

MINUTES OF A MEETING OF THE GENERAL PURPOSE AND PLANNING COMMITTEE OF THE BAY OF COLWYN TOWN COUNCIL, HELD ONLINE (VIA ZOOM) AT 6.30 PM ON TUESDAY 14th MARCH 2023

PRESENT: Cllr R Owen, Chairman
Cllrs: C Brockley, J Clayton, H Fleet, J Higgins, P Hughes, B Madden and T MacLean

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

389/22 Welcome and Apologies for Absence:

The Chair welcomed members to the meeting. Apologies for absence were received from Cllrs L Kennedy, C Matthews, S Ryder and D Wilkins.

390/22 Declarations of Interest:

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

391/22 Minutes:

Resolved to approve and sign, as a correct record, the minutes of the last meeting, held on 21st February 2023.

392/22 Matters Arising From these Minutes:

Bus Shelters:

- a) The Clerk asked Members for their assistance in inspecting and reporting back on the condition of any bus shelters in their area, so that priority(ies) for renewal in 2023/24 can then be considered. Members were asked to grade the condition of each bus shelter in their area from 1-5 (with 5 being excellent). The updated spreadsheet would be shared at the next meeting.
- b) Old Colwyn Members were asked for their comments on the condition of the privately-owned bus shelter outside the Marine Hotel, following its refurbishment by the owners. Cllr S Ryder (who had submitted apologies) had originally brought this issue to the Committee.

Resolved to ask Cllr Ryder if she was satisfied with the refurbishment of the shelter.

- c) It was noted that member(s) had submitted suggested locations for further 'living roof' bus shelters. At the last meeting, members had supported the proposal from Conwy CBC, to site a 'living roof' bus shelter at St Paul's on Abergele Road. It was agreed to only to consider other locations, once the St Paul's one has been installed and any issues and maintenance costs in connection with living roof bus shelters are known.
- d) Members noted guidance on the policy and procedures for considering any new bus shelter requests and were asked to refer to this guidance if any requests were made to them from local residents.

393/22 Conwy CBC:

It was noted that no further information/quotes for replacement play equipment had been received.

394/22 Old Colwyn Resident's Association:

Cllr Jason Higgins gave a brief verbal report on the meeting which he had attended on 7th March 2023. Cllr Higgins said he had updated the meeting on Town Council progress with the Old Colwyn War Memorial. Planning on Brownfield sites had also been discussed. Attendance at the meeting had been lower than usual, due to other commitments. Cllr Higgins offered to forward the minutes so they could be shared with the Committee members.

395/22 Street Furniture Quarterly Inspection: The Clerk reminded Members that the quarterly inspections of the Street Furniture in their area was now due and asked them to report back to the next meeting. A copy of the inventory had been included in the agenda pack.

396/22 Diolch am 20/Thanks for 20: The Clerk submitted information about the initiative to raise awareness about the new default 20mph speed limit, which will apply from 17/9/2023, including resources to help promote understanding of what is coming. Monthly sessions are being held, on the 17th of each month at 7pm, giving people the opportunity to ask any questions. The Clerk had also received and shared further information about exemptions to the default limit, which the Welsh Government would allow Highways Authorities to grant.

Resolved to ask CCBC Highways if they will be consulting with the relevant Town and Community Councils regarding proposed exceptions to the 20mph default and if there is any funding for segregating cyclists/pedestrians from traffic, e.g. for main connecting routes.

397/22 Planning:

a) **Planning Applications:** Members were asked to consider the planning applications submitted by the Clerk.

Cllr Paul Hughes declared a personal (non-prejudicial) interest in application 0/50527, for four dwellings on the north west of the British Legion site. He also declared a personal and prejudicial interest in application 0/50541, for eight dwellings to the north and east of the Legion building (including the current allotments site), but did not leave the meeting, as no further discussion took place when this application was considered.

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 06/02/2023 – 05/03/2023.

c) **Conservation Officer:**

Members were asked if they felt it would be beneficial to invite the a Conservation

Officer to attend a future meeting of the Committee.

Resolved to invite the Conservation Officer to a future meeting of the Committee.

d) Planning Appeal:

Members noted the appeal decision in respect of 21A, Grove Road, Colwyn Bay.

