

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 15th MARCH 2022

PRESENT: Chairman: C Matthews
Cllrs: C Brockley, M Jones (Town Mayor), R Owen, J Pearson, T Pearson, S Price, S Ryder, M Tasker, and M Worth

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

397/21 Welcome and Apologies for Absence:

The Chair welcomed all members to the meeting. Apologies for absence were received from Cllr G Baker.

398/21 Declarations of Interest:

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

399/21 Minutes:

- a) *Resolved to approve and sign, as a correct record, the minutes of the last meeting, held on 22nd February 2022.*
- b) *Resolved to note the minutes of the Christmas Lights Sub-Committee held on 23^d February 2022.*

400/21 Matters Arising from the Minutes:

a) Min 368/21(a) – Noticeboards:

- i) The Assistant Clerk updated members, informing them that she had been in contact with the Joiner and that the community noticeboards for Colwyn Avenue, Rhos on Sea and Central Colwyn Bay have both been installed. Pictures were shown and have also been posted on community information sites on social media.
- ii) Members noted that the backboard at the noticeboard in the Town Hall needed replacing. The joiner would be contacted once staff were back in the office in April.
- iii) The Clerk updated members on progress with the Digital Noticeboards. Delivery had been delayed due to shipping issues but would hopefully be installed in the next two weeks. Town Council Staff had Canva training last week, to assist with producing in-house posters and notices. Information about using the noticeboards is in the public domain, so we are expecting enquiries to start coming in.

401/21 Conwy CBC:

- a) **Bus Shelters:** Members received and noted an email from Conwy CBC regarding the budget left for bus shelters. Members were asked to look in their wards to consider if any shelters needed maintenance or replacing. A list of all locations

would be circulated. The Clerk reminded members that if a new shelter was needed, that there was a scoring system in place to consider priority.

Resolved to send Town Council members the bus location list and to ask them to check in their wards for any bus shelters that might need maintenance or replacing.

402/21 Traffic Wales:

The Clerk submitted a notification detailing structural works being undertaken by Network Rail from 14/3 to 16/3 at the Tan Lan Overbridge. Members noted the correspondence.

403/21 Benthg Cymru, Wales' Library of Things:

The Clerk submitted information regarding the scheme and asked members to note that a meeting was being set up by GWIL on Tuesday 29th March. Members were asked to request the zoom link if they wished to attend.

404/21 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.

- b) The Clerk submitted Planning Decisions, issued by CCBC from 07/02/22 – 06/03/2022, which were noted by members.

- c) Site Visit: Cllr C Matthews explained to the members that he had attended but as the meeting location had been too vague, he did not go to the right place. The Clerk asked members, in future, to check the location if not clear on the Site Visit Notice. We will also inform Conwy CBC that a representative is attending, so they are aware.

405/21 Licensing Applications:

Licensing Applications were submitted for the period up to 11th March which were noted by members.

406/21 Additional Correspondence:

- a) Distinguished Gentlemen's Ride:** To receive, for information, a copy of an email to Harbour Master asking for permission to park their bikes at Porth Eirias from 12.45 – 13.30 on Sunday 22nd May 2022 for their annual event. The email was noted by members.

- b) Ukraine Refugee Crisis:** To receive, for information, a copy of an email from the Welsh Government to Local Authorities about welcoming refugees and asylum seekers and providing safe, secure accommodation. The email was noted by members.

The meeting closed at 7.10pm.

..... Chairman

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

15/03/2022

Cyfeirnod/ Reference	LEFEL/ LEVEL	CAIS/APPLICATION
0/48633		<p>Amrywio amod rhif 1 (Cynlluniau a Gymeradwywyd) caniatad cynllunio 0/45161)Cymeradwyo materon a gadwyd yn ol o ran caniatad cynllunio amlinellol 0/42351 (Datblygiad tir gyferbyn a Bryn Rodyn (Ffordd Dolwen) (Hen Golwyn ar gyfer tai preswyl (Caniatad Cynllunio Amlinellol)(Cam 1)</p> <p>Safle: Land at Dolwen Road, Dolwen Road, Old Colwyn, Colwyn Bay, LL29 8UP Ymgeisydd: Mr Phil Hargreaves Gwrthwynebiadau: Mae'n ymddangos o'r cynlluniau / lluniau a gyflwynwyd fod y maes chwarae wedi ei adeiladu ar lefel tir uwch (tua 2.5m yng nghanol y maes chwarae) na'r hyn a ganiatwyd yn wreiddiol (gan edrych ar y cyfuchliniau a'r croestoriadau a gyflwynwyd dan gyf: 0/45161), yn ôl pob tebyg oherwydd ail-broffilio'r tir fel rhan o'r gwaith adeiladu. Mae lefel y tir uwch yma wedi arwain at yr angen am newidiadau i lwybr y llwybr troed, er mwyn darparu ar gyfer y cynnydd yn y graddiant, heb risiau, ond mae hefyd wedi cael effaith andwyol ar eiddo cyfagos, oherwydd ei lefel uwch. Mae'r Cyngor Tref yn ategu pryderon trigolion yr eiddo cyfagos, sydd wedi dioddef effaith andwyol ar heddwch a mwynhad eu heiddo eu hunain o ganlyniad i'r cynnydd yn uchder tir y maes chwarae. Mae'r Cyngor Tref felly yn gwrthwynebu'r cais am ganiatâd ôl-weithredol ar gyfer lleoliad / uchder diwygiedig y maes chwarae ac yn ystyried nad yw'r cynnig o blannu ychwanegol a gynigir ar hyd y ffin ogleddol yn ddigonol i liniaru yn erbyn hyn.</p> <p>Variation of Condition no 1(Approval plans) of planning approval 0/45161 (Approval of matters reserved in respect of outline planning permission 0/42351 (Phase 1)</p> <p>Location: Land at Dolwen Road, Dolwen Road, Old Colwyn, Colwyn Bay, LL29 8UP Applicant: Mr Phil Hargreaves Objections: It would appear from the plans/drawings provided that the playground has been built at a higher land level (of approx. 2.5m at the centre of the playground) than that originally approved (looking at the contours and cross sections provided under ref: 0/45161), presumably due to the re-profiling of the land as part of the construction works. This higher land level has resulted in the need for changes to the route of the footpath, to accommodate the greater rise in gradient, without steps, but has also had an adverse impact on neighbouring properties, due to its raised level. The Town Council upholds the concerns of the existing residents of neighbouring properties, who have suffered an adverse impact on the peace and enjoyment of their own properties as a result of the increased ground height of the playground. The Town Council therefore objects to the application for retrospective permission for the amended location/height of the playground and considers the offer of additional planting proposed along the northern boundary to be insufficient to mitigate against this.</p>

