

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 2nd NOVEMBER 2021

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

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

IN ATTENDANCE: A member of the public

233/21 Welcome and Apologies for Absence

Apologies for absence were received from Cllrs G Baker, T Pearson and M Tasker.

234/21 Declarations of Interest:

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

235/21 Minutes:

Resolved to approve and sign, as a correct record, the minutes of the last meeting, held on 5th October 2021.

236/21 Matters Arising from previous Minutes:

Min 213/21 – Colwyn Bay phase 2B Waterfront: The Clerk submitted a copy of the Town Council response to the consultation, following the recent presentation to Council, which was noted by members.

237/21 Conwy CBC:

- a) Temporary Traffic Regulation:** Members noted the temporary traffic regulation for Victoria Road to Albert Road, Old Colwyn for 14/11 (Remembrance Sunday Parade).
- b) Temporary Traffic Regulation:** Members noted that the temporary traffic regulation for Hesketh Road, Colwyn Bay from 01/11 – 02/11/21 had been withdrawn.

238/21 Awel y Mor:

The Clerk submitted the October Newsletter, for information, which was noted by members.

239/21 Safe Streets CCTV Consultation:

The Clerk submitted, for information, correspondence regarding the consultation with residents, which was noted by members.

240/21 Focus on Play:

The Clerk submitted, for information, the October Newsletter, which was noted by members.

241/21 Footpath Signs:

The Clerk submitted email correspondence about:

a) The condition of the footpath sign at Pen y Bryn Road, which it was noted had been forwarded to ERF, Conwy CBC.

Resolved to request that a response be chased.

b) The footpath sign at Glyn Farm Track. It had been established that the sign was not an official Council sign and that the landowner had the right to put a sign there, but obviously not use the Council logo. Unless rights of ways are registered, landowners have the right to close them. Cllr Brockley said that he would like to work with a local historian to start the process of registering this path as a right of way, but is aware it's a lengthy process. It was noted that Cllr Brockley would report back to a future meeting with any report on progress.

242/21 N&MWALC:

a) The Assistant Clerk reported that the Councillor who attended the zoom meeting on 22/10 could not take notes as the connection was too poor. The minutes of this meeting would be put on a future agenda for member's information.

b) Members noted the minutes from the meetings held in July and September, which were noted by members.

c) The Clerk submitted an email, regarding Colwyn Bay Station. It was noted that this response was in regard to an item considered by the Policy & Finance Committee, but had been added to this agenda for information.

243/21 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.

b) The Clerk submitted Planning Decisions, issued by CCBC from 04/10/21 – 31/10/2021, which were noted by members.

c) Members noted withdrawal notices for planning applications 0/48864 & 0/48865.

d) Planning Site Visit:

- i) Planning Application 0/48566 – 3-8, Bay View Road, Colwyn Bay: Cllr Matthews reported that there had been concerns about the demolition of the three buildings and the close proximity of the theatre at the rear of the plot. It was noted that this application was an agenda item for consideration on the next Conwy CBC Planning Committee.
- ii) Planning Application 0/48754 – 50, Llysfaen Road, Old Colwyn: Cllr Merrill Jones reported that concerns regarding the bin storage has been addressed.

e) Planning Aid Wales:

The Clerk requested that members notify the office if they wish to attend the networking event 'Place Making for a Thriving Welsh Language' on 25/11/2021.

f) Planning Application 0/48885 – Marine Drive:

The Clerk submitted an email from a representative of Conwy County Heritage Watch. It was noted by members that this application had already been considered by the Committee on 5/10 and our comments were submitted on 6/10 with the information available at the time. There was concern that the house would fall into disrepair if the developer cannot find a solution. The house had been on the market for 4 years and does not meet modern housing standards. A solution needs to be found, as it may not be viable to bring the house back into residential use. However, Members still felt that the historic building had architectural merit and should be saved, if possible.

