

MINUTES OF A MEETING OF THE GENERAL PURPOSE AND PLANNING COMMITTEE OF THE BAY OF COLWYN TOWN COUNCIL, HELD ONLINE (VIA ZOOM) AT 6.PM ON TUESDAY 2nd MAY 2023

PRESENT: Cllr J Clayton, Vice-Chairman
Cllrs: C Brockley, H Fleet (Deputy Mayor), P Hughes, T MacLean, C Matthews (Mayor), S Ryder and D Wilkins

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

VISITORS: Anna Semlyen and Rod King MBE45, Diolch am 20/Thanks for 20 Campaign

461/22 Welcome and Apologies for Absence:

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

462/22 Declarations of Interest:

Members were reminded that they must declare the existence and nature of any personal and/or prejudicial interests. Cllr D Wilkins declared a prejudicial interest in item 11(a) Planning Application no 0/50668 and retired from the meeting whilst this item was being considered.

463/22 Diolch am 20/Thanks for 20:

The Chair welcomed Anna and Rod from the Diolch am 20/Thanks for 20 campaign. Rod introduced himself as the founder of the Campaign. Anna's role was to help Community/Town Councils to understand the benefits of the reduced traffic speed to their communities. Rod explained that their Campaign was independent and not affiliated to the Welsh Government.

The Welsh Government passed a law in 2022 which will change the speed limit for all restricted roads (currently 30mph) to 20mph from 17th September 2023. Households with no car, people with concessionary travel passes, children walking/cycling will all benefit from the reduced speed limit, along with the 12,133 people who it is estimated will be hit, injured or killed by vehicles during a 10-year period (based on previous statistics). There will be less pollution, less fuel used and a better quality of life for communities.

Wales is the first devolved UK nation to set a 20mph limit. All roads (apart from a few exceptions) which are now 30mph will default to 20mph. The Local Authority can make exceptions and will issue a map of the exceptions in due course. Exceptions can include roads where pedestrians and cyclists are not mixing with motor traffic.

The Campaign asked for the Council's help in supporting the community with the change and to get them ready for 17th September. The Campaign have a facebook/Twitter page and have plenty of bilingual resources: Stickers, badges,

banners etc which the Council could use to help publicise the change.

Anna informed the Council that a “Welsh 20’s Plenty” Zoom discussion takes place at 7pm on the 17th of the month, for discussion and updates.

Rod and Anna thanked the Committee for giving them the opportunity to attend and a brief question and answer session followed:

What do residents need to get ready: Wide publicity is required to raise awareness and any banners/posters etc need to go up well before 17th September.

Have exceptions already been identified? Roads managed by Welsh Government have been identified but Conwy CBC have not published their report yet. A County Councillor present stated that Conwy CBC are currently looking at roads and there will be a consultation. The Local Authority will interpret and consider the individual circumstances and also consult with emergency services before deciding. The County Council will share the list of roads being considered in due course.

Penalties: The Campaign will forward further information about how the Police intend to deal with the change. Education will be the key – e.g. showing a 15 minute video showing the difference between accidents at 30mph and 20mph. The Welsh Government are also running an advertising campaign.

The Chair thanked Rod and Anna for their informative presentation and they retired from the meeting.

464/22 Minutes:

Resolved to approve and sign, as a correct record, the minutes of the last meeting, held on 4th April 2023.

465/22 Matters Arising From these Minutes:

a) Min 493/22(b) – Street Furniture Quarterly Inspection:

Members had been asked to consider the condition of the Cefn Road, Old Colwyn Noticeboard after an inspection by the Clerk. Members agreed that this should be the Council’s next priority for replacement, when funding becomes available.

b) Min 440/22 – Conwy CBC – Play Equipment:

Members noted the final quote for the replacement play equipment (inclusive roundabouts) ordered for Min y Don and Bryn Cadno playgrounds.

466/22 Conwy CBC:

a) Rhos on Sea Waterfront: Members noted the Traffic Order for the Waterfront.

b) Festive Lighting Columns: Members noted the email confirming the cost for installing two replacement festive lighting (festoon) support columns on Cefn Road, Old Colwyn.

