

**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 22<sup>nd</sup> NOVEMBER 2022**

**PRESENT:** Cllr J Clayton, Chairman  
Cllrs: C Brockley, H Fleet, P Hughes, L Kennedy, T Maclean, B Madden, S Ryder and D Wilkins

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

**VISITORS:** Matt Bardsley, Conwy CBC Tree Officer

**249/22 Welcome and Apologies for Absence:**

As the Chair had submitted apologies, the Vice Chair, Cllr J Clayton welcomed members and Matt Bardsley to the meeting. Apologies for absence were received from Cllr R Owen, J Higgins and C Matthews.

**250/22 Declarations of Interest:**

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

**251/22 Minutes:**

*Resolved to approve and sign, as a correct record, the minutes of the last meeting, held on 1<sup>st</sup> November 2022.*

**252/22 Matters Arising from the Minutes:**

**Min 230/22(d) – Tree Officer:**

The Chair welcomed Matt Bardsley, Conwy CBC Tree Officer, to the Meeting. Matt had been invited to give an overview of the role of the Town Council, in relation to tree applications, and to answer any questions that the members may have.

Matt started by saying that Tree Preservation Orders (TPOs)/Tree applications in a Conservation Area was a complicated process and that members were always welcome to contact him with any queries which may help in their decision making. He added that it was helpful to have our views early in the consultation period and that, due to shortage of staff resource, there is currently a backlog of pending TPO applications. The Planning Authority has to be notified of tree works in a conservation area, but cannot refuse works and can only protect trees by making TPOs.

Matt said lots of things were taken into consideration when considering applications: the effect on the amenity of the area, ecology, land disappearing at a fast rate – green spaces need to be preserved as much as we can. Once mature established trees are gone, we can't get them back and small newly planted trees/saplings can't be protected once the initial planning consent period has lapsed. Planning applications

that have been given consent will over-ride a TPO. Matt said education is key to people understanding why trees need to be preserved. Legal action can be taken in some cases and Conwy CBC rely on people reporting illegal tree felling. Members were invited to send in any information that they may have.

Matt said he had met with our Tree Warden, Cllr Paul Hughes and was happy to liaise with Paul.

In answer to a question about the loss of trees in Eirias Park, Matt said it's difficult as Welsh Government advice is for the County Council not to place TPOs on their own trees, as it makes the appeal process very complicated. There needs to be a planting plan for Eirias Park to ensure ageing trees are replaced in a planned and timely manner. Matt was happy to get involved with the environmental groups operating in Eirias park and would give advice as required.

In answer to a question about planting trees at Rhos Paddling Pool, Matt said ERF should be asked to get involved and, due to its coastal setting, species choice was vital. Matt offered to liaise with the group.

The Chair thanked Matt for his informative presentation and Matt left the meeting.

#### **253/22 Conwy CBC:**

a) The Clerk submitted a report on the summer playing out sessions which was noted by members. Members reported that the sessions were really positive and well attended. A request for 2023 funding had also been received and was considered by members.

***Resolved to recommend to Council that play provision continues for 2023 at the 5 existing locations, at a slightly reduced cost, as two free grant-funded sessions were being offered for each council.***

b) The Clerk submitted a footpath diversion notice in respect of a footpath adjacent to 26, Llanrwst Road. Members had no objections and noted it was being moved/diverted slightly rather than being closed.

c) The Clerk submitted the Autumn Newsletter from the Conwy Youth Service, which was noted by members. Members commented on the positive work taking place.

#### **254/22 Community Speed-watch Scheme:**

The Clerk submitted a report from Abergele Town Council on a scheme, manned by volunteers, which aims to address ongoing concerns relating to speeding vehicles on specific sections of road. Police will step in with additional support, if evidence of speeding is provided, and repeat offenders will be issued a warning letter. Members noted the information, which may be of use if residents raise concerns about the speed of traffic in specific locations.

