

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 14TH JUNE 2022

PRESENT: Chairman: C Brockley
Cllrs, J Higgins, L Kennedy, T Maclean, B Madden, C Matthews (Town Mayor), J Nuttall, R Owen, S Price, S Ryder, and D Wilkins.

OFFICERS: Tina Earley, Clerk
R Dudley, Assistant Clerk

Members of the Public: Several members of the public were in attendance.

65/22 Welcome and Apologies for Absence:

The Chair, Cllr C Brockley welcomed all members to the meeting. It was noted that no apologies for absence had been received.

66/22 Declarations of Interest:

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

67/22 Minutes:

Resolved to approve and sign, as a correct record, the minutes of the last meeting, held on 24th May 2022.

68/22 Planning Application 0/49674 & 0/49675 (Public Participation):

The Chairman agreed to bring this item forward in the agenda, as part of the public participation session.

Due to their appointment to the Conwy CBC Planning Committee, Cllrs Nuttall and Price retired from the meeting whilst this item was being discussed.

The Chair gave a brief summary of the application and went through the submissions. He explained that some of the objections were not material planning issues, such as the value of surrounding properties.

Flooding was a huge concern and it was felt that the soak-ways would not sufficiently mitigate the problem. The issue of surface water flooding was not adequately addressed in the flood risk report. Videos of previous flooding in the vicinity of the site had been circulated to members in advance of the meeting.

Members acknowledged that there is a need for more affordable housing for local people in the area, but it was felt that the type of housing proposed would not address the issue sufficiently to warrant permitting development of a greenfield site within a conservation area.

The Committee were concerned about the removal of mature trees and the Japanese Knotweed issue and felt that an Arboriculturist report should be requested to cover this.

Traffic collisions reported were not correct according to the Crash website. The area has had 23 incidents, not just the 3 or 4 reported.

The Chair then invited the members of the public to address the Committee with any other concerns that they may have. The issues/concerns raised by members of the public are summarised as follows:

The developer's statement on trees does not match the mapping. The Japanese Knotweed is a serious issue, especially near water and will spread through all the surrounding properties.

The development was too large for a conservation area and a 2007 appraisal report, stated that the land to the North East of Rydal had been designated as important and should not be developed on.

Only one culvert had been mentioned: there were lots of culverts but flooding still occurred and was a massive issue/concerns for nearby properties.

The land was subject to a number of historic covenants. The Chair responded that historic covenants were a civil matter and not a material planning consideration.

One member of the public had been in talks with CADW about the historical value of the Erskine Lodge/Cottage Carriage House and Turntable, which was also situated on the proposed development's land and is the only working one in Wales. In the developer's heritage report, the historical value is belittled. It dates pre-1890 and should be protected.

The Chairman then summarised the key points / concerns, for submission to the Local Planning Authority, as follows:

- a) The Pwllcrochan Conservation Area – despite the need for affordable housing for local people, the committee does not consider this development will meet this need and bring a significant benefit to the local community. It is felt, therefore, that the development should not be permitted, given it is on a greenfield site within the conservation area.
- b) There is evidence of significant surface water drainage issues in the vicinity of the site and insufficient evidence that this can/will be mitigated against as part of the development proposals.
- c) Loss of Trees – the Committee objects to the loss of mature trees, which are an important feature of the conservation area. The view of the Tree Officer should be sought and, should any consent be given to develop part of the site, conditions would be required to protect the existing trees.
- d) Access – crash site data confirms that there have been a significant number of

collisions (22) in the vicinity of the site during the past 23 years. The two proposed accesses onto Kings Road, a steep, winding and busy main road, are of particular concern.

- e) Japanese Knotweed – it is understood that there is knotweed on the site, which, if not eradicated properly, could be spread via the construction works and/or watercourses to neighbouring sites.
- f) The Council object to the proposed demolition of buildings across the site. Erskine Lodge is of particular historical importance and should be protected.

