

**COFNODION O GYFARFOD PWYLLGOR AMCANION CYFFREDINOL A CHYNLLUNIO CYNGOR  
TREF BAE COLWYN A GYNHALIWYD O BELLTER (TRWY ZOOM), NOS FAWRTH 4<sup>YDD</sup> HYDREF  
2022 AM 6.30 P.M.**

**YN BRESENNOL:** Y Cyngorydd R. Owen (Cadeirydd)  
Cyngorwyr C. Brockley, J. Clayton, P. Hughes, L. Kennedy, T. Maclean,  
B. Madden, C. Matthews (Maer y Dref), D. Wilkins.

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

**HEFYD YN BRESENNOL:** Sioned Edwards ag Eleanor Carpenter – Cadnant Planning  
Andy Faragher, Penrhyn Homes  
Jamie Northcott ag Alan Field – Northfield Property Development

**187/22 Croeso ag Ymddiheuriadau am Absenoldeb:**

Croesawyd yr aelodau a'r ymwelwyr i'r cyfarfod gan y Cyngorydd Ricki Owen.  
Cyflwynwyd ymddiheuriadau am absenoldeb oddi wrth y Cyngorwyr H. Fleet, J. Higgins ac S. Ryder.

**188/22 Datgan Cysylltiadau:**

Atgoffwyd yr aelodau o'r angen iddynt ddatgan unrhyw gysylltiadau personol a / neu rai all ragfarnu, a natur y fath gysylltiadau. Datganodd y Cyngorydd Brian Madden cysylltiad personol yn eitem 4, oherwydd ei gysylltiad personol agos â theulu un o'r rhai oedd yn bresennol, a gadawodd y cyfarfod tra'r oedd yr eitem hon yn cael ei thrafod.

**189/22 Cofnodion:**

*Penderfynwyd cymeradwyo a llofnodi bod cofnodion y cyfarfod diwethaf a gynhalwyd ar 16<sup>eg</sup> Awst 2022 yn adroddiad cywir.*

**190/22 Ymwelwyr â'r Cyngor – PAC (Ymgynghoriad Cyn Cyflwyno Cais Cynllunio) -**

**Datblygu'r Cyrtiau Tenis ar Oak Drive:**

Derbyniodd yr aelodau gopïau o:

- a) Copïau o ymatebion preswylwyr i'r PAC
- b) Asesiad Marchnad Tai Conwy 2017-2022
- c) Strategaeth Tai Conwy 2018 – 2023

*Gadawodd y Cyngorydd B. Madden y Cyfarfod tra cafodd yr eitem hon ei thrafod.*

Croesawyd yr ymwelwyr i'r cyfarfod gan y Cadeirydd. Roedd y pwylgor wedi gofyn iddynt fod yn bresennol i drafod pryderon y pwylgor ynghylch y datblygiad arfaethedig. Rhoddodd y Clerc adroddiad byr i grynhoi'r pryderon a godwyd gan yr aelodau yn y cyfarfod blaenorol mewn perthynas â; cymysgedd y tai arfaethedig o'i gymharu â'r angen lleol am dai fel y manylir yn yr Asesiad Marchnad Tai, colli coed ac effaith weledol y datblygiad, a'r bwlc rhwng y tai ond yn fychan, oherwydd uchder y safle uwchben y dref.

Yna cyflwynodd yr ymwelwyr eu hunain gan egluro eu rôl yn y prosiect.

Dyweddodd Mr Faragher (Pensaer) wrth y pwylgor fod y datblygiad wedi newid yn sylweddol ers y PAC gwreiddiol a bod y pryderon wedi cael sylw yn y cais hwn: mae fflatiau wedi'u newid i fod yn dai, a fydd hyn yn gweddu'n well i gymeriad yr ardal leol, ac fe ieolir annedd 6 gwely ar y safle.

Dyweddodd Sioned Edwards fod y datblygiad yn gorfol bod yn un ymarferol, ond y byddai dros 20% o'r tai bellach yn dai fforddiadwy: 2 dî pâr 3 llofft wedi eu cynnwys yn y gymysgedd tai ac fe wneir cyfraniad ariannol hefyd i gwrdd â gofynion mein prawf tai fforddiadwy. Dywedodd Sioned hefyd eu bod wedi edrych ar y materion yn ymwneud a'r coed. Roedd y rhan fwyaf o'r coed yn Cat C, sef coed o ansawdd isel, a phe byddent yn cael eu tynnu bydd y tir yn cael ei dirlunio gyda choed newydd gan helpu i fynd i'r afael â'r problemau gyda'r olygfa o ganol y dref.

