

**COFNODION O GYFARFOD PWYLLGOR AMCANION CYFFREDINOL A CHYNLLUNIO CYNGOR
TREF BAE COLWYN A GYNHALIWYD O BELLTER (TRWY ZOOM), NOS FAWRTH, 14^{EG} MEHEFIN
2022 AM 6.30 P.M.**

YN BRESENNOL: Y Cyngorydd C. Brockley - Cadeirydd
Cynghorwyr J. Higgins, L. Kennedy, T. Maclean, B. Madden, C. Matthews (Maer y Dref), J. Nuttall, R. Owen, S. Price, S. Ryder, D. Wilkins.

SWYDDOGION: Mrs Tina Earley, Clerc y Dref
Mrs Roz Dudley, Clerc Cynorthwyol

HEFYD YN BRESENNOL: Roedd nifer fawr o'r cyhoedd yn bresennol

65/22 Croeso ag Ymddiheuriadau am Absenoldeb:

Croesawyd pob aelodau i'r cyfarfod gan y Cadeirydd, y Cyngorydd C. Brockley.
Fe nodwyd na dderbyniwyd unrhyw ymddiheuriadau am absenoldeb.

66/22 Datgan Cysylltiadau:

Atgoffwyd yr aelodau o'r angen iddynt ddatgan unrhyw gysylltiadau personol a / neu rai all ragfarnu, a natur y fath gysylltiadau. Ni ddatganwyd dim,

67/22 Cofnodion:

Penderfynwyd cymeradwyo a llofnodi bod cofnodion y cyfarfod diwethaf a gynhaliwyd ar 24^{ain} Mai 2022 yn adroddiad cywir.

68/22 Cais Cynllunio 0/49674 & 0/49675 (Cyfranogiad Cyhoeddus):

Cytunodd y Cadeirydd i ddod â'r eitem hon ymlaen ar yr agenda, fel rhan o sesiwn cyfranogiad y cyhoeddus.

Oherwydd eu penodiad i Bwyllgor Cynllunio CBS Conwy, gadawodd y Cynghorwyr Nuttall a Price y cyfarfod tra roedd yr eitem hon yn cael ei thrafod.

Rhoddodd y Cadeirydd grynodeb byr o'r cais ac aeth drwy'r cyflwyniadau. Egluodd nad oedd rhai o'r gwrthwynebiadau yn faterion cynllunio perthnasol, megis gwerth yr eiddo cyfagos.

Roedd llifogydd yn bryder mawr a theimlwyd na fyddai'r ffosydd cerrig yn lliniaru'r broblem yn ddigonol. Ni roddwyd sylw digonol i fater llifogydd dŵr wyneb yn yr adroddiad perygl llifogydd. Roedd fideos o lifogydd blaenorol yng nghyffiniau'r safle wedi'u dosbarthu i'r aelodau cyn y cyfarfod.

Roedd yr aelodau'n cydnabod bod angen mwy o dai fforddiadwy ar gyfer pobl leol yn yr ardal, ond teimlwyd na fyddai'r math o dai a gynigiwyd yn mynd i'r afael â'r mater yn ddigonol i gyflawnhau caniatáu datblygu safle maes glas o fewn ardal gadwraeth.

Roedd y Pwyllgor yn bryderus ynghylch cael gwared ar goed aeddfed a mater Canclwm Siapan a theimlai y dylid gofyn am adroddiad gan Dyfwr Coed i ymdrin â hyn.

Nid oedd y gwrthdrawiadau traffig a adroddwyd yn gywir yn ôl gwefan Crash. Mae'r ardal wedi cael 23 digwyddiad, nid dim ond y 3 neu 4 yr adroddwyd amdanynt.

Yna gwahoddodd y Cadeirydd aelodau'r cyhoedd i annerch y Pwyllgor gydag unrhyw bryderon eraill a allai fod ganddynt. Mae'r materion / pryderon a godwyd gan aelodau'r cyhoedd wedi'u crynhol fel a ganlyn:

Nid yw datganiad y datblygwr ar goed yn cyfateb i'r mapio. Mae Canclwm Siapan yn fater difrifol, yn enwedig ger dŵr a bydd yn lledaenu trwy'r holl eiddo cyfagos.

