

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 27th JULY 2021

PRESENT: Chairman: Cllr C Brockley (see min 95/21)
Cllrs: M Jones (Mayor), C Matthews, J Pearson, T Pearson (Dep Mayor), S Price, S Ryder, M Tasker, M Worth

OFFICERS: R Dudley, Assistant Clerk

IN ATTENDANCE: Member of the public, Mrs Joy Baker

95/21 Welcome and Apologies for Absence

As the Chair, Cllr C Matthews felt unwell and the Vice-Chair was not at the meeting, Cllr Brockley was nominated to be Chair and welcomed everyone to the Meeting. Apologies for absence were received from the Clerk, Mrs T Earley, Cllrs G Baker and R Owen.

96/21 Declarations of Interest:

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

97/21 Minutes:

Resolved to approve and sign, as a correct record, the minutes of the last meeting, held on 6th July 2021.

98/21 Planning Inconsistencies:

As a member of the public, Mrs J Baker was in attendance, the Chair agreed to bring this item forward. The Assistant Clerk submitted emails from the member of the public and also information relating to two planning decisions made by the planning department. Cllr Ryder informed the members that Mrs J Baker was concerned about apparent inconsistencies in planning policy. The Chair explained that the Town Council is a consultee and does not make the final decision, which is made by Conwy CBC Planning Department. The Committee does look at all the applications and send their comments /observations to the Planning Department. The Chair said the Committee do make consistent comments and the Planning Department do sometimes take them into account. The Chair gave examples of times when our comments were taken into account and members of the public concerns were upheld. Mrs J Baker said the residents should be notified of modifications as well as the original application. Chair noted these comments but said that these were outside of our remit.

Mrs Baker was thanked for attending and she left the meeting.

99/21 Matters Arising from previous Minutes:

a) Min 56/21 – Bus Shelters: The Assistant Clerk submitted an email reply from Conwy CBC and asked if any members would be interested in attending a meeting with Conwy CBC, to discuss the development of a scoring system, so we can make sure any new shelters are prioritised, based on need.

Resolved to nominate Cllr Colin Matthews and Sarah Ryder to attend any meeting with the Clerk and Conwy CBC, to discuss the development of a scoring system.

b) Min 80/21(b) – Gateways: The Assistant Clerk submitted the final draft of the sign design, which was noted by members. The Assistant Clerk informed the members that the final locations would be emailed to them the following day.

100/21 Conwy CBC:

a) Temporary Traffic Regulation: The Assistant Clerk submitted, for information, a temporary traffic for Albert Road, Old Colwyn for 27/07/2021 (Welsh Water Work) which was noted by members.

b) Playing out: The Assistant Clerk submitted, for information, the timetable of playing out sessions, which was noted by members.

101/21 Awel y Môr Windfarm:

a) The Assistant Clerk submitted a briefing note which was noted by members.

b) The Assistant Clerk submitted the July Newsletter which was noted by members.

c) Cllr C Brockley gave feedback from the Stakeholder's Presentation he had attended with Cllr R Owen recently. Cllr Brockley said the site was being reduced to 80% after the consultation. Most of the objections were from the Anglesey area. There is a local consultation in a few weeks. Cllr Brockley had questioned them about the height of the proposed windfarms which would be 3 times larger than the ones we have currently and are 4 times more powerful. They are hoping by 2030 that they can supply the whole of Wales between this and other sites.

102/21 Repairs Cafe:

The Assistant Clerk submitted an email regarding repair cafes and asked members to consider any potential venues in our area.

Resolved to reply to the organiser to give her contact details of Antioch Church, as they have premises in Colwyn Bay and also pass on M-Sparc's (local digital/creative enterprise) details as they are doing a similar project in the area, which the organiser may not be aware of.

103/21 Colwyn Bay Library:

The Assistant Clerk submitted an email from Cllr S Ryder and a response from Conwy CBC regarding the library in Colwyn Bay. The members were asked to consider if the building should be listed. Cllr S Ryder explained a member of the public had requested that the Town Council should be listed as they think it should be protected. Cllr S Ryder put forward a proposal that the Town Council support the listing of the building which was supported by members but research needs to be done on how restrictive listing would be, as there is a work that needs to be done on the building.

Resolved to defer this item until research has been done by Cllr Ryder on listed buildings, their restrictions and how listing the Colwyn Bay Building will affect the Library.

104/21 North & Mid Wales Association of Town Councils:

Cllr Baker had given apologies for this meeting so the Assistant Clerk informed the committee she would forward any report to members.

105/21 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.

b) The Clerk submitted Planning Decisions, issued by CCBC from 28/06 –11/07/21, which were noted by members.

c) Planning Aid Wales/One Voice Wales:

The Assistant Clerk submitted a report from Cllr Baker and Cllr J Pearson. Cllr J Pearson had given a verbal report on this at Council on 19th July 2021.

d) PAC (Pre-Application Consultation):

The Assistant Clerk submitted a PAC from Brenig with regard to the former Mary Bamber Site. Members were concerned about the loss of more of the conservation area.

Resolved to object to the application as the proposed development is in the Conservation area.