O ran y coed Cat B ger yr annedd 6-gwely, dywedodd Mr Faragher fod lle i droi'r annedd 6 llofft o gwmpas er mwyn achub y coed hynny.

Mewn ymateb i gwestiynau am y risg o lifogydd dŵr wyneb ar y safle, dywedwyd wrth y Pwyllgor y byddai system ddraenio addas yn cael ei osod. Pan holwyd y Pwyllgor yngylch prisiau tai, hysbyswyd y Pwyllgor nad oedd gwybodaeth ar gael.

Diolchodd y Cadeirydd i'r ymwelwyr am fod yn bresennol, a dywedodd byddai'r wybodaeth a gyflwynwyd o help i'r Pwyllgor ac y byddent yn ymateb i'r cais llawn yn y man.

Gadawodd yr Ymwelwyr y cyfarfod ac yna ail-ymunodd y Cynghorydd Brian Madden â'r cyfarfod o'r ystafell aros.

## **191/22 Materion yn codi o'r Cofnodion:**

### **a) Cofnod 119/22(a) – Gerddi Wynn:**

Rhoddodd y Clerc diweddariad i'r aelodau gyda'r ymateb diweddaraf oddi wrth CBS Conwy, oedd yn rhoi costau dangosol o waith atgyweirio, megis lampau ac unedau goleuo newydd. Fe nodwyd mai'r unig gefnogaeth sydd ei angen gan y Cyngor Tref fyddai talu'r gost o osod lampau neu oleuadau newydd, yn ôl yr angen. Roedd y costau prynu a gosod i gyd yn cael eu talu gan eraill a byddai CBS Conwy yn cynnal unrhyw archwiliadau arferol angenrheidiol. Dywedodd yr aelodau y byddai'r goleuadau yn gwella diogelwch yn y gerddi.

*Penderfynwyd cefnogi'r prosiect ac ymrwymo i newid y lampau / goleuadau yn y dyfodol yn ôl yr angen.*

### **b) Cofnod 135/22(b) – Biniau Sbwriel Parc Min y Don:**

Fe nodwyd bod y Cynghorydd S. Ryder wedi gofyn a ellid gohirio'r eitem hon am gyfnod amhenadol ac y byddai'n ei gyflwyno eto unwaith y bydd ganddi fwy o wybodaeth.

*Penderfynwyd gohirio nes derbynir unrhyw ddiweddariad gan y Cynghorydd Ryder.*

**c) Cofnod 136/22 - Llochesi Bws:**

- i) Fe nodwyd gan yr aelodau, yr ymateb yn cadarnhau na fyddai cael gwared a'r fainc yn dod o dan ddarpariaeth y swyddog safleoedd bws / lloches bws.

*Penderfynwyd gofyn i'r Clerc gysylltu ag ERF i holi a fyddai modd symud y fainc yn Heaton Place ac i gael gwybod beth fydd y costau (cysylltu â'r Cyngphonydd H. Fleet ynglŷn â'r lleoliad y dylid ei symud iddo).*

- ii) Nododd yr aelodau'r wybodaeth a anfonwyd gan y Cyngphonydd Maclean.  
iii) Nododd yr Aelodau'r rhestr a ddiweddarwyd ac fe ystyriwyd y blaenoriaethau ar gyfer adnewyddu. Hysbyswyd yr aelodau mai dim ond llochesi CBS Conwy oedd ar ein rhestr, ond pe bai aelodau'n teimlo bod angen cynnal a chadw neu adnewyddu unrhyw rai o'r hen lochesi ad-shell / eraill, gallent ddod â hynny i sylw'r pwylgor. Nodwyd bod y Cyngphonydd S. Ryder wedi gofyn i loches fysiau Gwesty'r Marine gael ei hystyried fel blaenoriaeth ar gyfer newid.