#### **255/22 Old Colwyn Resident's Association (OCRA):**

Members noted the latest minutes of the meeting held on 1<sup>st</sup> November 2022.

#### **256/22 Planning:**

a) **Planning Applications:**

Members were asked to consider the planning applications received.

***Resolved to submit observations on the planning applications, as detailed in Schedule 'A' attached.***

b) **Planning Decisions:** Members noted the planning decisions received from Conwy CBC for the period 31/10 – 13/11/2022.

c) **Planning Training:** Members received information on courses offered by Planning Aid Wales. Members were asked to let Roz know the date they finish the on-line portal training, so that it can be added to their training records.

d) The Clerk submitted a response/query from the applicant and his agent in respect of application 0/50080, 7, Rhiw Bank Avenue, which was noted by members. Members also noted that the application had now been withdrawn.

**257/22 Licensing Applications:**

Licensing Applications submitted for the period up to 18<sup>th</sup> November 2022 were noted by members.

The meeting closed at 7.25pm.

..... Chairman

**ÂCYNGOR TREF BAE COLWYN BAY TOWN COUNCILÂ**

**CEISIADAU CYNLLUNIO/PLANNING APPLICATIONS**

**22/11/2022**

Cyfeirnod/R eference	LEFEL/ LEVEL	CAIS/APPLICATION
0/50042	D	<p>Cymeradwyaeth ôl-weithredol ar gyfer Ffens Derfyn</p> <p><b>Safle:</b> 1 Cherry Tree Close, Upper Colwyn Bay, LL28 5YU <b>Ymgeisydd:</b> Mr Daniel Mercer</p> <p><b>Mae y cais uchaf wedi ei dynnu yn ol.</b></p> <p>Retrospective approval for Boundary fence</p> <p><b>Location:</b> 1 Cherry Tree Close, Upper Colwyn Bay, LL28 5YU <b>Applicant:</b> Mr Daniel Mercer <b>The above Application has been withdrawn - noted</b></p>
0/50152	D	<p>Adolygu caniatâd cynllunio DC/0/45782: (1.Newid defnydd trosi llawr cyntaf, ail a thrydydd i fflat llawr cyntaf hunangynhwysol a fflat deulawr ail a thrydydd hunangwynhwysol gyda mynedfa ar wahân oddi ar Rhodfa Penrhyn 2. Mân addasiadau i ffrynt siop ac yn fewnol ar y llawr gwaelod ac islawr ) 1. Balconi ac addasiadau i'r wedd flaen. 2. Gwedd flaen - ffenestri to cadwraeth yn disodli ffenestri dormer. 3. Gwedd flaen - rendrad silicôn yn lle render presennol wedi'i baentio. 4. Newidiadau i fynedfa ffrynt newydd a chynllun mewrol fflatiau 1 a 2. 5. Drychiad Cefn - newid ffenestri i ffenestri codi PVCu gwyn. 6. Drychiad cefn - newid ffenestri yn y to.</p> <p><b>Safle:</b> 3 Penrhyn Avenue, Rhos On Sea, LL28 4PS <b>Ymgeisydd:</b> Mr Chris Spillane</p> <p><b>Dim Gwrthwynebiad</b></p> <p>Revision to planning approval DC/0/45782: (1.Change of use and conversion of first, second and third floors to residential self-contained first floor flat and self-contained second and third maisonette with separate entrance off Penrhyn Avenue 2. Minor alterations to shop front and internally to ground and basement floors ) 1. New balcony and alterations to front elevation. 2. Front elevation -conservation roof windows replacing dormer windows. 3. Front elevation – silicone render replacing existing painted render. 4. Amendments to new front entrance and internal layout of apartments 1 &amp; 2. 5. Rear Elevation - replace windows with white PVCu sliding sash windows. 6. Rear elevation - amendments of roof windows.</p> <p><b>Location:</b> 3 Penrhyn Avenue, Rhos On Sea, LL28 4PS <b>Applicant:</b> Mr Chris Spillane</p> <p><b>No Objection</b></p>

