

**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 1<sup>st</sup> NOVEMBER 2022**

**PRESENT:** Cllr R Owen, Chairman  
Cllrs: J Clayton, H Fleet, J Higgins, P Hughes, T Maclean, B Madden, C Matthews (Town Mayor), S Ryder and D Wilkins.

**OFFICERS:** R Dudley, Assistant Clerk

**227/22 Welcome and Apologies for Absence:**

Cllr R Owen welcomed members to the meeting. Apologies for absence were received from the Clerk, T Earley and Cllr C Brockley.

**228/22 Declarations of Interest:**

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

**229/22 Minutes:**

***Resolved to approve and sign, as a correct record, the minutes of the last meeting, held on 4<sup>th</sup> October 2022.***

**230/22 Matters Arising from the Minutes:**

**a) Min 191/22 – Dolwen Road and Llanelian Road:**

Members noted the response from the Traffic Department confirming that the interactive signs can be adjusted for any future speed limit changes.

***Resolved to recommend to Council that funding (of up to £8,000) be approved for providing two VAS (interactive) signs on Dolwen Road and Llanelian Road.***

**b) Min 194/22(a) – Developing a Play Friendly Workforce:**

Cllr S Ryder had attended this course on 25/10/2022 and gave a brief verbal report to members. Copies of her report had previously been emailed to members for information. Cllr Ryder reported that there were problems with training funding budgets, due to it being seasonal work, but the Welsh Government were very supportive and were trying to find solutions. Cllr Ryder asked about being nominated as Play Ambassador for the Town Council.

***Resolved to recommend to Council, that the role of Play Ambassador be added to the Outside Representatives and that nominations for the role be sought.***

**c) Min 191/22 – Solar Lights, Wynn Gardens:**

Members noted the emails of thanks from Cllr C Carlisle and Brian Cossey.

**d) Min 199/22 – Tree Officer, Conwy CBC:**

Members noted that Matt Bardsley, Tree Officer, Conwy CBC had been invited to speak at the next meeting on 22<sup>nd</sup> November 2022. Members were asked to submit any specific questions before the meeting so they can be sent to Matt in

advance. Cllr Paul Hughes informed the members that he had met with Matt for advice about his role as the Town Council Tree Warden.

**231/22 Conwy CBC:**

No item had been submitted for this item,

**232/22 Ramblers Cymru:**

Members noted the information regarding an access campaign. Members were encouraged to complete the survey.

**233/22 Old Colwyn Resident's Association (OCRA):**

Members noted the latest minutes of the meeting held on 4<sup>th</sup> October 2022.

**234/22 North & Mid Wales Association of Town Councils:**

- a) Members noted the Executive Minutes of the meeting held on 23<sup>rd</sup> September 2022.
- b) Members noted the Quarterly Minutes of the meeting held on 21<sup>st</sup> October 2022.

**235/22 Planning:**

a) **Planning Applications:**

Members were asked to consider the planning applications received.

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

b) **Planning Decisions:** Members noted the planning decisions received from Conwy CBC for the period 3/10 – 30/10/2022.

c) **Appeal:** Members noted the update for the appeal at Bryn Rhodyn, Dolwen Road, Old Colwyn.

**236/22 Licensing Applications:**

Licensing Applications submitted for the period up to 28<sup>th</sup> October 2022 were noted by members.

The meeting closed at 7.10pm.

