

**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 14<sup>th</sup> SEPTEMBER 2021**

**PRESENT:** Chairman: Cllr C Matthews  
Cllrs: G Baker, C Brockley, G Campbell, M Jones (Mayor), R Owen, T Pearson (Dep Mayor), M Tasker.

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

**159/21 Welcome and Apologies for Absence**

Apologies for absence were received from Cllrs S Price, S Ryder and M Worth.

**160/21 Declarations of Interest:**

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

**161/21 Minutes:**

***Resolved to approve and sign, as a correct record, the minutes of the last meeting, held on 24<sup>th</sup> August 2021.***

**162/21 Matters Arising from previous Minutes:**

**a) Min 137/21(c)(ii) – Pwllcrochan Conservation Area:** The Clerk submitted an email and appraisal report from Conwy CBC Planning Department. The appraisal report was dated from 2008 but did give some detailed information about the conservation area, including reference to various important view-points. It was agreed to retain the report, as it would be a good reference document when considering future developments and the impact they may have, e.g. on the character of the area and important views.

**b) Min 137/21(d) – Bus Shelters:**

- i) The Clerk submitted an updated list of shelters in the Town Council area from Conwy CBC, and it was agreed to add the new shelter near Coed Pella to the list for routine cleaning/maintenance.
- ii) The Clerk gave a verbal report on a recent meeting she had attended, along with Cllrs Matthews and Ryder, with the Bus Shelter Officer at Conwy CBC. A draft policy/procedures had been drawn to assist with considering/responding to any requests from the public for new shelters, which would ensure these are dealt with in a fair/transparent way.

***Resolved to recommend to Council that the Policy/Procedure for New Bus Shelter requests be adopted.***

**163/21 Conwy CBC:**

- a) **Temporary Traffic Regulation:** Members noted the temporary traffic regulation for Wynn Avenue, Old Colwyn from 27/10 – 02/11//21 (Electric Work).
- b) **Traffic Order:** Members noted the Traffic Order for A547 Abergele Road.
- c) **Street Naming:** Members noted the street naming proposal from Conwy CBC.
- d) **Rhos Promenade Improvements:** The Clerk submitted notice of a public consultation for the next phase of improvement works. It was noted that a full planning application would also be required, in due course.

***Resolved to defer this item to the next meeting for further discussion, queries or observations.***

**164/21 Noticeboard in Colwyn Avenue:**

The Clerk reported that, following receipt of an email from Cllr Campbell regarding vandalism at the noticeboard, she had visited the site. The Clerk showed pictures of the damage and also the poor condition of the noticeboard in general.

***Resolved to prioritise the noticeboard at Colwyn Avenue in the maintenance programme and to seek quotes for a replacement.***

**165/21 Awel y Mor Newsletter:**

The Clerk submitted the Newsletter from Awel y Mor, which was noted by members.

**166/21 Focus on Play:**

The Clerk submitted the Newsletter from Play for Wales, which was noted by members.

**167/21 Guide Dogs Cymru:**

The Clerk submitted, a letter from Cllr R Owen and asked members to note that a reply had been sent giving permission to put posters on the Town Council's Noticeboards.

**168/21 Planning:**

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

***Resolved to submit observations on these applications, as detailed in Schedule 'A' attached. Delegated authority was given to the Chair/Clerk to submit observations for Planning Application 0/48849 (TPO) at a later date, whilst further information was awaited from the Tree Warden.***

b) The Clerk submitted Planning Decisions, issued by CCBC from 26/07/21 – 05/09/2021, which were noted by members.

**c) Notice of Withdrawal:**

The Clerk, submitted, for information, a withdrawal notice for Planning Application 0/48663, which was noted by members.

**169/21 Licensing Applications :**

The Clerk submitted details of licensing applications logged by Conwy CBC for the Bay of Colwyn area for the period 23<sup>rd</sup> August to 27<sup>th</sup> August which was noted by members.

The meeting closed at 7.05 pm.