The Clerk gave a verbal report in response to concerns about the position of the columns in Penryn Avenue, Rhos on Sea. The columns, owned by Conwy CBC, but used by the Town Council for Christmas Festive Lighting, are in the middle of the

pavements due to the Highways requirement for them to be at least 450mm away from the kerb. The retail shops own their frontage and use it displays / outdoor seating etc so it can be very difficult for wheelchairs/people with disabilities and people pushing prams to negotiate the pavement safely.

Resolved to recommend that Conwy CBC should be asked to remove the five columns (and annual festoon lighting) if it is not possible for them to be relocated to enable pavement access, and after consultation with Cllr R Owen and Cllr J Higgins (Town Council rep on Conwy Access Group).

- c) **Rhos on Sea Paddling Pool:** The Clerk gave a brief verbal report from a recent meeting with the relevant CCBC Officer, explaining the outcome of the recent slip tests and detailing the actions that have been and are being taken to try to find a solution to enable the pools to open this summer. It was noted that a solution and funding had been found, but the contractor has serious health issues and is now unable to carry out the work. The Contractor is the only person in the UK licensed to use this product from the USA (concrete sealant). The County Council has been in touch with other contractors to see if they are willing/able to get the necessary training for a licence to use the product. The Contractor would have to be approved by the Council insurers. The Clerk also asked members to consider whether other activities could be funded for the summer season, should the pool not be able to open (from paddling pool maintenance budget previously approved). Several suggestions were made about alternative products and local companies which may be able to assist. Councillors were asked to send any suggestions in writing to the Clerk which she would forward to Conwy CBC.

Resolved to defer this agenda item and wait for any update from Conwy CBC.

467/22 North & Mid Wales Association of Town Councils:

- a) Members noted the minutes from the quarterly meeting held on 21/4/2023. The Mayor, Cllr C Matthews had attended the meeting and gave a brief report. The meeting had taken place in the Rhos on Sea Golf Club.
- b) Members noted the North Wales Transport Committee agenda and survey and that the minutes would follow once received from the Secretary. Cllr C Brockley gave a brief verbal report on the meeting, stating that most of the issues discussed were not really Colwyn Bay issues, but there had been a problem with the trains running from Manchester to Llandudno. Llandudno's level crossing had been condemned so the Manchester train would now go to Bangor instead. Leisure Passenger numbers had declined since the pandemic but there was a need for larger luggage areas due to an increase in leisure passengers. It is planned to reintroduce a 'secret shopper' scheme, where volunteers travel on train routes and report back. Cllr Brockley was asked about Conwy County Council's vision for travel in our area. Bus transport has been discussed and the need for change in bus types/services to reflect local need/demand.

468/22 Old Colwyn Resident's Association:

The Clerk submitted the minutes from the meeting held on 4/4/2023, which were noted by members.

469/22 Playdays 2023:

Members noted the theme for 2023.

470/22 Windfarms:

- a) Members noted the latest Awel y Mor Newsletter.
- b) Members noted the information about the Mona Offshore Wind Project consultation.
- c) Members noted the information about Morecombe Offshore Windfarm Generation Assets Consultation.

471/22 Planning:

- a) **Planning Applications:** Members were asked to consider the planning applications received from Conwy CBC. Cllr D Wilkins left the meeting whilst Planning App 0/50668 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 20/03/2023 – 16/04/2023.

- c) **Badger Protection:**

To receive emails concerning the badger sets in Eirias Park. Members noted the link was not working in the email.

Resolved to reply to request that the link is sent again and to defer the item until the information had been received.

472/22 Licensing Applications:

Licensing Applications submitted for the period up to 21st April 2023 were noted by members.

The meeting closed at 7.50 pm.

