

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 1st FEBRUARY 2022

PRESENT: Chairman: C Matthews
Cllrs: G Baker, M Jones (Town Mayor), J Pearson, T Pearson, S Price, M Tasker, and M Worth

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

322/21 Welcome and Apologies for Absence:

The Chair welcomed all members to the meeting. Apologies for absence were received from Cllrs: C Brockley, R Owen and S Ryder.

323/21 Declarations of Interest:

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

324/21 Minutes:

Resolved to approve and sign, as a correct record, the minutes of the last meeting, held on 11th January 2022.

325/21 Matters Arising from the Minutes:

a) Min 300/21(a) – Noticeboards:

- i) The Assistant Clerk updated members, informing them that the community noticeboards for Colwyn Avenue, Rhos on Sea and Central Colwyn Bay will be installed as soon as possible.
- ii) The Clerk updated members on progress with the Digital Noticeboards. A Planning application had been submitted for all 4 locations, following the response to the pre-planning enquiry. The Planning Committee are meeting next week and this application will be included on the agenda for that meeting, as the Planning Officer is aware of the Welsh Government's funding deadlines. Highways had raised a concern with the Noticeboard in Old Colwyn, due to it facing oncoming traffic (for safety reasons), but confirmation has been received that it can be turned 90 degrees so that it faces the Co-op store. If Planning Permission is granted, then ground works will commence during w/c 21/2. The funding partners logos will go on the plinths of the two Colwyn Bay screens and the Town Council logo and contact information will be included (within a notice) on all four of the Noticeboards. Staff will undergo training for the content management software and it is intended that content will change monthly. An editorial group will need to be set up to manage the content. In answer to a question from a member, the Clerk confirmed the wooden community noticeboards would remain, for the foreseeable future.

326/21 Conwy and Denbighshire Public Health Board:

The Clerk submitted, for information, an email regarding a survey about the draft updated Well-Being plan. Members were asked to complete it individually using the link in the email.

327/21 N&MWALC:

Members noted the minutes of the Quarterly Meeting, held on 21st January 2022. Cllr G Baker had attended the meeting and confirmed that it had been announced that Councillor basic payments would not need to be made through payroll and taxed in the future. The Clerk welcomed this news and had requested written confirmation to confirm when this will come into force (this is still awaited). Cllr Baker also informed Members that the new train rollout would take longer than initially expected, due to technical issues regarding the compatibility of the new carriages with existing trains.

328/21 Planning:

a) Planning Applications

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

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

- ii) The Clerk submitted an email from a resident regarding planning application 0/49306, which members took into consideration when considering the item.

- b) The Clerk submitted Planning Decisions, issued by CCBC from 13/12/21 – 09/01/2022, which were noted by members.**

329/21 Licensing Applications:

The Clerk submitted Licensing applications, issued by CCBC, which were noted by members

The meeting closed at 7.40 pm.

..... Chairman

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

01/02/2022

Cyfeirnod/ Reference	LEFEL/ LEVEL	CAIS/APPLICATION
0/49243 Cynlluniau diwygiedig /gwybodaeth ychwanegol Amended plans/additional information	D	<p>Amrywio amodau 2 a 4 chymeradwyo amod 5 (cynllun gwella Bioamrywiaeth) caniatad cynllunio 0/48505 (Newid defnydd Arfaethedig Lloriau Uchaf I 9 Annedd a Gwaith Cysylltiol ac Addasiadau) I ganiatau ar gyfer cynlluniau gwydro diwygiedig a chymeradwyo amod 5</p> <p>Safle: 40, Conway Road, Colwyn Bay, LL29 7HU Ymgeisydd: Mr Nicholas Rowland and Mr Jonathan Rowland Dim Gwrthwynebiad Variation of conditions 2 & 4 and approval of condition 5 (Biodiversity enhancement scheme) of Planning Consent 0/48505 (proposed change of use of upper floors into 9 no dwellings and associated works & Alterations) to allow for amended glazing plans and approval of condition 5</p> <p>Location: 40, Conway Road, Colwyn Bay, LL29 7HU Applicant: Mr Nicholas Rowland & Mr Jonathan Rowland</p> <p>No objection</p>
0/49283	D	<p>Estyniad ochr arfaethedig Safle: 54, Cherry Tree Lane, Upper Colwyn Bay, LL28 5YH Ymgeisydd: Miss Sarah Fountain Dim Gwrthwynebiad Proposed side extension</p> <p>Location: 54, Cherry Tree Lane, Upper Colwyn Bay, LL28 5YH Applicant: Miss Sarah Fountain</p> <p>No objection</p>
0/49288	D	<p>Estyniad i'r to dormer uwchben yr ystafell sydd eisoes ar y llawr cyntaf Safle: 5, Ael y Broch, Upper Colwyn Bay, Colwyn Bay, LL29 6DX Ymgeisydd: Mr Michael Thompson Dim Gwrthwynebiad Dormer roof extension above existing first floor room</p> <p>Location: 5, Ael y Broch, Upper Colwyn Bay, Colwyn Bay, LL29 6DX Applicant: Mr Michael Thompson</p> <p>No objection</p>
0/49292	D	<p>Estyniad ochr dau lawr arfaethedig, ar gyfer darparu rhandy hunangynhaliol I annedd Safle: 77, Llysfaen Road, Old Colwyn, LL29 9HH Ymgeisydd: Lloyd</p> <p>Dim Gwrthwynebiad Proposed two storey side extension for the provision of self-contained annex to dwelling</p> <p>Location: 77, Llysfaen Road, Old Colwyn, LL29 9HH Applicant: Lloyd</p> <p>No objection</p>
0/49294	D	<p>Newid defnydd o B1 – Masnachol i C3 – Preswyl ar gyfer unedau/Fflatiau 2 ystafell wely 'Cynaliadwy' Arfaethedig</p> <p>Safle: 21A, Grove Road, Colwyn Bay, LL29 8ER</p>