398/22 Licensing Applications:

Licensing Applications submitted for the period up to 24th February 2023 were noted by members.

The meeting closed at 7.20 pm.

..... Chairman

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

14/03/2023

Cyfeirnod/R eference	LEFEL/ LEVEL	CAIS/APPLICATION
0/50487	D	<p>Ehangu'r portsh presennol i greu o addasoad mewnol a gwaith adnewyddu i'r annedd bresennol</p> <p>Safle: 105, Peulwys Lane, Old Colwyn, LL29 8YE Ymgeisydd: Mr Gerallt Evans Dim Gwrthwynebiad</p> <p>Enlargement of the existing porch to create part of internal modification and refurbishment works to the existing dwelling</p> <p>Location: 105, Peulwys Lane, Old Colwyn, LL29 8YE Applicant: Mr Gerallt Evans No Objections</p>
0/50495	D	<p>Cael gwared ar ystafell wydr bresennol a'r estyniad cefn ac ochr arfaethedig</p> <p>Safle: 4, Bryn Rhyg, Upper Colwyn Bay, Colwyn Bay, LL29 6DP Ymgeisydd: Mr Jodie Bates Dim Gwrthwynebiad</p> <p>Removal of existing conservatory and proposed rear and side extension Location: 4, Bryn Rhyg, Upper Colwyn Bay, Colwyn Bay, LL29 6DP Applicant: Mr Jodie Bates No Objections</p>
0/50505	D	<p>Cynnig i drosi catrefr gofal yn 2 annedd ar wahan, yn cynnwys dymchwel yr ystafell ddydd ar y llawr gwaelod a choridor cyswllt ar y llawr cyntaf yn rhannol</p> <p>Safle: 79-81, Guys Cliffe Care Home, Conway Road, Colwyn Bay, LL29 7LN Ymgeisydd: Mr J Jones Dim Gwrthwynebiad</p> <p>Proposed conversion of care home into 2 no detached dwellings inclusive of part demolish of ground floor day room and first floor link passageway</p> <p>Location: 79-81, Guys Cliffe Care Home, Conway Road, Colwyn Bay, LL29 7LN Applicant: Mr J Jones No Objections</p>

0/50510	D	<p>Addasu lle gwag yn y lloft yn ystafell wely gydag ystafell gawod yn cynnwys dormer yn wynebu am ymlaen</p> <p>Safle: 135, Llanelian Road, Old Colwyn, LL29 8UW Ymgeisydd: Mr & Mrs Roy & Hilary Jones</p> <p>Dim Gwrthwynebiad</p> <p>Conversion of loft space into a bedroom with shower room including a front facing dormer</p> <p>Location: 135, Llanelian Road, Old Colwyn, LL29 8UW Applicant: Mr & Mrs Roy & Hilary Jones No Objections</p>
0/50511	D	<p>Adeiladu 1 byngalo a Gwaith cysylltiedig</p> <p>Safle: Tir i'r Gorllewin o 24, Everard Road, Rhos on Sea, LL28 4EY Ymgeisydd: Mr David Williams</p> <p>Gwrthwynebiadau: Mae gan y Cyngor Tref bryderon yngŷn â cholli manau parcio oddi ar y ffordd ar gyfer yr annedd bresennol, oherwydd y defnydd arfaethedig o'r dreif i ddarparu mynediad a pharcio i'r tŷ arfaethedig. Bydd hyn yn gwaethygu problemau parcio mewn stryd breswyl brysur iawn.</p> <p>Construction of 1 no bungalow and associated works</p> <p>Location: Land to West of 24, Everard Road, Rhos on Sea, LL28 4EY Applicant: Mr David Williams Objections: The Town Council has concerns regarding the loss of off-road parking for the existing dwelling, due to the proposed use of the driveway to provide access and parking for the proposed dwelling. This will exacerbate parking problems in a very busy residential street.</p>
0/50524		<p>Tocio un goeden sycamorwydden</p> <p>Safle: 21, Maes Ebberston Road West, Rhos on Sea, LL28 4BF Ymgeisydd: Mrs E Frost</p> <p>Dim Gwrthwynebiad</p> <p>To prune 1 no. Sycamore Tree</p> <p>Location: 21, Maes Ebberston Road West, Rhos on Sea, LL28 4BF Applicant: Mrs E Frost No Objections</p>
0/50527		<p>Datblygiad preswyl yn cynnwys 4 annedd ac isadeiledd cysylltiedig</p> <p>Safle: 31, Coed Pella Road, Colwyn Bay, LL29 7BB Ymgeisydd: Colwyn Bay Legion Club</p> <p>Gwrthwynebiadau:</p> <p>1. Gorddatblygu safle yn yr Ardal Gadwraeth, sy'n cael ei werthfawrogi ar hyn o bryd fel man agored. Dim ond os oes amgylchiadau lliniarol, megis % uwch o dai fforddiadwy i ddiwallu angen lleol, y dylid ystyried dwysedd tai uwch na'r uchafswm arferol o 30 yr hectar. Mae'n ymddangos mai dim ond 2 uned allan o'r cyfanswm o 12 ar y safle fydd yn fforddiadwy?</p>