..... Chairman

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

02/05/2023

Cyfeirnod/R eference	LEFEL/ LEVEL	CAIS/APPLICATION
0/49674/75 (Caniatad Adeilad Rhestredig/ Listed Building Consent)	PC	<p>Dymchwel yr estyniadau i Pwllcrochan House (Adeilad Rhestredig Gradd 11), adeilad Gwyddoniaeth a T G yr Ysgol Baratoi, Neuadd Ymgynnull a Bwthyn Erskine a'r adeiladau allanol cysylltiedig, a thynnu'r strwythurau dros dro sy'n gysylltiedig a'r Ysgol Goedwig a chodi 73 annedd newydd a newid defnydd ac addasu Pwllcrochan House (Adeilad Rhestredig Gradd 11) i ddarparu 33 Rhandy ynghyd a darparu man agroed ar y safle ac isadeiledd safle angenrheidiol.</p> <p>Safle: Rydal Penrhos Preparatory and Pre-School, Pwllcrochan Avenue, Colwyn Bay, LL29 7BP</p> <p>Ymgeisydd: Castle Green Homes and Rydal Penrhos School and Methodist Schools Property Company.</p> <p>Mae'r Cyngor Tref yn cyflwyno gwrthwynebiadau i'r cais hwn oherwydd y pryderon a ganlyn:</p> <p>1. Dwysedd: Mae dwysedd y tai yn uwch na datblygiadau eraill o fewn yr ardal gadwraeth hon a dylid ei leihau i adlewyrchu'r ardal gyfagos yn well ac felly lleihau'r effaith.</p> <p>2. Draenio: Mae draeniad yn dal i fod yn bryder, yn enwedig draeniad dŵr wyneb a llifogydd. Mae'r pryderon hyn yn seiliedig ar brofiadau eiddo cyfagos, gyda digwyddiadau o lifogydd yn cynyddu oherwydd newid hinsawdd. Mae'r datblygwr wedi ymateb i hyn, ond nid yn ddigonol. Fe nodir bod y profion a ddefnyddiwyd fel tystiolaeth wedi eu cynnal ym mis Hydref, ar ôl haf sych – Mae'r Cyngor Tref yn gofyn i'r profion hyn gael eu hailadrodd yn awr, ar ôl tywydd gwlypach y gaeaf / gwanwyn, i roi mwy o sicrwydd.</p> <p>3. Preifatrwydd: Gofynnir am fesurau preifatrwydd addas i fod yn amod ar unrhyw ganiatâd cynllunio i ddiogelu preifatrwydd eiddo cyfagos</p> <p>4. Treftadaeth: Erskine Lodge/Bwthyn – mae peth dryswch ynghylch a yw hwn yn dal i gael ei ddymchwel ai peidio oherwydd teitl/ disgrifiad y cais cynllunio. Mae'r Cyngor Tref yn gwrthwynebu unrhyw ddymchwel ar y rhan hon o'r cwrtill rhestredig ac yn cytuno â barn CPAT y dylai fod yn ofynnol i Arbenigwr Treftadaeth baratoi adroddiad, cyn i unrhyw waith ddechrau.</p> <p>Demolition of extensions to Pwllcrochan House (Grade II Listed Building), the Preparatory School Science and IT Building, Assembly Hall and Erskine Cottage and associated outbuildings, and removal of temporary structures associated with Forest School and erection of 73 no. New dwellings and change of use and conversion of Pwllcrochan House (Grade II Listed Building) to provide 33 no. Apartments together with the provision of on-site open space and requisite site infrastructure.</p> <p>Location: Rydal Penrhos Preparatory and Pre-School, Pwllcrochan Avenue, Colwyn Bay, LL29 7BP</p> <p>Applicant: Castle Green Homes and Rydal Penrhos School and Methodist</p>

		<p>Schools Property Company.</p> <p>The Town Council submits its objections to this application due to the following concerns:</p> <p>1. Density: The density of dwellings is higher than other developments within this conservation area and should be reduced to better reflect the surrounding area and therefore reduce the impact.</p> <p>2. Drainage: Drainage is still a concern, particularly surface water drainage and flooding. These concerns are based on experiences of nearby properties, with flooding incidents increasing due to climate change The developer has responded to this, but not sufficiently. It is noted tests used for evidence were carried out in October, after a dry summer – The Town Council requests that these tests be repeated now, after the wetter winter/spring weather, to provide greater assurances.</p> <p>3. Privacy: Request suitable privacy measures are a condition of any planning consent to protect privacy of neighbouring properties</p> <p>4. Heritage: Erksine Lodge/Cottage – there is some confusion over whether this is still being demolished, or not, due to the title/description of the planning application. The Town Council objects to any demolition of this part of the listed curtilage and agrees with the views of CPAT that a heritage Specialist should be required to prepare a report, prior to any works commencing.</p>
0/50192	PC	<p>Datblygiad preswyl yn cynnwys codi 11 annedd ynghyd a chreu mynedfa Newydd I gerbydau, ffordd fynediad, tirlunio a Gwaith cysylltiedig</p> <p>Safle: Former Sports Court, Oak Drive, Colwyn Bay, LL29 6AJ Ymgeisydd: Northfield Property Development Ltd MAE'R CAIS WEDI EI DYNNU YN OL</p> <p>Residential development comprising of the erection of 11 dwellings together with the creation of a new vehicular access, access road, landscaping and associated works.</p> <p>Location: Former Sports Court, Oak Drive, Colwyn Bay, LL29 6AJ Applicant: Northfield Property Development Ltd THIS APPLICATION HAS BEEN WITHDRAWN</p>
0/50638	D	<p>Tocio 2 gypreswydden Monterey</p> <p>Safle: 3, Crossley Grove, Rhos on Sea, LL28 4HD Ymgeisydd: Mr Ockleston Dim Gwrthwynebiad</p> <p>To prune 2 no. Monterey Cypress Trees Location: 3, Crossley Grove, Rhos on Sea, LL28 4HD Applicant: Mr Ockleston No Objections</p>