		<p>Ymgeisydd: Rolston Developments LTD</p> <p>Mae'r Cyngor Tref yn ategu gwrthwynebiadau Gwarchod y Cyhoedd CBS Conwy a thrigolion lleol. Mae yna faterion pwysig o ran diogelwch wrth ddianc rhag dan mewn achos o argyfwng ar y llawr cyntaf. Hefyd mae diffyg golau naturiol mewn nifer o ystafelloedd ynghyd a materion yn ymwneud a phreifatrwydd. Mae yna anghysonderau gyda'r planiau (fffenestri / drysau patio). Mae'r Cyngor Tref wedi dod i'r casgliad nad yw'r safle bychan / cyfyngedig hon yn addas i'w drosi i fod yn ddatblygiad preswyl o'r fath hwn / y raddfa hon.</p> <p>Change of use from B1 – Commercial to C3 – Residential for Proposed 'Sustainable' 2 bed units/Apartments</p> <p>Location: 21A, Grove Road, Colwyn Bay, LL29 8ER Applicant: Rolston Developments LTD</p> <p>Objections</p> <p>The Town Council supports the objections from Conwy CBC Public Protection and neighbouring residents. There are serious safety issues with regards to means of escape from the first floor, in case of any emergencies. There is also lack of natural light in several of the rooms and privacy issues. There are irregularities with the plans (window/patio doors). The Town Council concludes this small/restricted plot is not suitable for conversion to a residential development of this type/scale.</p>
0/49296	D	<p>Torri dwy o dderi bychain, un sycamorwydden ac un binwydden, a thocio pedair o dderi, un sycamorwydden ac yn ywen</p> <p>Safle: Oakwood House, 10, Kings Oak, Colwyn Bay, LL29 6AJ</p> <p>Ymgeisydd: Rhys Jones</p> <p>Mae'r Cyngor Tref yn gofyn bod y ddau dderw bychan yn cael eu cadw ac yn cael eu hail-leoli mewn man arall ar y safle, ond nid oes gwrthwynebiad i dorri / tocio'r coed eraill.</p> <p>To remove 2 x small oak, 1 x Sycamore & x pine and to prune a x Oak, 1 x sycamore & 1 x Yew</p> <p>Location: Oakwood House, 10, Kings Oak, Colwyn Bay, LL29 6AJ</p> <p>Applicant: Rhys Jones</p> <p>The Town Council requests that the 2 small Oak trees be retained and re-sited elsewhere on the property, but have no objections to the other trees being removed/pruned.</p>
0/49297	D	<p>Gosod atodiad pren hunangynhwysol un llawr yn lle'r ty haf pren I gael ei ddefnyddio gan aelodau'r Teulu a fynd yn ymweld</p> <p>Safle: Flat 3, 1, Norton Road, Rhos on Sea, LL28 4TH</p> <p>Ymgeisydd: Mrs E Holliday</p> <p>Mae gan y Cyngor Tref pryderon am addasrwydd y llain hon o ardd ar gyfer defnydd preswyl oherwydd yr effaith posibl ar fwynhad tawel yr eiddo / gerddi cyfagos. Os roddir caniatâd, rydym yn gofyn am amod bod yr anecs yn cael ei ddefnyddio fel llety dros dro / gorlif mewn cysylltiad â'r prif</p>