The meeting closed at 7.40 pm.

..... Chairman

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

27/07/2021

Cyfeirnod/ Reference	LEFEL/ LEVEL	CAIS/APPLICATION
0/48167	D	<p>Cais cynllunio hybrid i ddatblygu'r dafle 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 a llwrbr 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>Safle: Land adjacent to Bryn Rhodyn, Dolwen Road, Old Colwyn, LL29 8UQ Ymgeisydd: Mr Max Jones</p> <p>Mae gan y Cyngor Tref y pryderon a ganlyn:</p> <ol style="list-style-type: none">1. Tagfa traffig ar Gylchfan y Marine - fe baratowyd adroddiad traffig yn Rhagfyr 2020 pan oedd ysgolion a cholegau ar gau a phobl yn cael eu cynghori i weithio o adref lle'r oedd hyn yn bosibl. Mae'r Cyngor Tref yn gofyn am adroddiad pellach dan amodau mwy arferol2. Nid yw'r datblygiad arfaethedig hwn yn cydymffurfio a Chynllun Teithio Gweithredol Conwy ac yn rhy bell o amwynderau lleol. Does dim safleoedd bysiau ger y safle datblygu.3. A yw'r isadeiledd yn bodoli ar gyfer datblygiad o'r fath: meddygfeydd , digon o le yn yr ysgolion?4. Yn y gorffennol cafwyd materion yn ymwneud a llifogydd a materion yn ymwneud a chyflenwadau dŵr yn yr ardal hon. Mae yna broblem barhaus gyda draenio dŵr arwyneb <p>Mae'r Datblygiad y tu allan i ardal anheddiad y Cynllun Datblygu Lleol ac ni chafodd ei glustnodi ar gyfer codi tai. Rydym felly yn gofyn i'r cais hwn cael ei wrthod.</p> <p>Hybrid planning application for phased development of the site comprising 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>Location: Land adjacent to Bryn Rhodyn, Dolwen Road, Old Colwyn, LL29 8UQ.</p> <p>Applicant: Mr Max Jones</p> <p>Objections</p> <p>The Town Council has the following concerns:</p> <ol style="list-style-type: none">1. Traffic congestion at Marine Roundabout – a traffic report was undertaken in December 2020 when schools and colleges were closed and people were being advised to work from home where possible. The Town Council requests a further report is undertaken under more normal circumstances.2. This proposed development does not comply with Conwy's Active Travel Plan and is too far from local amenities. There are no bus stops near to the development site.3. Is the infrastructure in place to accommodate such a development: GP's , sufficient school places etc?4. In the past there have been flooding issues and water supply issues

Cyfeirnod/ Reference	LEFEL/ LEVEL	CAIS/APPLICATION
		<p style="text-align: center;">in this area. There is a persistent problem with surface water drainage</p> <p>The Development is outside the settlement area of the LDP and was not allocated for housing. We therefore request that this application be declined.</p>
0/48638	D	<p>Cynnig i Addasu garej a gosod Estyniad yn y cefn Safle: Clian, 72, Bryn Cadno, Upper Colwyn Bay, Colwyn Bay, LL29 6DW Ymgeisydd: Mr & Mrs Kay Dim Gwrthwynebiad Proposed garage conversion & rear extension. Location: Clian, 72, Bryn Cadno, Upper Colwyn Bay, Colwyn Bay, LL29 6DW Applicant: Mr & Mrs Kay No Objection</p>
0/48640	D	<p>Cais i osod 3 arwydd a llythrennau ar ochr y de a'r Gorllewin, gosod plac gwybodaeth, codi polyn baner 6.0 metr/baner ac 1 arwydd ar bolyn 2.8 metr o uchder, [cynigir opsiynau 'A' a 'B' fe dewis amgen] ynghyd a gosod 3 sbotoleuadau wedi gosod ar y llawr i oleuo ochr y de a'r Gorllewin a'r arwyddion. Safle: 44, Conway Road, Colwyn Bay, LL29 7HT Ymgeisydd: Chris Spillane Dim Gwrthwynebiad Proposed installation of 3 number applied signs to the south and west elevations, install an information plaque, erect a 6.0 metre high flag pole/flag and 1 number 2.8 metre high pole sign [alternative positioning options 'A' and 'B' proposed] together with the installation of 3 number ground mounted spotlights to light the south and west elevations and applied letter signs. Location: 44, Conway Road, Colwyn Bay, LL29 7HT Applicant: Chris Spillane No Objection</p>
0/48644	D	<p>Gosod dihangfa dan allanol a ffenestr llawr cyntaf ar ochr yr annedd Safle: Le Sport Health & Fitness Club, Colwyn Avenue, Rhos on Sea, LL28 4RB Ymgeisydd: Whitlock Dim Gwrthwynebiad Proposed external fire escape and first floor window to side elevation Location: Le Sport Health & Fitness Club, Colwyn Avenue, Rhos on Sea, LL28 4RB Applicant: Whitlock No Objection</p>
0/48649	D	<p>Addasiadau i'r garej Safle: 49, Brompton Avenue, Rhos on Sea, LL28 4TF Ymgeisydd: Peter Lewis Dim Gwrthwynebiad Alterations to the garage Location: 49, Brompton Avenue, Rhos on Sea, LL28 4TF Applicant: Peter Lewis No Objection</p>
0/48652	D	<p>Tystysgrif cyfreithlondeb ar gyfer y defnydd presennol fel dosbarth defnydd C2 Sefydliad Preswyl Safle: The Grange, 1, Oak Drive, Colwyn Bay, LL29 7BS Ymgeisydd: Mr Richard Smith Dim Gwrthwynebiad</p>

