

MINUTES OF A MEETING OF THE GENERAL PURPOSE AND PLANNING COMMITTEE OF THE BAY OF COLWYN TOWN COUNCIL, HELD ONLINE (VIA ZOOM) AT 6.30PM ON TUESDAY 11th JULY 2023

PRESENT: Cllr C Brockley Chair
Cllrs: H Fleet (Mayor), J Higgins, P Hughes, T MacLean, C Matthews

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

VISITORS: Conwy CBC, Conservation Officer, Gareth Roberts

67/23 Welcome and Apologies for Absence:

Due to the absence of the Chair and Vice Chair, Cllr Chris Brockley was appointed as Chair for the meeting and welcomed members and visitors. Apologies for absence were received from Cllrs D Howcroft (Deputy Mayor), John Clayton (Vice-Chair), Joshua Hurst, Ricki Owen (Chair), David Wilkins and L Kennedy.

68/23 Declarations of Interest:

Members were reminded that they must declare the existence and nature of any personal and/or prejudicial interests. Cllr Chris Brockley declared a personal and prejudicial interest with regard to Planning Application no: 0/50828 and withdrew from the meeting whilst this item was debated.

69/23 Minutes:

Resolved to approve and sign, as a correct record, the minutes of the last meeting, held on 13th June 2023.

70/23 Visitor to the Council:

The Chair welcomed Gareth Roberts, Conservation Officer, Conwy CBC to the meeting. Gareth had been invited to give a presentation to the Committee to enable the Committee to understand how they could best support him when considering any applications in the conservation area.

Gareth introduced himself and said he had 20 years' experience in Conservation. He explained that Conservation areas were areas of special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance and that we have 4 conservation areas: Colwyn Bay Town Centre (30 Grade II listed buildings plus St Paul's Church which is Grade II*); Old Colwyn (9 Grade II listed buildings including St John's Church which is Grade II*); Pwllcrochan (18 Grade II listed Buildings) and Rhos on Sea (no listed buildings).

Gareth listed some of the most common problems within our Conservation areas, e.g. Satellite Dishes, UPVC Windows, poor condition of canopies and shopfronts, loss of original features, boarded up properties, loose cables/wires and missing decorative features. UPVC Door and Window requests are very common. Due to rising energy prices, planning applicants often want to change their windows/doors

to more modern, energy efficient versions, but there are other ways of conserving energy which would have less impact on properties within the conservation area, such as installing secondary glazing.

Gareth said the Planning Department used to have 4 members of staff dealing with conservation matters, but due to financial cuts, he is the only Conservation Officer now working for the Council. His time is mostly spent with responding to planning applications, listed building applications and advising on planning enquiries. Gareth also sits on the internal project board for the Council. Gareth explained that, due to time restraints, he does not have the time to undertake any Conservation Area Assessments (CAA) or advance the Buildings and Structures of Local Importance List (BSLI), even though they are of importance. Each of our Conservation Areas, other than Pwllcrochan, has a Management Plan, however, these would usually have a 15-year lifespan and there are currently no resources to write any new ones, or review existing ones. The financial climate has resulted in a streamlined conservation service. The Head of Planning is considering introducing charges for any Conservation related pre-application advice to generate some income, whilst potentially freeing up more capacity.

Gareth said that Bay of Colwyn Town Council could help with providing local knowledge, history of local buildings, links to local people, give opinions on design, give opinions on loss of historic fabric and provide historical photographs. He gave Erskine Lodge as an example, where local knowledge had helped to save it from demolition and it is now being graded as a listed building by Cadw.

There are also new pressures relating to energy efficiency appropriate to listed buildings and Gareth is happy to discuss this with applicants, e.g. in relation to new solar installations and EV charging points etc.

In answer to a question, Gareth agreed we were losing a lot of our heritage due to the financial restraints. Charging for services will not be enough to provide another Officer. Gareth wants to update the Management Plans, undertake CAAs and update the BSLI but there are no resources/money to progress any of these.