Resolved to support the objections of Conwy County Heritage Watch and to oppose the demolition of the building.

g) Rydal Penrhos Development:

- i) The Clerk submitted a letter and email from the developers regarding the pre-application consultation. This item had been deferred at the last meeting to give members more time to look at the proposals in more detail. Members were concerned at the proposal of another large development in the conservation area and the combined/cumulative impact, given that 100+ houses had already been granted consent at the nearby Mary Bamber Site and consent had recently been granted to convert Hathaway house into 12 apartments. The distinctive character of the conservation area is underpinned by large detached dwellings and a significant amount of green open space, giving a number of important viewpoints up to the woodland and down to the coast. The proposed site is on high level ground at the very heart of the conservation area and would therefore have a detrimental impact on the character of the area and on a number of important viewpoints, as mentioned in the Conservation area statement. The site is not on an active travel route and had poor public transport links. Encouraging more car use would not be in accordance with current government policy on carbon reduction targets. Members also objected, in principle, to development on this greenfield site, due to the impact it will have on the local environment. This is in a greenfield

site within a Conservation area, which should provide additional protection, making this site unsuitable for development. The Committee had concerns about the inadequacy of the site to cope with the additional surface water drainage issues. Properties in this area frequently suffer from flooding during period of heavy rainfall, this will only worsen due to the impact of climate change. The loss of over 6 acres of open space to residential development will further impact on existing houses below the site and there is insufficient evidence that the proposed soakaways and drainage plans can fully mitigate against this. There have also been issues in the past with the culvert becoming blocked due to nearby trees/debris.

Resolved to write to the developer with the Council's concerns.

- ii) The Clerk submitted an email from Cllr G Campbell, concerning the historical aspect of the house to be demolished. Members noted the correspondence.

244/21 Licensing Applications :

The Clerk submitted details of licensing applications logged by Conwy CBC for the Bay of Colwyn area for the period 11th October to 15th October which was noted by members.

The meeting closed at 7.35 pm.

..... Chairman

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

02/11/2021

Cyfeirnod/ Reference	LEFEL/ LEVEL	CAIS/APPLICATION
0/48781	D	<p>Troi ty llety yn 12 fflat hunangynwysol i'w meddiannau gan oedolion, gyda chyfleusterau dydd intregredig ar gyfer byw a chymorth. Gosod ffenestri Newydd a gwneud addasiadau i waliau'r adeilad er mwyn gosod dau ddrws Newydd a dau agoriad ffnestr Newydd</p> <p>Safle: Hathaway, 45, Pwllcrochan Avenue, Colwyn Bay, LL29 7BW Ymgeisydd: 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 top include 2 no new entrance doors 2 no new window openings.</p> <p>Location: Hathaway, 45, Pwllcrochan Avenue, Colwyn Bay, LL29 7BW Applicant: Mrs Helen Shepherd Members noted this application had already been determined.</p>
0/48976	D	<p>Newid defnydd lloriau 1,2 a 3 o'r swyddfeydd presennol (B1) i fod yn 3 fflat (C3) gan gynnwys atgyweiriadau allanol i flaen y siop</p> <p>Safle: 22, Penrhyn Road, Colwyn Bay, LL29 8LG Ymgeisydd: Mr & Mrs A Moss & Mrs & Mrs R Gough Dim Gwrthwynebiad</p> <p>Change of use of 1st, 2nd and 3rd floor form existing offices (B1) to 3 no flats (C3) including external repairs to shopfront</p> <p>Location: 22, Penrhyn Road, Colwyn Bay, LL29 8LG Applicant: Mr & Mrs A Moss & Mrs & Mrs R Gough No Objections</p>
0/48979	D	<p>Estyniad ystafell wely un llawr bwriedig a decin newydd</p> <p>Safle: 28, Bryn Rhug, Upper Colwyn Bay, Colwyn Bay, LL29 6DP Ymgeisydd: Mr Adrian Wright Dim Gwrthwynebiad</p> <p>Proposed single storey bedroom extension & replacement decking</p> <p>Location: 28, Bryn Rhug, Upper Colwyn Bay, Colwyn Bay, LL29 6DP Applicant: Mr Adrian Wright No Objections</p>
0/48980	D	<p>Datblygiad preswyl ar gyfer codi annedd Newydd ynghyd a maes parcio cysylltiedig gan gynnwys cyfleusterau parcio uchwanegol oddi ar y stryd</p> <p>Safle: Tal y Wal Terrace, Tal y Wal, Old Colwyn, LL29 9AR Ymgeisydd: Mr H Arya-Manesh</p> <p>Residential development for the erection of 2 new dwellings together with associated parking including additional off-street parking</p> <p>Location: Tal y Wal Terrace, Tal y Wal, Old Colwyn, LL29 9AR Applicant: Mr H Arya-Manesh The Town Council objects to this application on the following grounds:</p> <ol style="list-style-type: none"> 1. Overdevelopment of the site 2. No/insufficient outside space for gardens or parking 3. Inadequate parking spaces – single track road with no provision for turning vehicles – no off-street parking in the immediate area