0/50161	D	<p>Trosi garej presennol a chodi estyniad amryw lefel yn y cefn i greu anecs yn ychwanegol i'r annedd bresennol.</p> <p><b>Safle:</b> Grace House, Copthorn Road, Upper Colwyn Bay, Colwyn Bay, Conwy, LL28 5YP</p> <p><b>Ymgeisydd:</b> Dr Ahmed Valijan</p> <p><b>Dim Gwrthwynebiad</b></p> <p>Conversion of existing garage together with split level extension to rear to provide residential annexe ancillary to existing dwelling.</p> <p><b>Location:</b> Grace House, Copthorn Road, Upper Colwyn Bay, Colwyn Bay, Conwy, LL28 5YP</p> <p><b>Applicant:</b> Dr Ahmed Valijan</p> <p><b>No Objection</b></p>
0/50164	D	<p>Trosi dau lawr uchaf i ffurfio 8 fflat. Adeiladu un llawr uchaf ar hyn o bryd ar lefel to i ffurfio 4 rhandy.</p> <p><b>Safle:</b> 12-14 Abergele Road, Colwyn Bay, LL29 7NN</p> <p><b>Ymgeisydd:</b> Mr Senthilnathan Periyasamy</p> <p>Conversion of the two upper floors to form 8 No apartments Construction of one upper floor at present roof level to form 4 apartments.</p> <p><b>Location:</b> 12-14 Abergele Road, Colwyn Bay, LL29 7NN</p> <p><b>Applicant:</b> Mr Senthilnathan Periyasamy</p> <p><b>The Town Council supports this application in principle, as it recognises the need to convert upper storey town centre properties into residential units and one bed properties are needed in the local area. However, this support is subject to other issues being resolved:</b></p> <ol style="list-style-type: none"> <li><b>1. Confirming that the required percentage of affordable housing will be provided, in accordance with the LDP requirements</b></li> <li><b>2. Rear Bin Store/Porch area – there are concerns from neighbouring businesses regarding the impact of the development on access and the applicant is asked to clarify whether they have right of vehicular access</b></li> <li><b>3. Lesser parking may be acceptable, due to good active travel links, but the Council would like to see Conwy CBC Highway's views on the parking bays, as these appear to be adjoining the pavement.</b></li> </ol>
0/50166	D	<p>Tocio 4 x coeden ffawydden a 4 x sycamorwydden a thynnu 1 x coeden Sycamorwydden.</p> <p><b>Safle:</b> 135 Llanrwst Road, Upper Colwyn Bay, Colwyn Bay, Conwy, LL28 5YS</p> <p><b>Ymgeisydd:</b> Mrs Hazel Montague</p> <p><b>Dim Gwrthwynebiad</b></p> <p>To prune 4 x beech &amp; 4 x sycamore trees and remove 1 x sycamore tree.</p>

		<p><b>Location:</b> 135 Llanrwst Road, Upper Colwyn Bay, Colwyn Bay, Conwy, LL28 5YS</p> <p><b>Applicant:</b> Mrs Hazel Montague</p> <p><b>No Objection</b></p>
0/50180	D	<p>Adeiladu mynediad i'r llwybr pren gyferbyn â'r teigrod a'r gwiwerod coch yn lle'r grisiau presennol.</p> <p><b>Safle:</b> Welsh Mountain Zoo, Old Highway, Colwyn Bay, Conwy, LL28 5UY</p> <p><b>Ymgeisydd:</b> Mr Neil Morris</p> <p><b>Dim Gwrthwynebiad</b></p> <p>Construction of boardwalk access adjacent to tigers and red squirrels in lieu of existing steps.</p> <p><b>Location:</b> Welsh Mountain Zoo, Old Highway, Colwyn Bay, Conwy, LL28 5UY</p> <p><b>Applicant:</b> Mr Neil Morris</p> <p><b>No Objection</b></p>