Gareth said he would send a copy of the presentation so it can be shared with all the members of the Committee. The Chair thanked Gareth for his informative presentation and he left the meeting.

71/23 Matters Arising From these Minutes:

a) Min 48/22 – Conwy CBC – Rhos Paddling Pool:

The Clerk reported that there was no further update from Conwy CBC. A County Councillor present reported that due to additional complications, more substantial works were needed as well as the anti-slip coating. A funding application had been submitted for more extensive upgrade works to ensure longer term sustainability.

b) Min 50/23 – Quarterly Inspection of Street Furniture:

The inventory was updated following inspections by members/staff of any street furniture in their area. As some items had not yet been inspected and some ward

members were absent, it was agreed to put this back on the next agenda to make more updates.

72/23 Conwy CBC:

Dingle Hill Bus Shelter: Members noted an email from Conwy CBC regarding the Dingle Hill Bus Shelter. The privately-owned shelter had now been repaired.

73/23 Community Beach Library:

Members noted an email from Together for Colwyn Bay regarding a proposal for Community Beach Library(ies) on the Glyn area of the beach and were asked to consider funding so more could be provided for the Old Colwyn and Rhos on Sea areas of the beach. If purchased, these would need adding to our asset register and would need inspecting periodically and old/broken toys removing.

Resolved to recommend that the Committee support the proposals from Together for Colwyn Bay and to consider funding an extra 2 beach toy storage containers along the Promenade, at the cost of £175(plus VAT) each.

74/23 Queen's Gardens:

Members noted an email request for a baby shower event in Queen's Gardens.

75/23 Old Colwyn Resident's Association:

a) Members noted the minutes of the AGM held on 6th June 2023.

b) Members noted the minutes of the meeting held on 4th July 2023.

76/23 Planning:

a) Planning Applications:

i) The Clerk submitted, for consideration, the planning applications received from CCBC.

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 29/5/2023 – 25/6/2023.

c) Planning Appeal:

Members noted a planning appeal for Bryn Rhodyn, Dolwen Road, Old Colwyn.

d) Withdrawal of Planning Application:

Members noted a planning withdrawal for planning application no: 0/50620.

77/23 Licensing Applications:

Licensing Applications submitted for the period up to 30th June 2023 were noted by members.

The meeting closed at 7.35 pm.

..... Chairman

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

11/07/2023

Cyfeirnod/R eference	LEFEL/ LEVEL	CAIS/APPLICATION
0/50807	D	<p>Codi Balconi ar y llawr cyntaf. Gosod to dormer sy'n cyd-fynd a'r un a gynigir ei osod ar 2 Kelvin Lodge</p> <p>Safle: 1, Kelvin Lodge, Trillo Avenue, Rhos on Sea, LL28 4NS Ymgeisydd: The Misters' Sam and Daniel Edwards</p> <p>Dim Gwrthwynebiad Erection of 1st floor balcony. Installtion of dormer roof in symetry to that proposed on No 2 Kelvin Lodge</p> <p>Location: 1, Kelvin Lodge, Trillo Avenue, Rhos on Sea, LL28 4NS Applicant: The Misters' Sam and Daniel Edwards No Objections</p>
0/50808	D	<p>Codi Balconi ar y llawr cyntaf. Gosod to dormer sy'n cyd-fynd a'r un a gynigir ei osod ar 1 Kelvin Lodge</p> <p>Safle: 2, Kelvin Lodge, Trillo Avenue, Rhos on Sea, LL28 4NS Ymgeisydd: Mrs Jane Williams</p> <p>Mae'r Cyngor Tref yn cefnogi pryderon cymydog ynglŷn ag effaith ar eu preifatrwydd ac yn gofyn, os caniateir y cais, i amod fod angen gwydr preifatrwydd o uchder addas i atal gor-edrych.</p> <p>Erection of 1st floor balcony. Installtion of dormer roof in symetry to that proposed on No 1 Kelvin Lodge</p> <p>Location: 2, Kelvin Lodge, Trillo Avenue, Rhos on Sea, LL28 4NS Applicant: Mrs Jane Williams</p> <p>The Town Council support the concerns of a neighbour regarding impact on their privacy and requests that, if the application is approved, a condition be included that privacy glass of a suitable height is required to prevent over-looking</p>
0/50812	D	<p>Cynnig i drosi cartref gofal yn 2 annedd ar wahan, yn cynnwys dymchwel yr ystafell dydd 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</p> <p>Dim Gwrthwynebiad Proposed conversion of care home into 2 no detached dwellings inclusive of part demolish to 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>