Cyfeirnod/ Reference	LEFEL/ LEVEL	CAIS/APPLICATION
		<p>4. Residents report past subsidence issues and safety concerns, due to sheer drop at back of properties If minded to approve, Members request a site visit is undertaken before the application is approved to see the issues raised</p>
0/48983	D	<p>Estyniad ac addasiadau arfaethedig Safle: 42, Gwynant, Old Colwyn, LL29 9NJ Ymgeisydd: Mr Chris Walsh Dim Gwrthwynebiad Proposed extension & Alterations Location: 42, Gwynant, Old Colwyn, LL29 9NJ Applicant: Mr Chris Walsh No Objections</p>
0/48991	PC	<p>Defnydd bwriedig o blaengwrt priffordd ar gyfer 10 bwrdd ac 20 cadair Safle: The Station, 1, Station Road, Colwyn Bay, LL29 8DP Ymgeisydd: Stone Gate Pub Group Dim Gwrthwynebiad Proposed use of highway forecourt to place 10 table and 20 chairs Location: The Station, 1, Station Road, Colwyn Bay, LL29 8DP Applicant: Stone Gate Pub Group No Objections</p>
0/48993	D	<p>Addasiadau ac ailwampio mewnol ac allanol bwriedig I dy tafarn presennol ynghyd a gasebo o fen ardal yr ardd/iard Safle: The Station, 1, Station Road, Colwyn Bay, LL29 8DP Ymgeisydd: Stone Gate Pub Group Dim Gwrthwynebiad Proposed internal and external alterations and refurbishment of existing public house, together with proposed gazebo within garden/yard area Location: The Station, 1, Station Road, Colwyn Bay, LL29 8DP Applicant: Stone Gate Pub Group No Objections</p>
0/48994	D	<p>Addasiadau ac ailwampio mewnol ac allanol bwriedig I dy tafarn presennol ynghyd a gasebo o fen ardal yr ardd/iard (Caniatad Adeilad Rhestredig) Safle: The Station, 1, Station Road, Colwyn Bay, LL29 8DP Ymgeisydd: Stone Gate Pub Group Dim Gwrthwynebiad Proposed internal and external alterations and refurbishment of existing public house, together with proposed gazebo within garden/yard area(Listed Building Consent) Location: The Station, 1, Station Road, Colwyn Bay, LL29 8DP Applicant: Stone Gate Pub Group No Objections</p>
0/48996	D	<p>Estyniad Balconi ac addasiadau Arfaethedig Safle: 4, Peulwys Road, Old Colwyn, LL29 9NU Ymgeisydd: Mr Matthew Morgan Dim Gwrthwynebiad Proposed Balcony Extension and Alterations Location: 4, Peulwys Road, Old Colwyn, LL29 9NU Applicant: Mr Matthew Morgan No Objections</p>

