

**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 4<sup>th</sup> APRIL 2023**

**PRESENT:** Cllr R Owen, Chairman  
Cllrs: J Clayton, H Fleet (Deputy Mayor), J Higgins, P Hughes, L Kennedy,  
T MacLean, C Matthews (Mayor) and S Ryder

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

**435/22 Welcome and Apologies for Absence:**

The Chair welcomed members to the meeting. Apologies for absence were received from Cllrs C Brockley and D Wilkins.

**436/22 Declarations of Interest:**

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

**437/22 Minutes:**

***Resolved to approve and sign, as a correct record, the minutes of the last meeting, held on 14<sup>th</sup> March 2023.***

**438/22 Conservation Officer, Conwy CBC:** It was noted that the CCBC Conservation Officer would be invited to attend a future meeting of the Committee to give a presentation about Conservation Areas and development control within these.

**439/22 Matters Arising From these Minutes:**

**a) Min 392/22(a) - Bus Shelters:**

- i) Members had been asked to consider the condition of bus shelters in the Town Council area so that priority(ies) for renewal in 2023/24 could be considered. As none of the bus shelters had been reported as needing any attention and several bus shelters are likely to be of a similar age, it was agreed to let the earmarked reserve (held by CCBC) build up for future replacements, as and when these are required. Members were asked to continue to report any future damage that they may notice, so it can be reported and actioned.
- ii) Old Colwyn Members reported that the condition of the privately-owned bus shelter outside the Marine Hotel had improved following its refurbishment by the owners. However, there was now a missing perplex side panel.

***Resolved to request that this be reported to CCBC.***

- b) Min 395/22 - Street Furniture Quarterly Inspection:** The inventory was updated following inspections by members of any Street Furniture in their area. It was noted that the Town Hall external noticeboard needed replacing and a quotation was tabled, which included prices for either a full replacement, or, if the posts were still in a good, useable condition, just the noticeboard itself.

***Resolved to recommend that the Town Council External Noticeboard be replaced, on a like-for-like basis, at a cost of £950/£750 (dependant on the condition of the posts).***

**c) Min 369/22 – Diolch am 20/Thanks for 20:**

The response regarding exemptions and Welsh Government funding from ERF, Conwy CBC, was noted by members. The Clerk informed the members that the campaign has offered to give a presentation to the Town Council and further information is awaited. Hopefully this could be accommodated in a meeting, depending on their availability. Members agreed that this would be useful for them to get the right information to share with their constituents.

***Resolved that the Clerk contact the campaign organiser to arrange attendance at a future meeting, or at a separate meeting if necessary.***

**440/22 Conwy CBC:**

Members noted an e-mail update received from the Play Inspector, Conwy CBC. The Play Inspector had listed all the orders placed to date, to include estimated installation and delivery dates, the work that has already been done (covered by the CCBC budget) and work that was still outstanding.

**441/22 Open Spaces Society:** Members noted an information sheet received from the society.

**442/22 Planning:**

a) **Planning Applications:** Members were asked to consider the planning applications received from Conwy CBC.

***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 06/03/2023 – 19/03/2023.

c) **Planning Policy Wales on net benefit for Biodiversity and Ecosystems resilience:**

The Clerk submitted a consultation from the Welsh Government about targeted policy changes to Planning Policy Wales on net benefit for Biodiversity and Ecosystems resilience and Members noted responses are needed by 31<sup>st</sup> May 2023.

**443/22 Licensing Applications:**

Licensing Applications submitted for the period up to 24<sup>th</sup> March 2023 were noted by members.

The meeting closed at 7.15 pm.