To conclude, the Town Council does not consider this site to be suitable for a development of the size and scale proposed.

The Chairman then thanked all the members of the public for attending/speaking and they retired from the meeting.

Cllrs Nuttall and Price were then re-admitted to the meeting.

69/22 Matters Arising from the Minutes:

a) Min 20/22 – Wynn Gardens:

The Clerk submitted an email regarding further information which had been requested in regard to the Town Council maintaining Solar Lights at Wynn Gardens. The email had not addressed any of the questions asked.

Resolved to contact ERF, Conwy CBC to ask for further information regarding the Solar Lights installed in Towyn and Kinmel Bay area and to ask for details of support/maintenance costs which would be required from us.

b) Min 21/22 – Min y Don Park:

The Clerk submitted an email from ERF, Conwy CBC regarding costs of litter/dog bins and also information about the disposal of dog waste. A question was asked if litter bins could be relocated from another area. Cllr Ryder informed the members that the Old Colwyn Environment Federation was being revived and that she would take this issue to that group for them to consider the need and report back to a future meeting. It was also queried whether CCBC would cover the costs of regular emptying of any additional bins.

c) Min 22/22© – Pre-Application Consultation (PAC):

The Clerk submitted a response to the PAC for Quinton Hazell Enterprise Park, which was noted by members.

70/22 Conwy CBC: Members received and noted the following correspondence:

- (a) **Temporary Traffic Regulation:** for Llanrwst Road, Bryn y Maen, Colwyn Bay from 13/6 – 13/12/2022 (Carriage Way Resurfacing).
- (b) **Temporary Traffic Regulation:** for Jct Abergele Road to Jct Eleanor Road, Old Colwyn from 27/6 – 15/7/2022 (Gas Work).

71/22 Sub-Committees:

Members were asked to consider the reappointment of sub-committees and the Chairman asked for nominations for the vacancies on the Christmas Lights and Bonfire Sub-Committees.

Resolved that the Sub-Committees be reappointed and that Cllrs L Kennedy and T Maclean be appointed to the Christmas Lights Sub-Committee (with one vacancy remaining unfilled) and Cllrs L Kennedy and S Ryder be appointed to the bonfire Sub-Committee.

72/22 Awel Y Mor Wind Farm: Members noted the following correspondence:

- a) Letter regarding the notice of acceptance of an application for a development consent order (DCO).
- b) Copy of S56 Notice.
- c) Latest Newsletter.

73/22 Planning Applications:

- a) Members were asked to consider the planning applications received.

Due to their appointment to the Conwy CBC Planning Committee, Cllrs Nuttall and Price retired from the meeting whilst this item was being discussed.

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

- b) **Planning Decisions:** Recent planning decisions issued by CCBC (from 16/5/2022 – 12/06/2022) were noted (
- c) **Planning Application 0/49582:** Members noted that this application has been withdrawn.
- d) **Planning Aid Wales**– The Clerk submitted details about a training course Introduction to Planning Wednesday 15th June (online). The Clerk asked all members to complete the online portal training first. Specific planning training could be taken in the future.

74/22 Licensing Applications:

Licensing Applications were submitted for the period up to 3rd June 2022 which were noted by members.

The meeting closed at 8.15pm.