Cyfeirnod/ Reference	LEFEL/ LEVEL	CAIS/APPLICATION
0/49001	D	<p>Dileu 1 goeden fedwen a thocio 1 goeden fedwen. Tocio ail dyfiant o'r coed sy'n hongian drosodd o'r eiddo drws nesaf.</p> <p>Safle: 33, Hillside Road, Colwyn Bay, Conwy, LL29 7EP</p> <p>Ymgeisydd: Mr Jonathan Smedley</p> <p>Dim Gwrthwynebiad</p> <p>To remove 1 x Birch Tree and prune 1 x Birch Tree. Prune back secondary growth from trees overhanging from neighbouring property.</p> <p>Location: 33, Hillside Road, Colwyn Bay, Conwy, LL29 7EP</p> <p>Applicant: Mr Jonathan Smedley</p> <p>No Objections</p>
0/49011	D	<p>Amrywio amod rhif 1 (Cynlluniau a Gymeradwywyd) ac 11 (Defnyddiau a Gymeradwywyd) ar ganiatad cynllunio 0/44976 (Amrywio amod rhif 2 ar ganiatad cynllunio 0/43706 (Dymchwel un annedd ac adeiladu deuddeg o fflatiau) fel y gellir newid y cynlluniau a gyneradwywyd</p> <p>Safle: Odstone, 179, Marine Drive, Rhos on Sea, LL28 4LA</p> <p>Ymgeisydd: Madoc Developments Ltd</p> <p>Dim Gwrthwynebiad</p> <p>Variation of condition no 1 (Approved Plans) & 11 (Approved Materials) of planning approval 0/44976 (Variation of condition no 2 of planning approval 0/43706 (Demolition of 1 dwelling and the erection of 12 apartments) to allow for changes to approved plans.</p> <p>Location: Odstone, 179, Marine Drive, Rhos on Sea, LL28 4LA</p> <p>Applicant: Madoc Developments Ltd</p> <p>No Objections</p>
0/49013	D	<p>Estyniad unllawr arfaethedig l'r ochr ac addasiadau mewnol. (Lleihad o'r cais blaenorol)</p> <p>Safle: Rose Dale, 2, Rosemary Avenue, Colwyn Bay, LL29 7RA</p> <p>Ymgeisydd: B Owen</p> <p>Dim Gwrthwynebiad</p> <p>Proposed Single Storey Side Extension and Internal Modifications. (Reduction from previous application)</p> <p>Location: Rose Dale, 2, Rosemary Avenue, Colwyn Bay, LL29 7RA</p> <p>Applicant: B Owen</p> <p>No Objections</p>
0/49016	D	<p>Trawsnewid Atig ac Estyniad Dormer Arfaethedig</p> <p>Safle: 9, Maes Glas, Rhos on Sea, LL28 4AX</p> <p>Ymgeisydd: Mr & Mrs Wynne</p> <p>Dim Gwrthwynebiad</p> <p>Proposed Loft Conversion and Dormer Extension</p> <p>Location: 9, Maes Glas, Rhos on Sea, LL28 4AX</p> <p>Applicant: Mr & Mrs Wynne</p> <p>No Objections</p>
0/49018	D	<p>Dymchwael garej a chodi estyniad ochr 2 lawr</p> <p>Safle: 32, Wynn Avenue, Old Colwyn, LL29 9RF</p> <p>Ymgeisydd: Mr Steve Smith</p> <p>Dim Gwrthwynebiad</p> <p>Demolition of garage and erection of 2 storey side extension</p> <p>Location: 32, Wynn Avenue, Old Colwyn, LL29 9RF</p> <p>Applicant: Mr Steve Smith</p> <p>No Objections</p>