0/50639	D	<p>Tocio 1 gypreswydden Monterey a’l lleihau 0.5m</p> <p>Safle: The Blossoms, 2, Crossley Grove, Rhos on Sea, LL28 4HD Ymgeisydd: Mrs Aldridge Dim Gwrthwynebiad</p> <p>To prune 1 no. Monterey Cypress Tree and to reduce by 0.5m Location: The Blossoms, 2, Crossley Grove, Rhos on Sea, LL28 4HD Applicant: Mrs Aldridge</p> <p>No Objections</p>
0/50644	PC	<p>Uwchraddio llifoleuadau 100 fflwcs cae 2 i rai 200 fflwcs a gosod 4 o lifoleuadau ychwanegol Newydd 100 fflwcs yn unig yng nghae 3</p> <p>Safle: Colwyn Bay Rugby Club, Brookfield Drive, Rhos on Sea, LL28 4SW Ymgeisydd: Mr Rupert Corner</p> <p>Dim Gwrthwynebiad, os ychwanegir amddiffyniad addas (e.e. cyflau) i leihau effaith y golau ar gymdogion ac nad oes estyniad i’r oriau gweithredu presennol.</p> <p>Upgrade 100 flux floodlighting to 200 lux to pitch 2 and add 4 new additional floodlights to pitch 3 to carry 100 lux only</p> <p>Location: Colwyn Bay Rugby Club, Brookfield Drive, Rhos on Sea, LL28 4SW Applicant: Mr Rupert Corner</p> <p>No Objection, if suitable protection (e.g. cowls) are added to minimise the impact of the light on neighbours and there is no extension in the existing hours of operation.</p>
0/50660/61 (Caniatad Adeilad Rhestredig/ Listed Building Consent)	D	<p>Cais i newydd blaen y siop a chodi pared mewnol rhwng yr unedau ar y llawr gwaelod</p> <p>Safle: 2-6, Station Road, Colwyn Bay, LL29 8BU Ymgeisydd: Mr D Parkinson Dim Gwrthwynebiad</p> <p>Proposed replacement shop front & internal partition between ground floor units</p> <p>Location: 2-6, Station Road, Colwyn Bay, LL29 8BU Applicant: Mr D Parkinson</p> <p>No Objections</p>
0/50668	D	<p>Tynnu to’r ystafell haul bresennol ac adeiladau llawr Newydd uwchben ar gyfer ystafell wely. Adeiladau ystafell ymolchi en-suite ar gyfer yr ystafell wely uwchben to presennol y gegin. Ymestyn y to teils presennol dros y strwythur Newydd (Rhgannol ol-weithredol)</p> <p>Safle: 119, Dinerth Road, Rhos on Sea, LL28 4YF Ymgeisydd: Mrs Melanie Newton Dim Gwrthwynebiad</p> <p>To remove roof to existing conservatory and build on top a new floor for a bedroom build and en-suite bathroom to the bedroom over the existing</p>