		<p>annedd preswyl ac nid fel llety ar wahân neu lety gwyliau</p> <p>Replacement of timber summer house with self contained single storey timber annex to be used by visiting family members</p> <p>Location: Flat 3, 1, Norton Road, Rhos on Sea, LL28 4TH</p> <p>Applicant: Mrs E Holliday</p> <p>The Town Council has some concerns about the suitability of this garden plot for residential use, due to the potential impact on the quiet enjoyment of neighbouring properties/gardens. If consent is to be given, we request that a condition be imposed that the annex can only be used as temporary/overflow accommodation in connection with the main residential dwelling and not as separate accommodation, or holiday let.</p>
0/49298	D	<p>Teneuo 4 ffawydden, 1 dderwen, 1 gelynnen, 1 helygen a 2 fedwen, bon-docio 1 helygen a thynnu un helygen</p> <p>Safle: Applegarth, 32, Kings Road, Colwyn Bay, LL29 7YH</p> <p>Ymgeisydd: Rhys Jones</p> <p>Dim Gwrthwynebiad</p> <p>To reduce 4 x beech, 1 x Oak, 1 x holly, 1 x willow & 2 x birch, pollard i x willow and remove 1 x willow</p> <p>Location: Applegarth, 32, Kings Road, Colwyn Bay, LL29 7YH</p> <p>Applicant: Rhys Jones</p> <p>No objections</p>
0/49306	PC	<p>Mae datblygiad arfaethedig Cam 2B Bae Colwyn yn rhan o amddiffynfeydd rhag llifogydd a gwelliannau parth cyhoeddus ehangach Bae Colwyn. Mae modd rhannu'r datblygiad arfaethedig yn dair agwedd wahanol: gwaith arfordirol, gwelliannau l barth cyhoeddus y promenad a gwaith tirlunio. Mae'r cynllun yn cynnwys gwelliannau l amddiffynfeydd arfordirol yr ardal ynghyd a gwaith adfywio cysylltiedig ar y promenad</p> <p>Safle: Traeth a Phromenad Bae Colwyn rhwng Gorsaf Bae Colwyn ac Abbey Road</p> <p>Ymgeisydd: Benjamin Poulter</p> <p>Mae'r Cyngor Tref yn cefnogi'r gwelliannau i'r glannau mewn egwyddor, ond mae ganddo'r pryderon canlynol ynglŷn â'r cynigion a gyflwynwyd (mynegwyd llawer ohonynt yn ein sylwadau ar yr ymgynghoriad cyn gwneud cais):</p> <ol style="list-style-type: none"> 1. Mae'r Cyngor Tref, ar ran y trigolion lleol, yn gofyn am gadarnhad bod strwythur / adeiledd Cob y Cayley yn ddigon cryf i gymryd y cynnydd a ragwelir ym mhwyau'r traffig trwodd. Pan gafodd ei adeiladu, tua 100+ mlynedd yn ôl, ni ellid bod wedi rhagweld y lefel hon o draffig. 2. Mae angen i gynllun y ffordd arfaethedig fod yn gliriach. Mae'n ymddangos bod y cynlluniau'n dangos y bydd mwyafrif y traffig trwodd i'r ddau gyfeiriad yn cael ei ddargyfeirio i fyny a thros Bromenâd Cayley. Mae angen rhoi blaenoriaeth i draffig sy'n teithio tua'r de / dwyrain i barhau ar hyd y promenad, yn hytrach na thros Cob Cayley, er mwyn lleihau effaith y traffig ychwanegol ar y

strydoedd preswyl yn yr ardal honno.

3. Ymddengys bydd angen goleuadau traffig neu gylchfan fechan ar y gyffordd rhwng Ffordd Whitehall a Chob Cayley. Mae pryderon am dagfeydd ac ansawdd aer os oes traffig yn sefyll wrth ddynesu at y gyffordd hon a hefyd pryderon am yr effaith y byddai hyn yn ei gael ar ffyrdd cyfagos.
4. Mae pryderon yn parhau am yr ansicrwydd ynghylch cyllid ar gyfer y ciosgau newydd ac mae'r Cyngor yn gofyn am amod na chaiff y ddau giosg presennol eu cau / dymchwel nes bod cyllid wedi'i nodi a'r dyluniadau / lleoliadau wedi'u cymeradwyo ar gyfer y ciosgau newydd, a ddylai hefyd gynnwys cyfleusterau toiledau cyhoeddus.
5. Mae angen croesfan i gerddwyr ar Gob y Cayley, oherwydd y cynnydd a ragwelir mewn traffig.
6. A wnaed unrhyw asesiad traffig i fesur effaith bosibl y cynllun ffordd ddiwygiedig a maint y traffig a ragwelir ar y ffyrdd cyfagos? Os felly, mae angen rhannu hwn. Os na, byddai hyn yn ddefnyddiol i ddeall yr effaith bosibl ac ystyried mesurau lliniaru pellach.