..... Chairman

**ÂCYNGOR TREF BAE COLWYN BAY TOWN COUNCILÂ**

**CEISIADAU CYNLLUNIO/PLANNING APPLICATIONS**

**01/11/2022**

<b>Cyfeirnod/R eference</b>	<b>LEFEL/ LEVEL</b>	<b>CAIS/APPLICATION</b>
0/50062	D	<p>Cynnig i droi atig yn ystafell wely gydag en-suite, a tho dormer fflat yng nghefn y to. <b>Safle:</b> 142, Llysfaen Road, Old Colwyn, LL29 9HP <b>Ymgeisydd:</b> Mr James Davies <b>Dim Gwrthwynebiad</b></p> <p>The proposal is to convert the existing loft area into a bedroom, with an en-suite with flat dormer to rear of roof <b>Location:</b> 142, Llysfaen Road, Old Colwyn, LL29 9HP <b>Applicant:</b> Mr James Davies <b>No Objection</b></p>
0/50067	D	<p>Estyniad un llawr i ochr annedd I greu stydi/ystafell I westeion <b>Safle:</b> 23, Brompton Park, Rhos on Sea, LL28 4TW <b>Ymgeisydd:</b> Mr John Pratt <b>Dim Gwrthwynebiad</b></p> <p>Single storey side extension to form study/guest room <b>Location:</b> 23, Brompton Park, Rhos on Sea, LL28 4TW <b>Applicant:</b> Mr John Pratt <b>No Objection</b></p>
0/50074	PC	<p>Adeiladu ciosg talu newydd I ddarparu cyfleuster gweithio hygyrch sy'n cydymffurfio â rheoliadau anabledau ynghyd â chyfleuster toiled staff sy'n cydymffurfio â rheoliadau anabledau <b>Safle:</b> Welsh Mountain Zoo, Old Highway, Colwyn Bay, LL28 5UY <b>Ymgeisydd:</b> Mr Neil Morris <b>Dim Gwrthwynebiad</b></p> <p>Construction of replacement payment kiosk to provide disability compliant accessible workplace facility together with integral disability compliant staff toilet facility <b>Location:</b> Welsh Mountain Zoo, Old Highway, Colwyn Bay, LL28 5UY <b>Applicant:</b> Mr Neil Morris <b>No Objection</b></p>
0/50076	D	<p>Codi un annedd sengl (Cais Amlinellol). Adnewyddu Caniatad Cynllunio a roddwyd o dan gyfeirnod 0/46720 <b>Safle:</b> Land adjacent to 46, Pen y Bryn Road, Upper Colwyn Bay, LL29 6AG <b>Ymgeisydd:</b> Mr A Bates <b>Dim Gwrthwynebiad</b></p>

		<p>Erection of Single Detached Dwelling (Outline Planning). Renewal of Planning permission granted under code ref 0/46720</p> <p><b>Location:</b> Land adjacent to 46, Pen y Bryn Road, Upper Colwyn Bay, LL29 6AG</p> <p><b>Applicant:</b> Mr A Bates</p> <p><b>No Objection</b></p>
0/50078	D	<p>Estyniad unllawr l'r cefn gosod ffenestri to, trosi garej/storfa o ofod byw gan gynnwys agoriad a ffenestr to newydd</p> <p><b>Safle:</b> The Coach House, Walshaw Avenue, Colwyn Bay, LL29 7UY</p> <p><b>Ymgeisydd:</b> Ms Sally Evans</p> <p><b>Dim Gwrthwynebiad</b></p> <p>Single Storey extension to rear, insert new rooflight, convert garage/store to living space including new opening and rooflight</p> <p><b>Location:</b> The Coach House, Walshaw Avenue, Colwyn Bay, LL29 7UY</p> <p><b>Applicant:</b> Ms Sally Evans</p> <p><b>No Objection</b></p>
0/50080	D	<p>Trosi un ty annedd preswyl mewn 3 fflat hunangynhwysol</p> <p><b>Safle:</b> Bryn Derwen, 7, Rhiw Bank Avenue, Colwyn Bay, LL29 7PH</p> <p><b>Ymgeisydd:</b> Mr R Green</p> <p>Conversion of single residential dwelling house to 3 no. on self-contained apartments</p> <p><b>Location:</b> Bryn Derwen, 7, Rhiw Bank Avenue, Colwyn Bay, LL29 7PH</p> <p><b>Applicant:</b> Mr R Green</p> <p><b>The Council would like clarification on the number of self-contained apartments as a Town Councillor was told 5 and not 3.</b></p> <p><b>The Council supports the Conwy CBC Officer comments that any parking bay must measure 2.6m x 4.8m in accordance with Conwy's adopted Parking Document LDP</b></p>
0/50087	D	<p>Trawsnewid Atig Arfaethedig</p> <p><b>Safle:</b> 170A, Dinerth Road, Rhos on Sea, LL28 4UP</p> <p><b>Ymgeisydd:</b> Mr Luke Pierce</p> <p><b>Dim Gwrthwynebiad</b></p> <p>Proposed Loft Conversion</p> <p><b>Location:</b> 170A, Dinerth Road, Rhos on Sea, LL28 4UP</p> <p><b>Applicant:</b> Mr Luke Pierce</p> <p><b>No Objection</b></p>