0/49411	D	<p>Llawr gwaelod – newid defnydd o ddosbarth defnydd A1 (siop trin gwallt) i ddosbarth defnydd D1 (clinig deintyddol). Llawr Cyntaf – Newid defnydd o ddosbarth defnydd C3 (a) ddosbarth defnydd D1 (Clinig deintyddol. Tynnu blaen y siop a’l ddisodli gyda ffrynt newydd l’r clinig deintyddol.</p> <p>Safle: 129-131, Conway Road, Colwyn Bay, LL29 7LS.</p> <p>Ymgeisydd: Dr Jaffri</p> <p>Gwrthwynebiadau: Mae’r Cyngor Tref wedi nodi pryderon y Bwrdd Iechyd am y prinder manau parcio ceir ar y safle a’r effaith posibl ar y parcio cyfyngedig yn y ganolfan feddygol gerllaw, ac mae felly’n gwrthwynebu’r newid defnydd arfaethedig ar y safle hwn</p> <p>Ground Floor - Change of use from class A1 (Hairdresser) to use class D1 (dental clinic). First floor – change of use from use class C3 (a) to use class D1 (dental clinic). Removal of shop frontage and replacement with new frontage to dental clinic.</p> <p>Location: 129-131, Conway Road, Colwyn Bay, LL29 7LS.</p> <p>Applicant: Dr Jaffri</p> <p>Objections: The Town Council notes the concerns of the Health Board, due to the lack of car parking at the site and the potential impact on the limited parking at the nearby medical centre, and therefore objects to the proposed change of use at this site.</p>
0/49416	D	<p>Gosod ardal gegin fach ac en-suite i gynnal annibynniaeth, diogelwch a chyfnodau seibant ond gyda’r gallu i letya Teulu a ffrindiau hefyd l’r ty haf presennol</p> <p>Safle: 169, Llanelian Road, Old Colwyn, Colwyn Bay, LL29 8UW</p> <p>Ymgeisydd: Mr Tony Hughes</p> <p>Dim Gwrthwynebiad</p> <p>Installation of a small kitchen and en-suite to maintain independence, safety and respite periods notwithstanding the ability to accommodate family and friends to existing summer house/annex.</p> <p>Location: 169, Llanelian Road, Old Colwyn, Colwyn Bay, LL29 8UW</p> <p>Applicant: Mr Tony Hughes</p> <p>No Objection</p>
0/49444	D	<p>Y cynnig ar gyfer anecs un llawr o fewn ardd gefn yr eiddo sy’n bodoli</p> <p>Safle: 22, Ebberston Road East, Rhos on Sea, LL28 4DR</p> <p>Ymgeisydd: Mr & Mrs Owen</p> <p>Dim Gwrthwynebiad</p> <p>The Proposal is for a single-storey annex within the rear garden area of the existing property.</p> <p>Location: 22, Ebberston Road East, Rhos on Sea, LL28 4DR</p> <p>Applicant: Mr & Mrs Owen</p> <p>No objection</p>
0/49449	D	<p>Bwriad i drosi garej bresennol i greu lle y gellir byw ynddo yn ogystal ag estyniad un llawr l’r ochr i greu storfa allanol ac ymestyn y Rhodfa bresennol i greu lle parcio.</p> <p>Safle: 62, Cherry Tree Lane, Upper Colwyn Bay, Colwyn Bay, LL28 5YH</p> <p>Ymgeisydd: Mr Chris Thompson</p> <p>Dim Gwrthwynebiad</p>

		<p>Proposed conversion of existing garage to habitable space plus single storey side extension to create external store and extension to existing driveway to create replacement parking space</p> <p>Location: 62, Cherry Tree Lane, Upper Colwyn Bay, Colwyn Bay, LL28 5YH</p> <p>Applicant: Mr Chris Thompson</p> <p>No Objection</p>
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