The Colwyn Bay Phase 2B proposed development forms part of the wider Colwyn Bay flood defence and public realm improvements. The proposed development can be split into three distinct aspects: Coastal Works, Public Realm Promenade improvements and landscaping works. The scheme comprises improvements to the coastal defences in this area along with associated promenade regeneration

Location: Beach and Promenade at Colwyn Bay between Colwyn Bay Station and Abbey Road

Applicant: Benjamin Poulter

The Town Council Supports the waterfront improvements, in principle, but has the following concerns regarding the proposals submitted (many of which were expressed in our comments on the pre-application consultation):

1. The Town Council, on behalf of local residents, requests confirmation that the structure/construction of the Cayley Embankment is strong enough to take the anticipated increase in weight of through traffic. When it was built, some 100+ years ago, this level of traffic could not have been anticipated.
2. The proposed road layout needs to be clearer. The plans appear to show that the majority of through traffic in both directions will be diverted up and over the Cayley Promenade. Priority needs to be given to south/eastbound traffic to continue along the promenade, rather than over the Cayley Embankment, to reduce the impact of the additional traffic on the residential streets in that area
3. There would appear to be a need for traffic lights or a mini roundabout at the junction between Whitehall Road and the Cayley

		<p>Embankment. There are concerns about congestion and air quality if there is standing traffic at the approach to this junction and also concerns about the impact this would have on neighbouring roads.</p> <p>4. Concerns remain about the uncertainty of funding for the replacement kiosks and the Council requests that a condition be imposed that the two existing kiosks are not closed/demolished until funding has been identified and the designs/locations have been approved for the replacement kiosks, which should also include public toilet facilities.</p> <p>5. There is need for a pedestrian crossing on the Cayley Embankment, due to the anticipated increase in traffic.</p> <p>6. Has any traffic assessment been done to measure the potential impact of the amended road layout and volume of anticipated traffic on the neighbouring roads? If so, this needs to be shared. If not, this would be helpful to understand the potential impact and consider further mitigation measures.</p>
0/49307	D	<p>Llochesi coed newydd a goleuadau garlant ar byst</p> <p>Safle: The Marine Hotel, 236, Abergele Road, Old Colwyn, LL29 9YH</p> <p>Ymgeisydd: Stonegate Group</p> <p>Dim Gwrthwynebiad New timber shelters & festoon lights on posts</p> <p>Location: The Marine Hotel, 236, Abergele Road, Old Colwyn, LL29 9YH</p> <p>Applicant: Stonegate Group</p> <p>No objection</p>
0/49316		<p>Trosi dau fflat yn ol l'w ffurf wreiddiol o dy par o'r 1930au</p> <p>Safle: 20, Heenan Road, Old Colwyn, LL29 9DR</p> <p>Ymgeisydd: Mr Gareth Griffith</p> <p>Dim Gwrthwynebiad To convert two flats back into its original form of a 1930's semi detached dwelling</p> <p>Location: 20, Heenan Road, Old Colwyn, LL29 9DR</p> <p>Applicant: Mr Gareth Griffith</p> <p>No objection</p>
0/49326		<p>Pedwar o sgriniau arddangos awyr agored QLED FHD Nit 55" tenau iawn wedi'u gosod ar blinthiau</p> <p>Safle: Pavement in front of Co-op, Road, Old Colwyn, Bay View Centre Entrance, Underpass Colwyn Bay & Rhos on Sea Promenade</p> <p>Ymgeisydd: Ms Tina Earley</p> <p>Dim sylwadau – Y Cyngor Tref yw'r ymgeisydd.</p> <p>Four plinth mounted 55" ultra-slim outdoor Nit QLED FHD display screens</p>

		<p>Location: Pavement in front of Co-op, Road, Old Colwyn, Bay View Centre Entrance, Underpass Colwyn Bay & Rhos on Sea Promenade</p> <p>Applicant: Ms Tina Earley</p> <p>No comments – the Town Council is the applicant.</p>
0/49337		<p>Cael gwared ar aildyfiant o 5 coeden llydanddail a dociwyd yn flaenorol</p> <p>Safle: 1, Coed Pella Road, Colwyn Bay, LL29 7AT</p> <p>Ymgeisydd: Mr Mark Blissitt</p> <p>Dim Gwrthwynebiad To remove regrowth from 5 no. previously pruned broadleaf trees</p> <p>Location: 1, Coed Pella Road, Colwyn Bay, LL29 7AT</p> <p>Applicant: Mr Mark Blissitt</p> <p>No objection</p>
0/49340		<p>Cael gwared ar 1 x cypreswydden</p> <p>Safle: Colwyn Bay Total Orthodontics</p> <p>Ymgeisydd: Colwyn Bay Total Orthodontics</p> <p>Dim Gwrthwynebiad To remove 1 x cypress tree</p> <p>Location: Colwyn Bay Total Orthodontics</p> <p>Applicant: Colwyn Bay Total Orthodontics</p> <p>No objection</p>