..... Chairman

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

**04/04/2023**

<b>Cyfeirnod/R eference</b>	<b>LEFEL/ LEVEL</b>	<b>CAIS/APPLICATION</b>
0/50401/02 (Caniatad Adeilad Rhestredig/ Listed Building Consent)		<p>Newid defnydd Eglwys a festri wag i 1 uned breswyl, caffi amlbwrpas/oriel. Ychwanegu llawr arall (mewnol), Estyniad gwydr ar frig y twr cloch, ffenestri to cadwraeth, addasiadau mewnol, gwydr eilaidd a phaneli solar</p> <p><b>Safle:</b> St Catherine Parish Church, Abergele Road, Old Colwyn, LL29 9RU  <b>Ymgeisydd:</b> Mr Adrian Gaskell</p> <p><b>MAE'R CAIS WEDI EI DYNNU YN OL</b></p> <p>Change of use of vacant Church and vestry to 1 residential unit, multipurpose cafe/gallery space. Addition of additional floor (internal), glass extension at top of bell tower, conservation rooflights, internal alterations, secondary glazing and solar panels.</p> <p><b>Location:</b> St Catherine Parish Church, Abergele Road, Old Colwyn, LL29 9RU  <b>Applicant:</b> Mr Adrian Gaskell</p> <p><b>NOTED THAT THIS APPLICATION HAS BEEN WITHDRAWN</b></p>
0/50568		<p>Arddangos un arwydd totem wedi ei oleuo'n fewnol</p> <p><b>Safle:</b> Aldi Supermarket. 394, Abergele Road, Old Colwyn, LL29 9LU  <b>Ymgeisydd:</b> Mr Stephen Jones</p> <p><b>Mae'r Pwyllgor yn cefnogi sylwadau'r Swyddog Cadwraeth y byddai lefelau goleuadau / goleuo is yn cael llai o effaith.</b></p> <p>Display of 1 no. Internally illuminated totem sign</p> <p><b>Location:</b> Aldi Supermarket. 394, Abergele Road, Old Colwyn, LL29 9LU  <b>Applicant:</b> Mr Stephen Jones</p> <p><b>The Committee support the Conservation Officer's comments that lower lighting/illumination levels would have lesser impact.</b></p>
0/50569		<p>Cais i ychwanegu man cadw cyfarpar allanol newydd yn lle'r un presennol gan gynnwys clostir yn Aldi, Ffordd Abergele, Hen Golwyn</p> <p><b>Safle:</b> Aldi Supermarket. 394, Abergele Road, Old Colwyn, LL29 9LU  <b>Ymgeisydd:</b> Mr Stephen Jones</p> <p><b>Dim Gwrthwynebiad</b></p> <p>Application for addition of replacement new external plant including enclosure at Aldi , Abergele Road, Old Colwyn</p> <p><b>Location:</b> Aldi Supermarket. 394, Abergele Road, Old Colwyn, LL29 9LU  <b>Applicant:</b> Mr Stephen Jones</p> <p><b>No Objections</b></p>