0/50088	D	<p>Adeiladu portsh newydd yn lle'r un presennol. Tynnu allanfa dân wedi'i amgáu presennol a ffurfio balconi bychan i ochr ddwyreiniol yr annedd bresennol. Addasu agoriadau presennol a rhai gorffeniadau allanol l'r annedd bresennol</p> <p><b>Safle:</b> Furzemount, Copthorn Road, Upper Colwyn Bay, LL28 5YP  <b>Ymgeisydd:</b> Mrs Sarah Lennon  <b>Dim Gwrthwynebiad</b></p> <p>Construction replacement porch in lieu of existing. Removal of existing enclosed fire escape and formation of small balcony to east side of existing dwelling. Alteration to existing openings and some external finishes to existing dwelling</p> <p><b>Location:</b> Furzemount, Copthorn Road, Upper Colwyn Bay, LL28 5YP  <b>Applicant:</b> Mrs Sarah Lennon  <b>No Objection</b></p>
0/50089	D	<p>Newid defnydd I 1 ty annedd</p> <p><b>Safle:</b> Former Coach House to rear of 74, Conway Road, Colwyn Bay, LL29 7LD  <b>Ymgeisydd:</b> Mrs Gaynor McKeown</p> <p>Change of use to 1 no dwelling house</p> <p><b>Location:</b> Former Coach House to rear of 74, Conway Road, Colwyn Bay, LL29 7LD</p> <p><b>Applicant:</b> Mrs Gaynor McKeown  <b>The Council supports Clwyd Powys Archaeological Trust that a photographic survey be undertaken before the development begins.</b></p>
0/50092	D	<p>Tocio 2 fedwen ac 1 ffawydden</p> <p><b>Safle:</b> 4, King's Crescent, Colwyn Bay, LL29 7YJ  <b>Ymgeisydd:</b> Mrs B Frudd  <b>Dim Gwrthwynebiad</b></p> <p>To prune 2 x Birch and 1 x Beech Tree</p> <p><b>Location:</b> 4, King's Crescent, Colwyn Bay, LL29 7YJ  <b>Applicant:</b> Mrs B Frudd  <b>No Objection</b></p>
0/50093	D	<p>Cwtogi 6 x Coeden laylandii</p> <p><b>Safle:</b> 8, Llawr Pentre, Old Colwyn, LL29 9RP  <b>Ymgeisydd:</b> Jenny Regan  <b>Dim Gwrthwynebiad</b></p> <p>To reduce 6 x leylandii trees</p> <p><b>Location:</b> 8, Llawr Pentre, Old Colwyn, LL29 9RP  <b>Applicant:</b> Jenny Regan</p>

		<b>No Objection</b>
0/50094	D	<p>Cwtogi 1 x Sycamorwydden a thori canghennau 1 x derwen</p> <p><b>Safle:</b> 28, Brooklands, Old Colwyn, LL29 8EN  <b>Ymgeisydd:</b> Pauline Iles</p> <p>To reduce 1 x sycamore and crown lift 1 x Oak  <b>Location:</b> 28, Brooklands, Old Colwyn, LL29 8EN  <b>Applicant:</b> Pauline Iles  <b>No objection</b></p>
0/50101	D	<p>Newid Arfaethedig o ddosbarth defnydd (A2) Banc a Chymdeithas adeiladu i ddosbarth defnydd (C3) preswyl l'r adeiladu i greu 2 rhandy ychwanegol ar y llawr cyntaf a'r ail lawr. A Dosbarth defnydd A1 ar gyfer masnach ar y llawr gwaelod. Mae'r mynediad ac allanfa o Ffordd Penrhyn a'r unig addasiadau arfaethedig l'r Blaen yw drws mynediad i gael mynediad at randai 3 a 5</p> <p><b>Safle:</b> Halifax Building Society, 7, Penrhyn Road, Colwyn Bay, LL29 8LN  <b>Ymgeisydd:</b> Ahmed</p> <p>Proposed change of use from Bank and Building Society (A2) Use Class to C3 Residential use Class to First and Second Floors of building to create 2 no additional apartments. And A1 use class for commercial to ground floor. Access and Egress is from Penrhyn Road and the only alterations to the frontage proposed is the entrance door to access apt's 3 &amp; 5</p> <p><b>Location:</b> Halifax Building Society, 7, Penrhyn Road, Colwyn Bay, LL29 8LN  <b>Applicant:</b> Ahmed  <b>No objection to the change of use.</b>  <b>The Council notes Highway's comments about the need for a parking bay but also notes that a neighbour has said there are already serious access issues along this alleyway so any parking bay would need to keep the access clear.</b>  <b>There appears to be no provision for waste disposal/bin store. This area is already affected by fly tipping so provision needs to be made for disposal of waste.</b></p>
0/50102	D	<p>Creu mynedfa amaethyddol newydd yn lle'r un bresennol</p> <p><b>Safle:</b> Land adjacent to; Bryn Rhodyn, Dowlen Road, Old Colwyn, LL29 8UQ  <b>Ymgeisydd:</b> Mr Max Jones</p> <p>Creation of a new agricultural access to replace existing  <b>Location:</b> Land adjacent to; Bryn Rhodyn, Dowlen Road, Old Colwyn, LL29 8UQ  <b>Applicant:</b> Mr Max Jones  <b>No objection but the Council supports the comments made by Highway:</b></p>