*Penderfynwyd gofyn am ddyfynbris i newid y lloches bws hen ffasiwn y tu allan i Westy'r Marine ar gyfer math CBS Conwy.*

**ch) Cofnod 137/22 - Ffordd Dolwen a Ffordd Llanelian:**

Cyflwynodd y Clerc ymateb gan yr Adran Traffig gyda manylion cost dau arwydd goryr u rhwngweithiol. Fe nodwyd y byddai cyfyngiadau cyflymder 20 m.y.a. (Deddfwriaeth Llywodraeth Cymru) yn dod i rym erbyn Gwanwyn 2024, felly bydd angen i unrhyw arwyddion allu addasu i newid y cyfyngiad cyflymder. Cyfeiriodd un aelod y cafwyd adroddiad am 4 damwain ar y rhan honno o'r ffordd ers 2011. Dywedodd y Clerc wrth yr aelodau fod yna linell gyllideb ddynodedig ar gyfer mesurau arafu traffig, ond y gellid ystyried llinellau cyllideb eraill, neu fe ellid defnyddio arian wrth gefn. Awgrymwyd y gallai'r cyngor ystyried pennawd cyllideb ar gyfer prosiectau Ward fel hyn yn y dyfodol.

*Penderfynwyd bod y Clerc i ofyn am eglurhad a ellir addasu arwyddion i'r cyfyngiadau cyflymder is newydd a gohirio'r mater hwn i gyfarfod yn y dyfodol.*

**d) Cofnod 135/22(e) - Archwiliadau Chwarterol o Ddodrefn Stryd:**

Rhannodd y Clerc y rhestr a ddiweddarwyd. Roedd dal angen archwilio'r hysbysfwrdd ar Ffordd Groes a'r meinciau picnic ar y promenâd. Cynigiodd y Cyngphonydd C. Matthews i wirio'r Hysbysfwrdd a chytunodd y Clerc / Clerc Cynorthwyol i wirio'r meinciau picnic pan fyddant nesaf yn yr ardal honno.

**192/22 Cyngor Bwrdeistref Sir Conwy (CBSC):**

Ni chyflwynwyd unrhyw eitem ar gyfer yr eitem hon.

**194/22 Gyda'n Gilydd Tros Fae Colwyn:**

Fe nodwyd y neges e-bost gan y Cyngphonydd J. Nuttall am y digwyddiad gan yr aelodau.

**194/22 Chwarae:**

- Fe nodwyd y wybodaeth ynghylch gwebinar: Creu Cymunedau Chwareus yng Nghymru gan yr aelodau
- Nododd yr aelodau'r copi o Ymchwil Astudiaeth Gweithlu Chwarae Cymru.

**195/22 Cymdeithas Trigolion Hen Golwyn (OCRA):**

Dosbarthodd y Clerc cofnodion diweddaraf y cyfarfod a gynhaliwyd ar 6<sup>ed</sup> Medi ac fe'u nodwyd gan yr aelodau.

**196/22 Ffermydd Gwynt:**

- Nododd yr aelodau gopi o'r Cylchlythyr gan Awel y Môr.
- Nododd yr Aelodau fanylion yr ymgynghoriad ar Fferm Wynt Alltraeth Mona, a gyflwynwyd er gwybodaeth.

**197/22 Llywodraeth Cymru:**

Nododd yr Aelodau'r wybodaeth am ddiffibrilwyr a ariennir gan Lywodraeth Cymru.

**198/22 Parcio Di-dâl:**

Dyweddodd y Clerc wrth yr aelodau fod hyn wedi bod yn eitem yng nghyfarfod diwethaf y Pwyllgor Polisi a Chyllid. Roedd y Pwyllgor Polisi a Chyllid wedi penderfynu gofyn am gostau parcio di-dâl, yn ddelfrydol hyd at 2 awr ar y mwyaf, fel y gellir ystyried y costau ochr yn ochr â'r costau llawn. Cytunodd y Pwyllgor i nodi'r cais ac aros am unrhyw argymhellion neu ymateb gan y Pwyllgor Polisi a Chyllid.

**199/22 Ceisiadau Cynllunio:**

- Ceisiadau Cynllunio**
  - Penderfynwyd cadarnhau'r ceisiadau cynllunio a wnaed yn y cyfarfod anffurfiol a gynhaliwyd ar 13<sup>eg</sup> Medi 2022 fel y nodir yn Atodlen 'A' sydd gyda hwn.*
  - Nododd yr Aelodau'r negeseuon e-bost gan Swyddog Coed CBS Conwy mewn perthynas â cheisiadau rhif: 0/49946 a 0/49958.  
*Penderfynwyd gwahodd y Swyddog Coed i gyfarfod yn y dyfodol er mwyn iddo egluro beth sydd ei angen gennym ni fel pwyllgor mewn perthynas â cheisiadau coed.*
  - Gofynnwyd i'r aelodau ystyried y ceisiadau cynllunio a dderbyniwyd.  
*Penderfynwyd cyflwyno sylwadau ar y ceisiadau hyn, fel y nodir yn Atodlen 'B' sydd gyda hwn.*
- Penderfyniadau Cynllunio:** Nododd yr aelodau'r penderfyniadau cynllunio a dderbyniwyd gan CBS Conwy am y cyfnod 25/7 – 4/9/2022.
- Apêl:** Nododd yr aelodau'r apêl ar gyfer Bryn Rhodyn, Ffordd Dolwen, Hen Golwyn.