..... Chairman

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

14/06/2022

Cyfeirnod/ Reference	LEFEL/ LEVEL	CAIS/APPLICATION
0/48964 Amended application	D	<p>Bwriad I Ddymchwel Anedd Bresennol ac Adeiladau Cysylltiedig a Chodi Adeilad sy'n Darparu 15 o Randai, ynghyd a Datblygiad Cysylltiedig Safle: 228, Abergele Road, Old Colwyn, LL29 8AS Ymgeisydd: Mr A Snook Gwrthwynebiad</p> <ol style="list-style-type: none"> 1. Gorddatblygiad o'r safle 2. Pryderon am Fynediad / y Briffordd. A fydd mynediad digonol i gerbydau brys/gwastraff oherwydd y ffordd gul? <p>Proposed Demolition of Existing & Associated Buildings and the Erection of a Building providing 15 no. Apartmetnts together with Associated Development Location: 228, Abergele Road, Old Colwyn, LL29 8AS Applicant: Mr A Snook Objections</p> <ol style="list-style-type: none"> 3. Overdevelopment of site 4. Access/Highway concerns. Will there be adequate access for emergency/waste vehicles due to the narrow road?
0/49660	D	<p>Estyniad arfaethedig I atig eiddo. Safle: 16, Pine Grove, Rhos on Sea, LL28 4LW Ymgeisydd: Mrs Elizabeth Anne MacInnes Dim Gwrthwynebiad</p> <p>Proposed loft extension to property Location: 16, Pine Grove, Rhos on Sea, LL28 4LW Applicant: Mrs Elizabeth Anne MacInnes No Objections</p>
0/49668	D	<p>Atgyweirio a/nue adfer ffenestri, atgyweirio ferenda (Caniatad Adeilad Rhestredig)</p> <p>Safle: Ridge Cottage, 8, Penrhos Road, Colwyn Bay, LL28 4DB Ymgeisydd: Jetnor Brahimaj</p> <p>Mae'r Cyngor Tref yn cefnogi barn y Swyddog Cadwraeth, sydd â gwrthwynebiad cryf i gael gwared â'r ffenestri hanesyddol ac yn nodi na chyflwynwyd digon o wybodaeth mewn perthynas â'r ferenda newydd. Mae'r Swyddog Cadwraeth yn awgrymu bod y cais yn cael ei dynnu'n ôl a bod cynlluniau yn cael eu paratoi gan bensaer sy'n gydnaws â hanes yr adeilad rhestredig.</p> <p>Repair and/or restore windows, repair verandah (Listed Building Consent)</p> <p>Location: Ridge Cottage, 8, Penrhos Road, Colwyn Bay, LL28 4DB Applicant: Jetnor Brahimaj</p> <p>The Town Council supports the views of the Conservation Officer, who has strong objections to the removal of the historic windows and states not enough information has been submitted with regard to the replacement veranda. The Conservation Officer suggests that the application be</p>