Roedd y datblygiad yn rhy fawr ar gyfer ardal gadwraeth ac fe nodwyd mewn adroddiad gwerthuso yn 2007 fod y tir i'r gogledd-ddwyrain o Rydal wedi'i ddynodi'n bwysig ac na ddylid ei ddatblygu.

Dim ond un cylfat a grybwyllyd: roedd llawer o gylfatiau ond roedd llifogydd yn dal i ddigwydd ac roedd yn broblem / pryder enfawr i eiddo cyfagos.

Roedd y tir yn destun nifer o gyfamodau hanesyddol. Ymateb y Cadeirydd oedd mai mater sifil oedd cyfamodau hanesyddol ac nid yn ystyriaeth gynllunio berthnasol.

Roedd un aelod o'r cyhoedd wedi bod mewn trafodaethau gyda CADW am werth hanesyddol Carriage House a'r Bwrdd Troi yn Erskine Lodge / Cottage, sydd hefyd wedi'i leoli ar dir y datblygiad arfaethedig a'r unig un gweithredol yng Nghymru. Yn adroddiad treftadaeth y datblygwr, mae'r gwerth hanesyddol yn cael ei fychanu. Mae'n dyddio ers cyn 1890 a dylid ei warchod.

Yna rhoddodd y Cadeirydd grynodeb o'r pwyntiau / pryderon allweddol, i'w cyflwyno i'r Awdurdod Cynllunio Lleol, fel 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 hwn yn cwrdd â'r angen hwn ac yn dod â budd sylweddol i'r gymuned leol. Teimlir felly na ddylid caniatáu'r datblygiad o ystyried ei fod ar safle maes glas o fewn yr ardal cadwraeth.

b) Mae tystiolaeth o faterion draenio dŵr wyneb sylweddol yng nghyffiniau'r safle a thystiolaeth annigonol y gellir / y bydd hyn yn cael ei liniaru fel rhan o'r cynigion datblygu.

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 bydd angen amodau i warchod y coed presennol.

ch) Mynediad – mae data damweiniau am y safle'n 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.

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

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

I gloi, nid yw'r Cyngor Tref yn ystyried y safle hwn yn addas ar gyfer datblygiad o'r maint a'r raddfa a gynigir.

Yna diolchodd y Cadeirydd i'r holl aelodau o'r cyhoedd am fod yn bresennol / am siarad, a gadawsant y cyfarfod.

Yna dychwelodd y Cyngorwyr Nuttall a Price i'r cyfarfod.

69/22 Materion yn codi o'r Cofnodion:

a) Cofnod 20/22 - Gerddi Wynn:

Cyflwynodd y Clerc e-bost ynglŷn â gwybodaeth bellach y gofynnwyd amdano mewn perthynas â'r Cyngor Tref yn cynnal a chadw Goleuadau Solar yng Ngerddi Wynn. Nid oedd yr e-bost yn ymdrin ag unrhyw un o'r cwestiynau a ofynnwyd.

Penderfynwyd cysylltu ag ERF, CBS Conwy i ofyn am ragor o wybodaeth ynglŷn â'r Goleuadau Solar a osodwyd yn ardal Towyn a Bae Cinmel ac i ofyn am fanylion y costau o gefnogi / cynnal a chadw y byddai eu hangen gennym ni.

b) Cofnod 21/22 – Parc Min y Don:

Cyflwynodd y Clerc e-bost oddi wrth ERF, CBS Conwy ynglŷn â chostau biniau sbwriel / cŵn a hefyd gwybodaeth am waredu a baw cŵn. Gofynnwyd a oedd modd symud biniau sbwriel o ardal arall. Dywedodd y Cynghorydd Ryder wrth yr aelodau bod Ffederasiwn Amgylchedd Hen Golwyn yn cael ei adfywio ac y byddai'n cyflwyno'r mater i'r grŵp hwnnw fel y gallent ystyried yr angen, a byddai'n adrodd yn ôl i gyfarfod yn y dyfodol. Holwyd hefyd a fyddai CBSC yn talu costau gwagio unrhyw finiau ychwanegol yn rheolaidd.

c) Cofnod 22/22 - Ymgynghoriad Cyn Cyflwyno Cais (PAC):

Cyflwynodd y Clerc ymateb i'r PAC ar gyfer Parc Menter Quinton Hazell, ac fe nodwyd hyn gan yr aelodau.