		<p>2. Mae'r datblygiad yn anghydnaws â chymeriad cyffredinol datblygiad yn yr ardal gadwraeth, oherwydd arddull (tai tref tri llawr) a dwysedd.</p> <p>3. Pryder ynglŷn ag effaith naill ai parcio ar y stryd neu golli wal gerrig draddodiadol ar gyfer mwy o le parcio yn lle gerddi blaen, ac nid yw'r naill na'r llall yn dderbyniol.</p> <p>Residential development comprising 4 no. Dwellings and associated infrastructure</p> <p>Location: 31, Coed Pella Road, Colwyn Bay, LL29 7BB Applicant: Colwyn Bay Legion Club</p> <p>Objections:</p> <ol style="list-style-type: none"> 1. Overdevelopment of site in the Conservation Area, which is currently valued as open space. A greater density of housing than the usual maximum of 30 per hectare should only be considered if there are mitigating circumstances, such as a higher % of affordable housing to meet local need. It appears only 2 units out of the total 12 on site will be affordable? 2. Development is out of keeping with the general character of development in the conservation area, due to style (three storey town houses) and density. 3. Concern re impact on either on-street parking or the loss of traditional stone wall to accomodate more parking instead of front gardens, neither of which are acceptable
0/50528		<p>Newid defnydd rhan o lawr gwaelod yr adeilad o fistro/caffi I archfarchnad gymdeithasol, gyda man ymgysylltu cyhoeddus cysylltiedig (Sui generis) Safle: 41-43, Station Court, Porters Coffee Shop and Bistro, Station Road, Colwyn Bay, LL29 8DP Ymgeisydd: Ty Dafydd Alun</p> <p>Dim Gwrthwynebiad</p> <p>Change of use of part of the ground floor of building from a bistro/cafe into a social supermarket, with associated public engagement area (sui generis)</p> <p>Location: 41-43, Station Court, Porters Coffee Shop and Bistro, Station Road, Colwyn Bay, LL29 8DP Applicant: Ty Dafydd Alun No Objections</p>
0/50530		<p>Arddangos paneli ffasgia alwminium heb eu goleuo Safle: Old Nat West Bank, Rhos Road, Rhos on Sea, LL28 4RY Ymgeisydd: Mr Austin Morgan Dim Gwrthwynebiad</p> <p>Display of non illuminated fascia panels</p> <p>Location: Old Nat West Bank, Rhos Road, Rhos on Sea, LL28 4RY Applicant: Mr Austin Morgan No Objections</p>