		<i>withdrawn and plans be drawn by an architect sympathetic to the history of the listed building.</i>
0/49674	PC	<p>Dymchwel yr estyniadau I Pwllcrochan House (Adeilad Rhestredig Gradd 11) adeilad Gwyddoniaeth a T G yr Ysgol Baratoi, Neuadd Ymgynnull a Bwthyn Erskine a'r adeiladau allanol cysylltiedig, a thynnu'r strwythurau dros dro sy'n gysylltiedig a'r Ysgol Goedwig a chodi 73 annedd newydd a newid defnydd ac addasu Pwllcrochan House (Adeilad Rhestredig Gradd 11) I ddarparu 33 rhandy unghyd a darapru man agored ar y safle ac isadeiledd safle angenrheidiol</p> <p>Safle: Rydal Penrhos Preparatory and Pre-School, Pwllcrochan Avenue, Colwyn Bay, LL29 7BP</p> <p>Ymgeisydd: Castle Green Homes</p> <p><i>Mae'r Cyngor Tref yn gwrthwynebu'r cais hwn am y rhesymau a ganlyn:</i></p> <p><i>a) Ardal Gadwraeth Pwllcrochan - er gwaethaf yr angen am dai fforddiadwy ar gyfer pobl leol, nid yw'r pwyllgor yn ystyried y byddai'r datblygiad arfaethedig yn cwrdd â'r anghenion hyn ac ni ddaw â budd sylweddol i'r gymuned leol. Teimlir, felly, na ddylid caniatáu'r datblygiad o ystyried ei fod ar safle maes glas gyda statws ardal cadwraeth. Daw hefyd effaith cronol ar yr ardal cadwraeth oherwydd datblygiadau tai eraill sydd wedi derbyn caniatâd ar safleoedd cyfagos.</i></p> <p><i>b) Mae tystiolaeth eisoes o faterion draenio dŵr wyneb sylweddol yng nghyffiniau'r safle ac ni ddarparwyd digon o dystiolaeth y gellir/ y bydd hyn yn cael ei liniaru fel rhan o'r cynigion datblygu.</i></p> <p><i>c) Colli Coed – mae'r Pwyllgor yn gwrthwynebu colli coed aeddfed sy'n nodwedd bwysig o'r ardal cadwraeth. Dylid ceisio barn y Swyddog Coed a phe rhoddid unrhyw ganiatâd i ddatblygu rhan o'r safle byddai angen amodau i warchod y coed presennol.</i></p> <p><i>ch) Mynediad – mae data safle damweiniau yn cadarnhau y bu nifer sylweddol o wrthdrawiadau (22) yng nghyffiniau'r safle yn ystod y 23 mlynedd diwethaf. Mae'r ddwy fynedfa arfaethedig i Kings Road, sef prif ffordd serth, droellog a phrysur, yn peri pryder arbennig.</i></p> <p><i>d) Canclwm Japan – deallir bod canclwm ar y safle a allai, os na chaiff ei ddileu'n iawn, gael ei wasgaru drwy'r gwaith adeiladu a/ neu gysiau dŵr i safleoedd cyfagos.</i></p> <p><i>dd) Mae'r Cyngor yn gwrthwynebu'r bwriad i ddymchwel adeiladau o bwysigrwydd lleol ar draws y safle. Mae Erskine Lodge o bwysigrwydd hanesyddol arbennig a dylid ei warchod.</i></p>

I gloi, mae'r Cyngor Tref yn gwrthwynebu'r cynigion dymchwel ac nid yw'n ystyried y safle hwn i fod yn addas ar gyfer datblygiad o'r maint a'r raddfa arfaethedig.

Demolition of extensions to Pwllcrochan House (Grade 11 Listed Building), the Preparatory School Science and IT Building, Assembly Hall and Erskine Cottage and associated outbuildings and removal of temporary structures associated with Forest School and erection of 73 no. new dwellings and change of use and conversion of Pwllcrochan House (Grade 11 Listed Building) to provide 33 no. apartments together with the provision of on-site open space and requisite site infrastructure.

Location: Rydal Penrhos Preparatory and Pre-School, Pwllcrochan Avenue, Colwyn Bay, LL29 7BP

Applicant: Castle Green Homes

The Town Council objects to this application for the following reasons:

- a) ***The Pwllcrochan Conservation Area – despite the need for affordable housing for local people, the committee does not consider the proposed development will meet these needs and bring a significant benefit to the local community. It is felt, therefore, that the development should not be permitted, given it is on a greenfield site with conservation area status. There is also the cumulative impact on the conservation area, due to other housing developments given consent at nearby sites.***
- b) ***There is already evidence of significant surface water drainage issues in the vicinity of the site and insufficient evidence has been provided that this can/will be mitigated against as part of the development proposals.***
- c) ***Loss of Trees – the Committee objects to the loss of mature trees, which are an important feature of the conservation area. The view of the Tree Officer should be sought and, should any consent be given to develop part of the site, conditions would be required to protect the existing trees.***
- d) ***Access – crash site data confirms that there have been a significant number of collisions (22) in the vicinity of the site during the past 23 years. The two proposed accesses onto Kings Road, a steep, winding and busy main road, are of particular concern.***
- e) ***Japanese Knotweed – it is understood that there is knotweed on the site, which, if not eradicated properly, could be spread via the construction works and/or watercourses to neighbouring sites.***
- f) ***The Council object to the proposed demolition of buildings of local importance across the site. Erskine Lodge is of particular historical***

importance and should be protected.