70/22 Cyngor Bwrdeistref Sir Conwy (CBSC): Derbyniwyd ac fe nodwyd yr ohebiaeth ganlynol gan yr aelodau :

(a) Rheoliad Traffig Dros Dro: ar gyfer Ffordd Llanrwst, Bryn y Maen, Bae Colwyn o 13/6 - 13/12/2022 (Arwyneb Ffordd)

(b) Rheoliad Traffig Dros Dro: ar gyfer o Gyffordd Ffordd Abergele i'r Gyffordd a Ffordd Eleanor, Hen Golwyn o 27/6 - 15/7/2022 (Gwaith Nwy)

71/22 Is-Bwyllgorau:

Gofynnwyd i'raelodau ystyried ailbenodi Is-bwyllgorau a gofynnodd y Cadeirydd am enwebiadau ar gyfer y lleoedd gwag ar yr Is-bwyllgorau Goleuadau Nadolig a Noson y Tân Gwylt.

Penderfynwyd ailbenodi'r Is-bwyllgorau a phenodi'r Cyngorwyr L. Kennedy a T. Maclean i Is-bwyllgor Goleuadau Nadolig (gydag un lle gwag yn weddill) a phenodi'r Cyngorwyr L. Kennedy ac S. Ryder i Is-Bwyllgor Noson y Tân Gwylt.

72/22 Fferm Wynt Awel y Môr:

Fe nodwyd yr ohebiaeth ganlynol gan yr Aelodau:

- Llythyr ynglŷn â rhybudd o dderbyn cais am orchymyn caniatâd datblygu (DCO).
- Copi o Hysbysiad Adran 56.
- Y Cylchlythyr diweddaraf.

73/22 Ceisiadau Cynllunio:

- Gofynnwyd i'raelodau ystyried y ceisiadau cynllunio a dderbyniwyd.

Oherwydd iddynt gael eu penodi i Bwyllgor Cynllunio CBS Conwy, gadawodd y Cyngorwyr Nuttall a Price y cyfarfod tra roedd yr eitem hon yn cael ei thrafod.

Penderfynwyd cyflwyno sylwadau ar y ceisiadau hyn, fel y nodir yn Atodlen 'A' sydd gyda hwn.

- Penderfyniadau Cynllunio:** Fe nodwyd y penderfyniadau cynllunio a wnaed gan GBS Conwy (am y cyfnod o 16/5/22 hyd at 12/6/2022).
- Cais Cynllunio 0/49582:** Nododd yr Aelodau fod y cais hwn wedi'i dynnu'n ôl.
- Cymorth Cynllunio Cymru – Cyflwynodd y Clerc manylion am gwrs hyfforddi -** Cyflwyniad i Gynllunio sydd i'w gynnal (ar-lein), dydd Mercher 15^{fed} Mehefin Gofynnodd y Clerc i bob aelod gwblhau'r hyfforddiant porth ar-lein yn gyntaf. Yna fe ellir dilyn hyfforddiant cynllunio penodol yn y dyfodol.

74/22 Ceisiadau am Drwyddedau:

Cyflwynwyd Ceisiadau am Drwyddedau am y cyfnod hyd at 3^{ydd} Mehefin, ac fe'u nodwyd gan yr aelodau.

Daeth y cyfarfod i ben am 8.15 pm

..... Cadeirydd

**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.

432/21 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.

433/21 Declarations of Interest:

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

434/21 Minutes:

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

435/21 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.

436/21 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.

437/21 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).

438/21 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.

439/21 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.

440/21 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.

441/21 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