0/50570		<p>Defnydd arfaethedig o gynhwysyddion storio ar gyfer storfa ddomestig gyhoeddus a dymchwel yr uned bresennol</p> <p><b>Safle:</b> Plas Gwilym Yard, Llysfaen Road, Old Colwyn  <b>Ymgeisydd:</b> Jennings Building &amp; Civil Engineers</p> <p><b>Fe nodwyd y pryderon yn ymwneud a faterion Priffyrdd / mynediad ac mae'r Cyngor Tref yn cytuno y byddai angen amodau addas ar gyfer diogelwch mynd i mewn ag allan.</b></p> <p>Proposed use of storage containers for public storage and demolition of existing unit</p> <p><b>Location:</b> Plas Gwilym Yard, Llysfaen Road, Old Colwyn  <b>Applicant:</b> Jennings Building &amp; Civil Engineers  <b>Concerns were noted about Highways/access issues and the Town Council agrees that suitable conditions would be needed for safety of access/egress</b></p>
0/50573		<p>Cais i godi portsh ffrynt ac estyniad yn y cefn</p> <p><b>Safle:</b> 58, Abbey Road, Rhos on Sea, LL28 4NU  <b>Ymgeisydd:</b> Mr &amp; Mrs Rhys and Phillippa Hughes and Farrell</p> <p><b>Dim Gwrthwynebiad</b></p> <p>Proposed front porch and rear extension</p> <p><b>Location:</b> 58, Abbey Road, Rhos on Sea, LL28 4NU  <b>Applicant:</b> Mr &amp; Mrs Rhys and Phillippa Hughes and Farrell</p> <p><b>No Objections</b></p>
0/50581		<p>Tocio 1 goeden dderw</p> <p><b>Safle:</b> 14, Bro Elian, Old Colwyn, LL29 8UL  <b>Ymgeisydd:</b> Mrs T Yates Ms C Daniels</p> <p><b>Fe nodwyd bod y Swyddog Coed wedi ymweld ac wedi cytuno bod gostyngiad o 20% yn rhesymol. Fe gefnogi'r lefel hon o ostyngiad.</b></p> <p>To reduce 1 no Oak Tree</p> <p><b>Location:</b> 14, Bro Elian, Old Colwyn, LL29 8UL  <b>Applicant:</b> Mrs T Yates Ms C Daniels  <b>It was noted the Tree Officer has visited and had agreed a 20% reduction is reasonable. This level of reduction would be supported.</b></p>
0/50583		<p>Gosod tri cherflun cinetig fel nodweddion pyrth</p> <p><b>Safle:</b> Combermere Gardens, Promenade, Rhos on Sea  <b>Ymgeisydd:</b> Mr Oliver Edwards</p> <p><b>Dim Gwrthwynebiad</b></p> <p>Installation of three kinetic sculptures to act as gateways features</p> <p><b>Location:</b> Combermere Gardens, Promenade, Rhos on Sea  <b>Applicant:</b> Mr Oliver Edwards  <b>No Objections</b></p>

0/50620		<p>Dymchwel hen ganolfan ymadfer Mary Bamber, a chodi 46 o randai, 42 annedd newydd.</p> <p><b>Safle:</b> The John Braddock &amp; Mary Bamber Convalescent Centre, Queens Avenue, Colwyn Bay, Conwy, LL29 7BD</p> <p><b>Ymgeisydd:</b> Mr Howard Vaughan</p> <p><b>Dim Gwrthwynebiad</b></p> <p>Variation of condition no.2 of planning approval 2 (approved plans) of planning approval 0/46130 (conversion of John Braddock (former Queens Lodge) building to provide 14 no. apartments and 3 no. town houses</p> <p>Demolition of former Mary Bamber Convalescent centre and construction of 46 no apartments, 42 no. new dwellings.</p> <p><b>Location:</b> The John Braddock &amp; Mary Bamber Convalescent Centre, Queens Avenue, Colwyn Bay, Conwy, LL29 7BD</p> <p><b>Applicant:</b> Mr Howard Vaughan</p> <p><b>No Objections</b></p>
0/50495 Amended Plans/Additi onal Information		<p>Cael gwared ag ystafell haul bresennol a chais am estyniad cefn ac ochr.</p> <p><b>Safle:</b> 4 Bryn Rhyg, Upper Colwyn Bay, Colwyn Bay, LL29 6DP</p> <p><b>Ymgeisydd:</b> Mr Jodie Bates</p> <p><b>Fe nodwyd pryderon y cymydog, ond nid oes gan y Cyngor Tref wrthwynebiad cyn belled bod tystiolaeth na fyddai unrhyw golled sylweddol o olau - yn unol â lefelau derbyniol.</b></p> <p>Removal of existing conservatory and proposed rear and side extension.</p> <p><b>Location:</b> 4 Bryn Rhyg, Upper Colwyn Bay, Colwyn Bay, LL29 6DP</p> <p><b>Applicant:</b> Mr Jodie Bates</p> <p><b>Concerns of the neighbour were noted, but the Town Council has no objection providing there is evidence that there would be no significant detrimental loss of light – in line with acceptable levels</b></p>