..... Chairman

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

**SCHEDULE A**

**14/09/2021**

Cyfeirnod/ Reference	LEFEL/ LEVEL	CAIS/APPLICATION
0/48816	D	<p>Addasu Atig  <b>Safle:</b> Belmont, Flat B, 8, Station Road, Old Colwyn, Colwyn Bay, LL29 9PW.  <b>Ymgeisydd:</b> Mr John Love  <b>Dim Gwrthwynebiad</b></p> <p>Proposed Loft Conversion  <b>Location:</b> Belmont, Flat B, 8, Station Road, Old Colwyn, Colwyn Bay, LL29 9PW.  <b>Applicant:</b> Mr John Love  <b>No Objections</b></p>
0/48819	D	<p>Estyniad arfaethedig I ystafell wely  <b>Safle:</b> Plas y Bryn Nursing Home, 31, Tan y Bryn Road, Rhos on Sea, LL28 4AD  <b>Ymgeisydd:</b> Rosewood Healthcare Group  <b>Dim Gwrthwynebiad</b></p> <p>Proposed bedroom extension  <b>Location:</b> Plas y Bryn Nursing Home, 31, Tan y Bryn Road, Rhos on Sea, LL28 4A  <b>Applicant:</b> Rosewood Healthcare Group  <b>No Objections</b></p>
0/48820	D	<p>Addasu ac ail-doi ystafell wydr bresennol gyda tho fflat newydd I gefn yr annedd bresennol  <b>Safle:</b> 63, Church Road, Rhos on Sea, LL28 4YS  <b>Ymgeisydd:</b> Mrs Becky Marklew  <b>Dim Gwrthwynebiad</b></p> <p>Alteration and re-roofing existing conservatory with new flat to rear of existing dwelling  <b>Location:</b> 63, Church Road, Rhos on Sea, LL28 4YS  <b>Applicant:</b> Mrs Becky Marklew  <b>No Objections</b></p>
0/48838		<p>Dymchwel strwythur presennol ac adeiladu 5 fflat ynghyd a mynedfa newydd I gerbydau (Amlinellol)  <b>Safle:</b> School Rooms Site, Elwy Road, Rhos on sea, Colwyn Bay, LL28 4SB  <b>Ymgeisydd:</b> Ms F Iqbal  <b>Gwrthwynebiad:</b>  <b>Gorddatblygiad o'r safle - mwy addas i 2 annedd</b>  <b>Materion yn ymwneud a phreifatrwydd i'r cyfagos oherwydd uchder yr adeilad arfaethedig .</b>  <b>Pryderon am le annigonol i barcio mor agos i gyffordd brysur</b>  Concerns over insufficient parking close to a busy junction  Demolition of existing structure and construction of 5 no apartments together with new vehicular access (outline)  <b>Location:</b> School Rooms Site, Elwy Road, Rhos on Sea, Colwyn Bay, LL28 4SB  <b>Applicant:</b> Ms F Iqbal  <b>Objection:</b>  <b>Overdevelopment of site - more suitable for 2 dwellings</b></p>

Cyfeirnod/ Reference	LEFEL/ LEVEL	CAIS/APPLICATION
		<p><b>Privacy issues due to height of proposed dwelling for neighbouring property</b>  <b>Concerns over insufficient parking close to a busy junction</b></p>
0/48849		<p>Torri un goeden a chodi corunau tair o goed  <b>Safle:</b> 19, Station Road, Old Colwyn, Colwyn Bay, LL29 9PW  <b>Ymgeisydd:</b> Rhys Jones  <b>Dim Gwrthwynebiad</b></p> <p>Remove 1 tree and crown lift 3 trees  <b>Location:</b> 19, Station Road, Old Colwyn, Colwyn Bay, LL29 9PW  <b>Applicant:</b> Rhys Jones  <b>No Objections</b></p>
0/48853		<p>Amrywio amod rhif 1 (Cynlluniau a Gymeradwywyd) yng nghaniatad cynllunio 0/47476 (Adeiladu 3 annedd 4 ystafell wely a mynedfa) I ganiatáu ar gyfer newidiadau i gynlluniau a gymeradwywyd  <b>Safle:</b> The Rowans, 29, Pen y Bryn Road, Upper Colwyn Bay, Colwyn Bay, LL29 6AG  <b>Ymgeisydd:</b> Mr John Jaap  <b>Dim Gwrthwynebiad</b></p> <p>Variation of condition no 1 (Approved Plans) of planning approval 0/47476 (Construction of 3 no. detached 4 bedroom dwellings and construction of means of access) to allow for amendments to approved plans  <b>Location:</b> The Rowans, 29, Pen y Bryn Road, Upper Colwyn Bay, Colwyn Bay, LL29 6AG  <b>Applicant:</b> Mr John Jaap  <b>No Objections</b></p>
0/48859		<p>Estyniad unllawr to fflat yng nghefn annedd bresennol  <b>Safle:</b> 23, Min y Don Avenue, Old Colwyn, Colwyn Bay, Conwy, LL29 9TA  <b>Ymgeisydd:</b> Mr Craig Wilson  <b>Dim Gwrthwynebiad</b></p> <p>Single Storey flat roofed extension to rear of existing dwelling  <b>Location:</b> 23, Min y Don Avenue, Old Colwyn, Colwyn Bay, Conwy, LL29 9TA  <b>Applicant:</b> Mr Craig Wilson  <b>No Objections</b></p>
0/48861		<p>Newid defnydd o ddsbarth A1 (Manwerthu) I Ddosbarth A2 (Gwasanaethau Ariannol a Phroffesiynol)  <b>Safle:</b> Unit B, Bay View Shopping Centre, Bay View Road, Colwyn Bay, LL29 8DG  <b>Ymgeisydd:</b> c/o Agent  <b>Roedd yr Aelodau'n gefnogol i ganolfan waith yn dilyn Covid-19, ond mae ganddynt bryderon byddai'r newid defnydd yn barhaus gan arwain at gollu uned adwerthu amlwg o bwys sydd wedi'i leoli'n ganolog. A gafodd lleoliadau eraill y tu allan i'r brif ardal adwerthu eu hystyried? - mae yna nifer o unedau gwag o gwmpas canol y dref. Os yw'r Swyddog Cynllunio o blaid rhoi caniatâd, a fyddai'n bosibl i roi amod bod y newid defnydd yn berthnasol i gefnogaeth yn dilyn y pandemig yn unig, a'i fod wedyn yn</b></p>