		<p>a) Do not reverse from a side road onto a main road, when using a driveway, reverse in and drive out</p> <p>b) Trees /vegetation must not encroach within the visibility splay of the main road onto the highway</p>
0/50103	D	<p>Estyniad ac addasiadau arfaethedig</p> <p><b>Safle:</b> 42, Brompton Avenue, Rhos on Sea, LL28 4TF</p> <p><b>Ymgeisydd:</b> Emma Williams</p> <p><b>Dim Gwrthwynebiad</b></p> <p>Proposed Extension &amp; Alterations</p> <p><b>Location:</b> 42, Brompton Avenue, Rhos on Sea, LL28 4TF</p> <p><b>Applicant:</b> Emma Williams</p> <p><b>No Objection</b></p>
0/50107	D	<p>Newid defnydd o Eglwys D1 I annedd-dy C3</p> <p><b>Safle:</b> Rhos on Sea Methodist Church, Rhos Road, Rhos on Sea, LL28 4RS</p> <p><b>Ymgeisydd:</b> Mr S Roberts</p> <p>Change of use from Church D1 into a single dwelling house C3</p> <p><b>Location:</b> Rhos on Sea Methodist Church, Rhos Road, Rhos on Sea, LL28 4RS</p> <p><b>Applicant:</b> Mr S Roberts</p> <p><b>No objection to the change of use.</b></p> <p><b>The Council supports Clwyd Powys Archaeological Trust that a photographic survey be undertaken before the development begins.</b></p>
0/50121	D	<p>Estyniad dormer yn y cefn i ddwy ystafell wely lefel atig presennol</p> <p><b>Safle:</b> Honeysuckle Lodge, 10, Pen y Bryn Road, Upper Colwyn Bay, LL29 6AF</p> <p><b>Ymgeisydd:</b> Will Barman</p> <p><b>Dim Gwrthwynebiad</b></p> <p>Rear dormer extensions to two existing attic level bedrooms</p> <p><b>Location:</b> Honeysuckle Lodge, 10, Pen y Bryn Road, Upper Colwyn Bay, LL29 6AF</p> <p><b>Applicant:</b> Will Barman</p> <p><b>No Objection</b></p>
0/50136	D	<p>Arfaethedig Ystafell ddydd Estyniad</p> <p><b>Safle:</b> Plas y Bryn Nursing Home, 31, Tan y Bryn Road, Rhos on Sea, LL28 4AD</p> <p><b>Ymgeisydd:</b> The Management Rosewood Healthcare Group</p> <p><b>Dim Gwrthwynebiad</b></p> <p>Proposed dayroom extension</p> <p><b>Location:</b> Plas y Bryn Nursing Home, 31, Tan y Bryn Road, Rhos on Sea, LL28 4Ad</p>

		<p><b>Applicant:</b> The Management Rosewood Healthcare Group</p>
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**No Objection**