To conclude, the Town Council objects to the demolition proposals and does not consider this site to be suitable for a development of the size and scale proposed.

0/49675

PC

Dymchwel yr estyniadau I Pwllcrochan House (Adeilad Rhestredig Gradd 11) adeilad Gwyddoniaeth a TG yr Ysgol Baratoi, Neuadd Ymgynnull a Bwthyn Erskine a'r adeiladau allanol cysylltiedig, a thynnu'r strwythurau dros dro sy'n gysylltiedig a'r Ysgol Goedwig a newid defnydd ac addasu Pwllcrochan House (Adeilad Rhestredig Gradd 11) I ddarparu 33 rhandy (Caniatad Adeilad Rhestredig)

Safle: Rydal Penrhos Preparatory and Pre-School, Pwllcrochan Avenue, Colwyn Bay, LL29 7BP

Ymgeisydd: Castle Green Homes

Mae'r Cyngor Tref yn gwrthwynebu'r cais hwn am y rhesymau a ganlyn:

a) Ardal Gadwraeth Pwllcrochan - er gwaethaf yr angen am dai fforddiadwy ar gyfer pobl leol, nid yw'r pwyllgor yn ystyried y byddai'r datblygiad arfaethedig yn cwrdd â'r anghenion hyn ac ni ddaw â budd sylweddol i'r gymuned leol. Teimlir, felly, na ddylid caniatáu'r datblygiad o ystyried ei fod ar safle maes glas gyda statws ardal cadwraeth. Daw hefyd effaith cronol ar yr ardal cadwraeth oherwydd datblygiadau tai eraill sydd wedi derbyn caniatâd ar safleoedd cyfagos.

b) Mae tystiolaeth eisoes o faterion draenio dŵr wyneb sylweddol yng nghyffiniau'r safle ac ni ddarparwyd digon o dystiolaeth y gellir/ y bydd hyn yn cael ei liniaru fel rhan o'r cynigion datblygu.

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d) Canclwm Japan – deallir bod canclwm ar y safle a allai, os na chaiff ei ddileu'n iawn, gael ei wasgaru drwy'r gwaith adeiladu a/ neu gysiau dŵr i safleoedd cyfagos.

dd) Mae'r Cyngor yn gwrthwynebu'r bwriad i ddymchwel adeiladau o bwysigrwydd lleol ar draws y safle. Mae Erskine Lodge o bwysigrwydd hanesyddol arbennig a dylid ei warchod.

I gloi, mae'r Cyngor Tref yn gwrthwynebu'r cynigion dymchwel ac nid yw'n ystyried y safle hwn i fod yn addas ar gyfer datblygiad o'r maint a'r raddfa arfaethedig.

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Location: Rydal Penrhos Preparatory and Pre-School, Pwllcrochan Avenue, Colwyn Bay, LL29 7BP

Applicant: Castle Green Homes

The Town Council objects to this application for the following reasons:

- a) *The Pwllcrochan Conservation Area – despite the need for affordable housing for local people, the committee does not consider the proposed development will meet these needs and bring a significant benefit to the local community. It is felt, therefore, that the development should not be permitted, given it is on a greenfield site with conservation area status. There is also the cumulative impact on the conservation area, due to other housing developments given consent at nearby sites.*
- b) *There is already evidence of significant surface water drainage issues in the vicinity of the site and insufficient evidence has been provided that this can/will be mitigated against as part of the development proposals.*
- c) *Loss of Trees – the Committee objects to the loss of mature trees, which are an important feature of the conservation area. The view of the Tree Officer should be sought and, should any consent be given to develop part of the site, conditions would be required to protect the existing trees.*
- d) *Access – crash site data confirms that there have been a significant number of collisions (22) in the vicinity of the site during the past 23 years. The two proposed accesses onto Kings Road, a steep, winding and busy main road, are of particular concern.*
- e) *Japanese Knotweed – it is understood that there is knotweed on the site, which, if not eradicated properly, could be spread via the construction works and/or watercourses to neighbouring sites.*
- f) *The Council object to the proposed demolition of buildings of local importance across the site. Erskine Lodge is of particular historical importance and should be protected. There is evidence that this building is older than suggested in the heritage impact assessment provided.*