**200/22 Ceisiadau am Drwyddedau:**

Cyflwynwyd Ceisiadau am Drwyddedau am y cyfnod hyd at 30<sup>ain</sup> Medi 2022, ac fe'u nodwyd gan yr aelodau.

Daeth y cyfarfod i ben am 7.50 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  
4<sup>TH</sup> OCTOBER 2022**

**PRESENT:** Cllr R Owen, Chairman  
Cllrs: C Brockley, J Clayton, P Hughes, L Kennedy, T Maclean, B Madden, C Matthews (Town Mayor) and D Wilkins.

**OFFICERS:** Tina Earley, Clerk  
Roz Dudley, Assistant Clerk

**IN ATTENDANCE:** Sioned Edwards and Eleanor Carpenter, Cadnant Planning  
Andy Faragher, Penrhyn Homes  
Jamie Northcott and Alan Field, Northfield Property Development

**432/21 Welcome and Apologies for Absence:**

Cllr R Owen welcomed members & visitors to the meeting. Apologies for absence were received from Cllr H Fleet, J Higgins and S Ryder.

**433/21 Declarations of Interest:**

Members were reminded that they must declare the existence and nature of any personal and/or prejudicial interests. Cllr Brian Madden declared a personal interest in regard to item 4, due to a close personal association with the family of one of the attendees, and left the meeting whilst this item was being discussed.

**434/21 Minutes:**

*Resolved to approve and sign, as a correct record, the minutes of the last meeting, held on 16<sup>th</sup> August 2022.*

**435/21 Visitors to the Council – PAC (Pre-Application Consultation Development of the**

**Tennis Courts on Oak Drive:**

Members received copies of:

- a) Copies of resident's responses to the PAC
- b) Conwy Housing Market Assessment 2017-2022
- c) Conwy Housing Strategy 2018 – 2023

*Cllr B Madden left the Meeting whilst this item was being discussed.*

The Chair welcomed the visitors to the meeting. The committee had asked them to attend to discuss the concerns of the committee regarding the proposed development. The Clerk gave a brief report summarised the concerns that had been raised by members at the previous meeting relating to; the proposed housing mix compared to the local housing need as detailed in the HMA, loss of trees and the visual impact of the development, with little gap between the houses, due to the elevation of the site above the town.

The visitors then introduced themselves and explained their role in the project.

Mr Faragher (Architect) told the committee that the development had changed considerably since the original PAC and concerns have been addressed in this application: apartments have been changed to houses, which will suit the character of the local area better, and the site of these would now be a 6 bed detached dwelling,

Sioned Edwards said the development had to be a viable one, but that over 20% of the housing would now be affordable housing: 2 semi-detached 3 bed houses have been included in the housing mix and a financial contribution will also be made to meet the affordable housing criteria. Sioned also said that they had looked at the issues of the trees. Most of the trees were Cat C, which were of low quality, and if removed would be replaced with landscaping and trees that would also help to address the issues with the view from the town centre.

With regard to the Cat B trees by the 6-bed dwelling, Mr Faragher said that there was scope to turn the 6-bed dwelling around to save those trees.

In answer to questions about the risk of surface water flooding at the site, the Committee were told a suitable drainage system would be put in place. When asked about the house prices, the Committee were informed that information was not available.

The Chair thanked the visitors for attending, said it had been informative and that the Committee would respond to the full application in due course.

The Visitors left the meeting and Cllr Brian Madden then re-joined the meeting from the waiting room.

#### **436/21 Matters Arising from the Minutes:**

##### **a) Min 119/22(a) – Wynn Gardens:**

The Clerk updated the members with the latest response form Conwy CBC, which gave indicative costs for repairs, such as replacement lamps and lighting units. It was noted that the only support needed from the Town Council would be to cover the cost of replacing the lamps or lights, as necessary. The purchase and installation costs were all being met by others and Conwy CBC wold carry out any routine inspections required. The members commented that the lights would enhance safety in the gardens.