0/50825	D	<p>Amrywio amod 1 (Rhaid l’r datblygiad ddechrau erbyn 18 Mehefin 2023) caniatad cynllunio 0/45028 (annedd arfaethedig a pharcio cysylltiedig) l ganiatau ymestyn y ddyddiau dechrau</p> <p>Safle: Tir ar bwys pendyffryn, 432, Abergele Road, Old Colwyn, LL29 9AH Ymgeisydd: Mr Raymond Carlisle</p> <p>Dim Gwrthwynebiad Variation of condition 1 (Development must begin by 18 June 2023) of planning consent 0/45028 (Proposed dwelling and associated parking) to allow for start date to be extended Location: Land adjacent pendyffryn, 432, Abergele Road, Old Colwyn, LL29 9AH Applicant: Mr Raymond Carlisle No Objections</p>
0/50826	D	<p>Adeiladu garej/storfa bren un llawr Safle: Heaton Place, Rhos on Sea, LL28 4TL Ymgeisydd: Mrs Liz Morgan</p> <p>Dim Gwrthwynebiad Construction of single storey timber garage/store Location: Heaton Place, Rhos on Sea, LL28 4TL Applicant: Mrs Liz Morgan No Objections</p>
0/50828	D	<p>Cael gwared ar y garej presennol, trosi storfa bresennol ac estyniad i greu ystafell gemau/diddordebau Safle: Hatherlow, Nant y Glyn Road, Colwyn Bay, LL29 7RB Ymgeisydd: Mrs Angela Parry</p> <p>Mae’r Cyngor Tref yn gofyn, pe caniateir y cais, bod angen insiwleiddio sŵn addas (fel amod) i ymdrin a phryderon y cymydog am sŵn o’r defnydd arfaethedig fel ystafell chwaraeon / hobi.</p> <p>Removal of existing garage, conversion of existing store and extension to form games/hobby room Location: Hatherlow, Nant y Glyn Road, Colwyn Bay, LL29 7RB Applicant: Mrs Angela Parry</p> <p>The Town Council requests that, should the application be approved, suitable sound insulation be required (as a condition) to address the neighbour’s concerns about noise from the proposed use as a games/hobby room.</p>
0/50830	D	<p>Torri canghennau ochrol ar ddwy o dderw Safle: 30, Bryn y Mor, Old Colwyn, LL29 8UQ Ymgeisydd: Mr David Larkin</p> <p>Dim Gwrthwynebiad To reduce lateral branches on 2 no Oak trees Location: 30, Bryn y Mor, Old Colwyn, LL29 8UQ Applicant: Mr David Larkin No Objections</p>