0/50532		<p>Codi 2 ardal teras l bobl eistedd y tu allan l fwyta a chodi pergolas gyda gorchudd</p> <p>Safle: Old Nat West Bank, Rhos Road, Rhos on Sea, LL28 4RY</p> <p>Ymgeisydd: Mr Austin Morgan</p> <p>Dim Gwrthwynebiad</p> <p>Construction of 2 no terraced areas for external seating for diners and the erection of covered pergolas</p> <p>Location: Old Nat West Bank, Rhos Road, Rhos on Sea, LL28 4RY</p> <p>Applicant: Mr Austin Morgan</p> <p>No Objections</p>
0/50541		<p>Datblygiad preswyl yn cynnwys 8 annedd ac isadeiledd cysylltiedig ac ail-leoli rhandiroedd</p> <p>Safle: 31, Coed Pella Road, Colwyn Bay, LL29 7BB</p> <p>Ymgeisydd: Colwyn Bay Legion Club</p> <p>Gwrthwynebiadau:</p> <ol style="list-style-type: none"> 1. Gorddatblygu safle yn yr Ardal Gadwraeth, sy'n cael ei werthfawrogi ar hyn o bryd fel man agored. Dim ond os oes amgylchiadau lliniarol, megis % uwch o dai fforddiadwy i ddiwallu angen lleol, y dylid ystyried dwysedd tai uwch na'r uchafswm arferol o 30 yr hectar. Mae'n ymddangos mai dim ond 2 uned allan o'r cyfanswm o 12 ar y safle fydd yn fforddiadwy? 2. Mae'r datblygiad arfaethedig yn anghydnaws â chymeriad cyffredinol y datblygiad yn yr ardal gadwraeth oherwydd y ddau arddull (tai tref tri llawr) a dwysedd. 3. Pryder ynglŷn â'r effaith ar barcio ar y stryd neu golli wal gerrig draddodiadol i ddarparu mwy o leoedd parcio yn lle gerddi blaen, ac nid yw'r naill na'r llall yn dderbyniol. <p>Residential development comprising 8 no. Dwellings and associated infrastructure and the re-location of allotments</p> <p>Location: 31, Coed Pella Road, Colwyn Bay, LL29 7BB</p> <p>Applicant: Colwyn Bay Legion Club</p> <p>Objections:</p> <ol style="list-style-type: none"> 1. Overdevelopment of site in the Conservation Area, which is currently valued as open space. A greater density of housing than the usual maximum of 30 per hectare should only be considered if there are mitigating circumstances, such as a higher % of affordable housing to meet local need. It appears only 2 units out of the total 12 on site will be affordable? 2. The proposed development is out of keeping with the general character of development in the conservation area, due to both style (three storey town houses) and density. 3. Concern re impact on either on-street parking or the loss of traditional stone wall to accomodate more parking instead of front gardens, neither of which are acceptable.
0/50545		<p>Tystysgrif cyfreithlondeb ar gyfer y defnydd presennol fel 1 fflat ychwanegol ar y llawr gwaelod yn unig</p> <p>Safle: Flat 6, 6, Rivières Avenue, Colwyn Bay, LL29 7DP</p> <p>Ymgeisydd: Mr Daniel Shields</p>

		<p>Dim Gwrthwynebiad</p> <p>Certificate of Lawfulness for the existing use as 1 additional flat on the ground floor only</p> <p>Location: Flat 6, 6, Rivières Avenue, Colwyn Bay, LL29 7DP</p> <p>Applicant: Mr Daniel Shields</p> <p>No Objections</p>
<p>0/50549 & 0/50550 (Listed Building Consent/Ca niatad Adeilad Rhestredig)</p>		<p>Trawsnewid hen Swyddfeyedd Dinesig i westy o fflatiau ynghyd a gwaith ailwampio mewnol ac allanol</p> <p>Safle: Former Civic Offices, Colwyn Bay, LL29 8AR</p> <p>Ymgeisydd: Parc Eirias Hotel Ltd</p> <p>Dim Gwrthwynebiad</p> <p>Conversion of former Civic Offices to aparthotel together with internal and external refurbishment works</p> <p>Location: Former Civic Offices, Colwyn Bay, LL29 8AR</p> <p>Applicant: Parc Eirias Hotel Ltd</p> <p>No Objections</p>
<p>0/50551</p>		<p>Adleoli mast TCC presennol I ardal maes parcio'r sw</p> <p>Safle: Welsh Mountain Zoo, Old Highway, Colwyn Bay, LL28 5UY</p> <p>Ymgeisydd: Mr Neil Morris</p> <p>Dim Gwrthwynebiad</p> <p>Re-siting of existing CCTV mast to zoo car park area</p> <p>Location: Welsh Mountain Zoo, Old Highway, Colwyn Bay, LL28 5UY</p> <p>Applicant: Mr Neil Morris</p> <p>No Objections</p>