***Resolved to support the project and to commit to replacing the lamps/ lights in the future, as necessary.***

##### **b) Min 135/22(b) – Min y Don Park Waste Bins:**

It was noted that Cllr S Ryder had asked could this item be deferred indefinitely and she would bring it back once she had more information.

***Resolved to defer until any update is received from Cllr Ryder.***

**c) Min 136/22 – Bus Shelters:**

- i) Members noted a response to confirm that the removal of the bench would not come under the bus stop / bus shelter officer or provision.

***Resolved to ask that the Clerk gets in touch with ERF to enquire if the bench at Heaton Place could be moved and to find out the costs involved (Cllr H Fleet to be contacted regarding the location it should be moved to).***

- ii) Members noted the information sent in by Cllr Maclean.
- iii) Members noted the updated list and considered the priorities for renewal.  
Member were informed that only Conwy CBC shelters were on our list, but if members felt that any of the old ad-shell / other shelters needed to be maintained or replaced, they could bring that to the committee's attention. It was noted that Cllr S Ryder had requested that the Marine Hotel bus shelter be considered as a priority for replacement.  
***Resolved to request a quote to replace the outdated bus shelter outside the Marine Hotel for a Conwy CBC type.***

**d) Min 137/22 – Dolwen Road and Llanelian Road:**

The Clerk submitted a response from the Traffic Department with details of cost for two interactive speeding signs. It was noted that 20mph speed restrictions (Welsh Government Legislation) would come into force by Spring 2024, so any signs would need to be adaptable to a change in the speed limit. One member commented that 4 accidents had been reported on that stretch of road since 2011. The Clerk informed members that there was designated budget line for traffic calming measures, but that other budget lines, or the use of reserves, could be considered. It was suggested that the council could consider a budget heading for Ward projects such as this in future years.

***Resolved that the Clerk seek clarification that signs can be adjusted to the new lower speed limits and to defer this matter to a future meeting.***

**e) Min 135/22(e) – Street Furniture Quarterly Inspections:**

The Clerk shared the updated list. The noticeboard on Groes Road and the picnic benches on the promenade still needed inspecting. Cllr C Matthews offered to check the Noticeboard and the Clerk/Assistant Clerk agreed to check the picnic benches, when they were next in that area.

**437/21 Conwy CBC:**

No item had been submitted for this item,

**438/21 Together for Colwyn Bay:**

Members noted an email from Cllr J Nuttall regarding the event.

**439/21 Play:**

- a) Members noted the information regarding A webinar: Building Playful Communities in Wales.
- b) Members noted the copy of the Welsh Play Workforce Study Research.

**440/21 Old Colwyn Resident's Association (OCRA):**

The Clerk circulated the latest minutes of the meeting held on 6<sup>th</sup> September which were noted by members.

**441/21 Windfarms:**

- a) Members noted the copy of the Newsletter from Awel y Mor.
- b) Members noted the consultation details for Mona Offshore Windfarm, which had been submitted for information.

**442/21 Welsh Government:**

Members noted the information about Welsh Government funded defibrillators.

**443/21 Free Parking:**

The Clerk informed the members that this had been an item on the last Policy & Finance Committee meeting. The Policy & Finance Committee had resolved to ask for costs for free parking, ideally up to 2 hours maximum, so the costs can be considered alongside full costings. The Committee agreed to note the request and wait for any recommendations or response from the Policy & Finance Committee.

**444/21 Planning:**

- a) **Planning Applications:**
  - i) *Resolved to ratify the planning applications made at the informal meeting held on 13<sup>th</sup> September 2022, as detailed in Schedule A attached.*
  - ii) Members noted the emails from Conwy CBC Tree Officer with regard to applications no: 0/49946 & 0/49958.  
*Resolved to invite the Tree Officer to a future meeting so he can explain what is needed from us as a committee in regard to tree applications.*
  - iii) Members were asked to consider the planning applications received.  
*Resolved to submit observations on these applications, as detailed in Schedule 'B' attached.*
- b) **Planning Decisions:** Members noted the planning decisions received from Conwy CBC for the period 25/7 – 4/9/2022
- c) **Appeal:** Members noted the appeal for Bryn Rhodyn, Dolwen Road, Old Colwyn.

**445/21 Licensing Applications:**

Licensing Applications submitted for the period up to 30<sup>th</sup> September 2022 were noted by members.

The meeting closed at 7.50pm.

..... Chairman