To conclude, the Town Council objects to the demolition

		<u>proposals and does not consider this site to be suitable for a development of the size and scale proposed.</u>
0/49676	D	<p>Lleihau 1 x Gwrych cypresswydden sydd wedi gordyfu</p> <p>Safle: Brendon, 19, Queen's Drive, Colwyn Bay, LL29 7BH Ymgeisydd: Mrs Nicky Chapman</p> <p><i>Dim Gwrthwynebiad</i></p> <p>To reduce 1 x outgrown cypress hedge</p> <p>Location: Brendon, 19, Queen's Drive, Colwyn Bay, LL29 7BH Applicant: Mrs Nicky Chapman</p> <p><i>No Objections</i></p>
0/49692	D	<p>Tynnu 8 coeden llydanddail ac 1 coeden gonwydd</p> <p>Safle: 40, Green Hill, Old Colwyn, LL29 9RR Ymgeisydd: Teresa Walters</p> <p><i>Dim Gwrthwynebiad</i></p> <p>To remove 8 x Broadleaf trees and 1 x connifer tree</p> <p>Location: 40, Green Hill, Old Colwyn, LL29 9RR Applicant: Teresa Walters</p> <p><i>No Objections</i></p>
0/49703		<p>Dymchwel garej presennol. Bwriedir gosod manau parcio newydd yn ei le</p> <p>Safle: The Grange, 1, Oak Drive, Colwyn Bay, LL29 7BS Ymgeisydd: Mr Blake Parrish</p> <p><i>Mae'r Cyngor Tref yn cefnogi Ymddiriedolaeth Archeolegol Clwyd-Powys (CAPT) ac yn gwrthwynebu dymchwel y garej.</i></p> <p>Demolition of existing garage. New parking bays to be put in its place</p> <p>Location: The Grange, 1, Oak Drive, Colwyn Bay, LL29 7BS Applicant: Mr Blake Parrish</p> <p><i>The Town Council supports the Clwyd- Powys Archaeological Trust (CAPT) and objects to the demolition of the garage.</i></p>
0/49722		<p>Chodi annedd ar wahan</p> <p>Safle: Bryn Mede, 90, Tan y Bryn Road, Rhos on Sea, LL28 4TU Ymgeisydd: Pulford and Witter</p> <p><i>Mae'r Cyngor Tref yn cefnogi Ymddiriedolaeth Archeolegol Clwyd-Powys (CAPT) ac yn gwrthwynebu'r annedd sengl newydd yn seiliedig ar eu pryderon.</i></p>

		<p>Replacement detached dwelling</p> <p>Location: Bryn Mede, 90, Tan y Bryn Road, Rhos on Sea, LL28 4TU</p> <p>Applicant: Pulford and Witter</p> <p><i>The Town Council supports the Clwyd-Powys Archaeological Trust (CAPT) and objects to the replacement detached dwelling based on their concerns.</i></p>
0/49725		<p>Estyniad orendy unllawr l ochr Ogleddol yr annedd bresennol</p> <p>Safle: Windy Ridge, Hafodty Lane, Upper Colwyn Bay, Conwy, LL28 5YN</p> <p>Ymgeisydd: Mrs Elaine Jones</p> <p><i>Dim Gwrthwynebiad</i></p> <p>Single Storey orangery style extension to North side of existing dwelling</p> <p>Location: Windy Ridge, Hafodty Lane, Upper Colwyn Bay, Conwy, LL28 5YN</p> <p>Applicant: Mrs Elaine Jones</p> <p><i>No Objections</i></p>