		<p>kitchen roof. Extend existing tiled roof to cover new structure (Part Retrospective)</p> <p>Location: 119, Dinerth Road, Rhos on Sea, LL28 4YF</p> <p>Applicant: Mrs Melanie Newton</p> <p>No Objections</p>
0/50683	D	<p>Newid y ffenestri adeiniog dur bach am ffenestri gwydr dwbl adeiniog dur Holdsworth</p> <p>Safle: 6, Trillo Avenue, Rhos on Sea, LL28 4NS</p> <p>Ymgeisydd: Dilys Cranwell</p> <p>Dim Gwrthwynebiad</p> <p>Replacement of small pane steel casement windows with Holdsworth double glazed small pane steel casement windows</p> <p>Location: 6, Trillo Avenue, Rhos on Sea, LL28 4NS</p> <p>Applicant: Dilys Cranwell</p> <p>No Objections</p>
0/50684	D	<p>Newid Defnydd o A1 i D2</p> <p>Safle: 19, Station Road, Colwyn Bay, LL29 8BP</p> <p>Ymgeisydd: Mr Stephen Jones</p> <p>Dim Gwrthwynebiad</p> <p>Change of use from A1 to D2</p> <p>Location: 19, Station Road, Colwyn Bay, LL29 8BP</p> <p>Applicant: Mr Stephen Jones</p> <p>No Objections</p>
0/50691		<p>Newidiadau arfaethedig I flaen siop yn cynnwys adleoli drws siop</p> <p>Safle: 125, Abergele Road, Colwyn Bay, LL29 7SG</p> <p>Ymgeisydd: Mr Kristian Harvey</p> <p>Dim Gwrthwynebiad</p> <p>Proposed shop front alterations comprising of relocation of shop door</p> <p>Location: 125, Abergele Road, Colwyn Bay, LL29 7SG</p> <p>Applicant: Mr Kristian Harvey</p> <p>No Objections</p>
0/50707		<p>Adeiladu 1 byngalo a Gwaith cysylltiedig</p> <p>Safle: Land to West of 24. Everard Road, Rhos on Sea, LL28 4EY</p> <p>Ymgeisydd: Mr David Williams</p> <p>Gwrthwynebiadau: Mae'r Cyngor Tref yn parhau â'i wrthwynebiad blaenorol ynglŷn â cholli manau parcio oddi ar y ffordd ar gyfer y tŷ presennol, o ganlyniad i'r defnydd arfaethedig o'r dreifar gyfer mynediad a pharcio i'r tŷ newydd. Nid yw'n ymddangos bod y cais newydd wedi mynd i'r afael â hyn a bydd 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</p> <p>Applicant: Mr David Williams</p> <p>Objections: The Town Council maintains its previous objection due to concerns regarding the loss of off-road parking for the existing dwelling, as a result of the proposed use of the driveway to provide access and parking for the new dwelling. It does not appear that this has been addressed by the new application and it will exacerbate parking problems in a very busy residential street.</p>
<p>0/50710/11 (Caniatad Adeilad Rhestredig/ Listed Building Consent)</p>		<p>Gwaith mewnol ac allanol bach I ddarparu ar gyfer cau cangen. Cael gwared a’r peiriant ATM allanol, gan lenwi’r agorfa fewnol ac allanol gyda deunyddiau tebyg ac ailosod dyluniad gwreiddiol y ffenestr. Tynnu arwyddion allanol. Symud dodrefn/offer mewnol y gangen</p> <p>Safle: 7, Conway Road, Colwyn Bay, LL29 7AD</p> <p>Ymgeisydd: Chloe Source</p> <p>Dim Gwrthwynebiad</p> <p>Minor internal & external works to accomodate for branch closure. Removal of external ATM, with internal & external aperture’s in-filled with matching materials and reinstatement of original window design. Removal of external signage. Removal of internal branch furniture/equipment.</p> <p>Location: 7, Conway Road, Colwyn Bay, LL29 7AD</p> <p>Applicant: Chloe Source</p> <p>No Objections</p>
<p>0/50712</p>		<p>Estyniad un llawr to fflat yng nghefn yr annedd presennol</p> <p>Safle: 31, Sunningdale Avenue, Upper Colwyn Bay, LL29 6DF</p> <p>Ymgeisydd: Mrs Anna Homes</p> <p>Dim Gwrthwynebiad</p> <p>Single storey flat roof extension to rear of exisiting dwelling</p> <p>Location: 31, Sunningdale Avenue, Upper Colwyn Bay, LL29 6DF</p> <p>Applicant: Mrs Anna Homes</p> <p>No Objections</p>