Cyfeirnod/ Reference	LEFEL/ LEVEL	CAIS/APPLICATION
0/49020	D	<p>Amrywio amod rhif 3 (Oriau Cyflenwi) caniatad cynllunio 0/47837 (Amrywio amod rhif 3 (Oriau cyflenwi) I ganiatau gallu cyflenwi rhwng 7.30 a 21.00 rhwng dydd Llun a dydd Sadwrn, a rhwng 8.00 i 21.00 ar dydd Sul, I barhau ar sail parhaol</p> <p>Safle: Aldi Supermarket, 394, Abergele Road, Old Colwyn, LL29 9LU</p> <p>Ymgeisydd: Bryn Richards</p> <p>Dim Gwrthwynebiad</p> <p>Variation of condition no 3 (Delivery hours) of planning approval 0/47837 (Variation of condition no 3 (Delivery hours) to allow for deliveries between 7.30 to 21.00 Monday to Saturday and 8.00 to 21.00 Sunday to continue on a permanent basis</p> <p>Location: Aldi Supermarket, 394, Abergele Road, Old Colwyn, LL29 9LU</p> <p>Applicant: Bryn Richards</p> <p>No Objections</p>
0/49026	D	<p>Estyniad to fflat unllawr yng ngefn yr eiddo cyfredol er mwyn darparu ty bach ac ystafell gawod ar gyfer pobl anabl</p> <p>Safle: Conifers Care Home, 9, Church Road, Rhos on Sea, LL28 4DJ</p> <p>Ymgeisydd: Mrs Bernadette Cloonan</p> <p>Dim Gwrthwynebiad</p> <p>Single Storey flat roof extension to rear of existing property to provide disability friendly WC & Shower room facility</p> <p>Location: Conifers Care Home, 9, Church Road, Rhos on Sea, LL28 4DJ</p> <p>Applicant: Mrs Bernadette Cloonan</p> <p>No Objections</p>
0/49049		<p>Trawsnewid atig arfaethedig gyda dormer ar y ochr</p> <p>Safle: 29, Elwy Road, Rhos on Sea, LL28 4SB</p> <p>Ymgeisydd: Mr & Mrs Archibald</p> <p>Dim Gwrthwynebiad</p> <p>Proposed loft conversion with side dormer</p> <p>Location: 29, Elwy Road, Rhos on Sea, LL28 4SB</p> <p>Applicant: Mr & Mrs Archibald</p> <p>No Objections</p>
0/49051		<p>Ail docio 3 coeden Lydanddail</p> <p>Safle: 5, Woodend Drive, Old Colwyn, LL29 9AA</p> <p>Ymgeisydd: Blake</p> <p>Dim Gwrthwynebiad</p> <p>To re-pollard 3 no. broadleaf trees</p> <p>Location: 5, Woodend Drive, Old Colwyn, LL29 9AA</p> <p>Applicant: Blake</p> <p>No Objections</p>
0/49052		<p>Tocio 1 binwydden yn ysgafn</p> <p>Safle: Tanllwyfan, 27, Tanllwyfan, Old Colwyn, LL29 9LQ</p> <p>Ymgeisydd: Dykes</p> <p>Dim Gwrthwynebiad</p> <p>To lightly prune 1 x pine tree</p> <p>Location: Tanllwyfan, 27, Tanllwyfan, Old Colwyn, LL29 9LQ</p> <p>Applicant: Dykes</p> <p>No Objections</p>

Cyfeirnod/ Reference	LEFEL/ LEVEL	CAIS/APPLICATION
0/49053		<p>Tocio 2 binwydden yn ysgafn Safle: 32, The Cloisters, Abbey Road, Rhos on Sea, LL28 4PW Ymgeisydd: O'Rourke Dim Gwrthwynebiad To lightly prune 2 x pine trees Location: 32, The Cloisters, Abbey Road, Rhos on Sea, LL28 4PW Applicant: O'Rourke No Objections</p>
0/49054		<p>Estyniad i annedd Safle: The Wren's Nest, 38, Lansdowne Road, Colwyn Bay, LL29 7YD Ymgeisydd: Mr Edwin Jesudason Dim Gwrthwynebiad Extension to dwelling Location: The Wren's Nest, 38, Lansdowne Road, Colwyn Bay, LL29 7YD Applicant: Mr Edwin Jesudason No Objections</p>
0/49055		<p>Estyniad i annedd (Caniatad Adeilad Rhestredig) Safle: The Wren's Nest, 38, Lansdowne Road, Colwyn Bay, LL29 7YD Ymgeisydd: Mr Edwin Jesudason Dim Gwrthwynebiad Extension to dwelling (Listed Building Consent) Location: The Wren's Nest, 38, Lansdowne Road, Colwyn Bay, LL29 7YD Applicant: Mr Edwin Jesudason No Objections</p>