Cyfeirnod/ Reference	LEFEL/ LEVEL	CAIS/APPLICATION
		<p><b>dychwelyd i fod yn A1?</b> Change of use from Class A1(retail) to Class A2 (Financial and Professional Services) <b>Location:</b> Unit B, Bay View Shopping Centre, Bay View Road, Colwyn Bay, LL29 8DG <b>Applicant:</b> c/o Agent <b>Members were in support of a post Covid-19 job centre, but have concerns that the change of use would be permanent and a prominent, centrally located prime retail unit would be lost. Have other locations outside of prime retail space been considered – there are a number of empty units elsewhere in the town centre. If the Planning Officer is minded to grant permission, could a condition be attached that the change of use relates to post-pandemic support only, then reverts back to A1?</b></p>
0/48863		<p>Trawsnewid ty allan yn gartref gwyliau <b>Safle:</b> 398A, Abergele Road, Old Colwyn, Colwyn Bay, LL29 9PA <b>Ymgeisydd:</b> Mr Craig Marl <b>Trigolion cyfagos yn colli preifatrwydd a phryderon am yr effaith ar eiddo cyfagos oherwydd agosrwydd y cartref gwyliau at y ffin.</b> Conversion of outbuilding to holiday home <b>Location:</b> 398A, Abergele Road, Old Colwyn, Colwyn Bay, LL29 9PA <b>Applicant:</b> Mr Craig Marl <b>Objection</b> <b>Loss of privacy for neighbouring residents and concern over the impact to neighbouring properties due to the close proximity of the holiday home to the boundary.</b></p>
0/48864		<p>Dymchwel estyniad unllawr presennol yn y cefn a chodi estyniad unllawr newydd yn y cefn <b>Safle:</b> Endcliffe, 153, Conway Road, Colwyn Bay, LL29 7NA <b>Ymgeisydd:</b> Mr Joe Moore <b>Dim Gwrthwynebiad</b></p> <p>Demolition of existing single-storey rear extension and erection of new single-storey rear extension <b>Location:</b> Endcliffe, 153, Conway Road, Colwyn Bay, LL29 7NA <b>Applicant:</b> Mr Joe Moore <b>No Objections</b></p>
0/48865		<p>Dymchwel estyniad unllawr presennol yn y cefn a chodi estyniad unllawr newydd yn y cefn (Caniatad Adeilad Rhestredig) <b>Safle:</b> Endcliffe, 153, Conway Road, Colwyn Bay, LL29 7NA <b>Ymgeisydd:</b> Mr Joe Moore <b>Dim Gwrthwynebiad</b></p> <p>Demolition of existing single-storey rear extension and erection of new single-storey rear extension (Listed Building Consent) <b>Location:</b> Endcliffe, 153, Conway Road, Colwyn Bay, LL29 7NA <b>Applicant:</b> Mr Joe Moore <b>No objections</b></p>