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		<p>Certificate of lawfulness for the existing use as use class C2 Residential institution</p> <p>Location: The Grange, 1, Oak Drive, Colwyn Bay, LL29 7BS</p> <p>Applicant: Mr Richard Smith</p> <p>No Objection</p>
0/48661	D	<p>Dymchwel garej/gweithdy presennol ac adeiladu garej/gweithdy dwbl newydd</p> <p>Safle: 480, Abergele Road, Old Colwyn, Colwyn Bay, Conwy, LL29 9LE</p> <p>Ymgeisydd: Mr Brian Kerens</p> <p>Dim Gwrthwynebiad</p> <p>Demolition of existing garage/workshop and construction of new double garage/workshop</p> <p>Location: 480, Abergele Road, Old Colwyn, Colwyn Bay, Conwy, LL29 9LE</p> <p>Applicant: Mr Brian Kerens</p> <p>No Objection</p>
0/48663	PC	<p>Adeiladu cyfleuster gofal palnt cyfrwng Cymraeg dau dosbarth newydd gan gynnwys gofod cymunedol. Bydd y cyfleuster yn galluogi l ddau grwp gofal plant uno mewn cyfleuster pwrpasol</p> <p>Safle: Ysgol Bod Alaw, Abergele Road, Colwyn Bay, LL29 7ST</p> <p>Ymgeisydd: Wyn Jones</p> <p>Dim Gwrthwynebiad</p> <p>Construction of two new classrooms welsh medium childcare facility including community space. The facility will enable the amalgamation of two child care groups in a purpose built facility</p> <p>Location: Ysgol Bod Alaw, Abergele Road, Colwyn Bay, LL29 7ST</p> <p>Applicant: Wyn Jones</p> <p>No Objection</p>
0/48668	D	<p>Addasu Blaen siop</p> <p>Safle: 19, Abergele Road, Colwyn Bay, LL29 7RS</p> <p>Ymgeisydd: Mr Bilgin Odemis</p> <p>Dim Gwrthwynebiad</p> <p>Alterations to shop front</p> <p>Location: 19, Abergele Road, Colwyn Bay, LL29 7RS</p> <p>Applicant: Mr Bilgin Odemis</p> <p>No Objection</p>
0/48672	D	<p>Cais ol-weithredol l gadw balconi yng nghefn y dreif presennol</p> <p>Safle: 19, Heenan Road, Old Colwyn, Colwyn Bay, LL29 9DP</p> <p>Ymgeisydd: Mr John McLinden</p> <p>Dim Gwrthwynebiad</p> <p>Retrospective application for retention of existing balcony to rear to existing driveway</p> <p>Location: 19, Heenan Road, Old Colwyn, Colwyn Bay, LL29 9DP</p> <p>Applicant: Mr John McLinden</p> <p>No Objection</p>
0/48675		<p>Ystafell ardd/hobiau arfaethedig</p> <p>Safle: 13, Glyn Avenue, Colwyn Bay, LL29 8RB</p> <p>Ymgeisydd: Mr Jonathan Lees</p> <p>Dim Gwrthwynebiad</p> <p>Proposed Garden/Hobby Room</p>

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		<p>Location: 13, Glyn Avenue, Colwyn Bay, LL29 8RB</p> <p>Applicant: Mr Jonathan Lees</p> <p>No Objection</p>
0/48689		<p>Cais am estyniad unllawr ar yr ochr ac addasiadau l'r portsh</p> <p>Safle: 15, Ffordd Triban, Upper Colwyn Bay, Colwyn Bay, LL28 5YY</p> <p>Ymgeisydd: Mr G Hickman</p> <p>Dim Gwrthwynebiad</p> <p>Proposed side storey extension and alterations to porch</p> <p>Location: 15, Ffordd Triban, Upper Colwyn Bay, Colwyn Bay, LL28 5YY</p> <p>Applicant: Mr G Hickman</p> <p>No Objection</p>
0/48690		<p>Newid defnydd rhan o'r adeilad o ddefnydd D2 i B1/B8</p> <p>Safle: Pump House, off Cysgod y Bryn , Rhos on Sea, LL28 4EW</p> <p>Ymgeisydd: Mr James Duncalf</p> <p>Dim Gwrthwynebiad</p> <p>Change of use of part of building from D2 tp B1/B8 use</p> <p>Location: Pump House, off Cysgod y Bryn , Rhos on Sea, LL28 4EW</p> <p>Applicant: Mr James Duncalf</p> <p>No Objection</p>