Officer.</b></p>
0/48751	D	<p>Cael gwared a 4 coeden ac 1 gwrych a thorri canghennau isaf 1 Sycamorwydden ac 1 Leylandii  <b>Safle:</b> 19, Station Road, Old Colwyn, Colwyn Bay, LL29 9PW  <b>Ymgeisydd:</b> Rhys Jones</p> <p>Remove 4 trees and 1 no hedge and crown lift 1 no. Sycamore and 1 no. Leylandii  <b>Location:</b> 19, Station Road, Old Colwyn, Colwyn Bay, LL29 9PW  <b>Applicant:</b> Rhys Jones  <b>Will send in our observations once we receive a report from the Tree Officer.</b></p>
0/48754	D	<p>Dablygiad arfaethedig 8 rhandy fforddiadwy 3P2B  <b>Safle:</b> 50 Llysfaen Road, Old Colwyn, LL29 9HB  <b>Ymgeisydd:</b> R L Davies</p> <p>Proposed Development of 8 no. 3P2B affordable apartments  <b>Location:</b> 50, Llysfaen Road, Old Colwyn, LL29 9HB  <b>Applicant:</b> R L Davies  <b>Objection:</b>  <b>Insufficient Parking has been provided for 8 no. 2 bedroomed apartments.</b></p>
0/48762	D	<p>Annedd ddeulawr newydd a dwy ystafell wely.  <b>Safle:</b> Land adjoining Fforddlas, Dolwen Road, Old Colwyn, Colwyn Bay, LL29 8UP</p>

Cyfeirnod/ Reference	LEFEL/ LEVEL	CAIS/APPLICATION
		<p><b>Ymgeisydd:</b> Mr Mark Milne <b>Dim Gwrthwynebiad</b></p> <p>Proposed new two bedroom storey dwelling <b>Location:</b> Land adjoining Fforddlas, Dolwen Road, Old Colwyn, Colwyn Bay, LL29 8UP <b>Applicant:</b> Mr Mark Milne <b>No Objection</b></p>
0/48768		<p>Arddangos dau o arwyddion ffasgia wedi'u goleuo'n allanol, dau o arwyddion vrog heb eu goleuo ac un murlun heb ei oleuo <b>Safle:</b> 24, Rhos Road, Rhos on Sea, LL28 4RN <b>Ymgeisydd:</b> Mr D White-Meir <b>Dim Gwrthwynebiad</b></p> <p>Display of 2 no illuminated fascia signs, 2 no illuminated hanging sign and 1 no non illuminated mural <b>Location:</b> 24, Rhos Road, Rhos on Sea, LL28 4RN <b>Applicant:</b> Mr D White-Meir <b>No Objection</b></p>
0/48773		<p>Garej a Newidiadau Arfaethedig <b>Safle:</b> Cliffe House, 31, Whitehall Road, Rhos on Sea, LL28 4HW <b>Ymgeisydd:</b> Mr &amp; Mrs Simmons</p> <p>Proposed garage and alterations <b>Location:</b> Cliffe House, 31, Whitehall Road, Rhos on Sea, LL28 4HW <b>Applicant:</b> Mr &amp; Mrs Simmons <b>Deferred pending further information - will send in our observations at a later date</b></p>
0/48777		<p>Estyniad arfaethedig l'r llawn cyntaf <b>Safle:</b> 4, Bro Elian, Old Colwyn, Colwyn Bay, LL29 8UL <b>Ymgeisydd:</b> Mr &amp; Mrs Constantine <b>Dim Gwrthwynebiad</b></p> <p>Proposed First Floor Extension <b>Location:</b> 4, Bro Elian, Old Colwyn, Colwyn Bay, LL29 8UL <b>Applicant:</b> Mr &amp; Mrs Constantine <b>No objection</b></p>
0/48781		<p>Troi ty lletya yn 12 fflat hunangynhwysol l'w meddiannu gan oeddion, gyda chyfleusterau dydd integredig ar gyfer byw a chymorth. Gosod ffenestri newydd a gwneud addasiadau l waliau'r adeilad er mwyn gosod dau ddrws newydd a dau agoriad ffenestr newydd <b>Safle:</b> Hathaway, 45, Pwllcrochan Avenue, Colwyn Bay, LL29 7BW <b>Ymgeisydd:</b> Mrs Helen Shepherd</p> <p>Conversion of existing boarding house into 12 no self-contained flats to be occupied by adults with integral care facilities for supported living. Replacement windows and elevational amendments to include 12 no entrance doors 2 no new window openings <b>Location:</b> Hathaway, 45, Pwllcrochan Avenue, Colwyn Bay, LL29 7BW</p>

Cyfeirnod/ Reference	LEFEL/ LEVEL	CAIS/APPLICATION
		<p><b>Applicant:</b> Mrs Helen Shepherd</p> <p><b>Objections on the following grounds:</b></p> <ol style="list-style-type: none"> <li>1. Clarity is needed on the type of facility proposed. Is this Class C2 or should it be Class C2(a) (given the applicant's other facilities and the number of staff required at the site). Please can the applicant be requested to provide further information on the proposed use of the building.</li> <li>2. Location and layout of the existing building is considered to be unsuitable for this type of facility (if it is to be a secure establishment for residents with mental health/special needs). It is in close proximity to Rydal Prep School and neighbouring new residential development. Knowledge of the building confirms that, due to its layout with multiple ground floor access points, it is not suitable for use any type of secure facility. This is the reason that it stopped being used as a boarding house for Rydal.</li> <li>3. Insufficient parking for this size of development, especially give the number of staff and visitors. Reliance on on-road parking would have a detrimental impact on the conservation area and neighbouring school site.</li> <li>4. Refuse collection/storage arrangements are not clear.</li> </ol>
0/48806		<p>Gwaredu'r lledlawr a osodwyd yn 2000 dan ganiatad adeilad rhestredig blaenorol 0/22682/L (Caniatad Adeilad Rhestredig).</p> <p><b>Safle:</b> Rydal Penrhos Senior School, Pwllcrochan Avenue, Colwyn Bay, LL29 8BT</p> <p><b>Ymgeisydd:</b> Richard Smith</p> <p><b>Dim Gwrthwynebiad</b></p> <p>Removal of mezzanine floor installed in 2000 under previous listed building consent 0/22682/L (Listed Building Consent)</p> <p><b>Location:</b> Rydal Penrhos Senior School, Pwllcrochan Avenue, Colwyn Bay, LL29 8BT</p> <p><b>Applicant:</b> Richard Smith</p> <p><b>No Objection</b></p>
0/48811		<p>Ymgeisio I newid defnydd o B1 I D1. Rwy'n ystyried defnyddio'r gofod swyddfa presennol I Sefydlu gwasanaeth uwchsain I gleifion lleol.</p> <p><b>Safle:</b> Plas Eirias, Office 5, Abergele Road, Colwyn Bay, LL29 8BF</p> <p><b>Ymgeisydd:</b> Dr Thomas Constantine</p> <p><b>Dim Gwrthwynebiad</b></p> <p>Applying for change of use from B1 to D1. I am looking to use the current office space to set up an ultrasound service for local patients.</p> <p><b>Location:</b> Plas Eirias, Office 5, Abergele Road, Colwyn Bay, LL29 8BF</p> <p><b>Applicant:</b> Dr Thomas Constantine</p> <p><b>No objection</b></p>