0/50835	D	<p>Adnewyddu a phwrpasu ty teras Fictoraidd presennol sy'n cynnwys Ty Amlfeddiannaeth naw ystafell wely mewn pum fflat (yn cydymffurfio a safon y gofod) fflatiau un a dwy ystafell wely, pob un a gofod awyr agored preifat, mynediad cyfleus, lle parcio beiciau a cheir gydag gwefrydd ULEV, tirlunio, isadeiledd draenio a datblygiadau cysylltiedig</p> <p>Safle: 37, Whitehall Road, Rhos on Sea, LL28 4ET</p> <p>Ymgeisydd: Mr Donald Platt</p> <p>Dim Gwrthwynebiad</p> <p>Refurbishment and purposing of an existing Victorian terraced house currently comprising a nine bed House in Multiple Occupation HMO in to five flats (space standard compliant) one and two bed flats each with private outdoor space, convenient access, cycle and car parking with ULEV charging, landscaping, drainage infrastructure and associated development</p> <p>Location: 37, Whitehall Road, Rhos on Sea, LL28 4ET</p> <p>Applicant: Mr Donald Platt</p> <p>No Objections</p>
0/50837	D	<p>Cynnig i ddasu blaen y siop drwy symud y drws</p> <p>Safle: 125, Abergele Road, Colwyn Bay, LL29 7SG</p> <p>Ymgeisydd: Mr Kristian Harvey</p> <p>Mae'r Cyngor Tref yn cefnogi sylwadau'r Swyddog Cadwraeth ac yn gwrthwynebu'r newidiadau i flaen y siop am y rhesymau a nodwyd ganddo.</p> <p>Proposed shop front alternations comprising of relocation of shop floor</p> <p>Location: 125, Abergele Road, Colwyn Bay, LL29 7SG</p> <p>Applicant: Mr Kristian Harvey</p> <p>The Town Council supports the Conservation Officer's observations and objects to the shop front alterations for the reasons he has stated.</p>
0/50842	D	<p>Tocio canghennau uchaf 1 Ffawyddden</p> <p>Safle: 19, Maes Ebberston, Ebberston Road West, Rhos on Sea, LL28 4BF</p> <p>Ymgeisydd: Ms Joanne Rimmer</p> <p>Dim Gwrthwynebiad</p> <p>To crown reduce 1 no. Beech tree</p> <p>Location: 19, Maes Ebberston, Ebberston Road West, Rhos on Sea, LL28 4BF</p> <p>Applicant: Ms Joanne Rimmer</p> <p>No Objections</p>
0/50851	D	<p>Tynnu'r ystafell haul bresennol ac adeiladu estyniad</p> <p>Safle: 35, Hesketh Road, Old Colwyn, LL29 8AT</p> <p>Ymgeisydd: Mr L Egan</p> <p>Dim Gwrthwynebiad</p> <p>Removal of existing conservatory and construction of extension</p> <p>Location: 35, Hesketh Road, Old Colwyn, LL29 8AT</p> <p>Applicant: Mr L Egan</p> <p>No Objections</p>

0/50853	D	<p>Dymchwel byngalo presennol a chodi dwy annedd ar wahan ac adeiladu ffordd mynediad yn 56, Ffordd Pen y Bryn, Bae Colwyn</p> <p>Safle: Pippins, 56, Pen y Bryn Road, Upper Colwyn Bay, LL29 6AG</p> <p>Ymgeisydd: Mrs Mumtaz Saleem Ahmed Rana</p> <p>Nid oes gan y Cyngor Tref unrhyw wrthwynebiad i godi un tŷ annedd yn lle'r byngalo presennol, ond mae'n ystyried ail adeilad / annedd mawr newydd yn yr ardd gefn fel gor-ddatblygiad o'r safle o fewn / cyfagos i Ardal Gadwraeth Pwllcrochan. Mae hyn yn anghydnaws â chymeriad yr ardal a gallai osod cynsail ar gyfer ceisiadau yn y dyfodol, pe byddent yn cael eu cymeradwyo.</p> <p>Demolition of existing bungalow and erection of two detached dwellings and construction of means of access at 56, Pen y Bryn Road, Colwyn Bay</p> <p>Location: Pippins, 56, Pen y Bryn Road, Upper Colwyn Bay, LL29 6AG</p> <p>Applicant: Mrs Mumtaz Saleem Ahmed Rana</p> <p>The Town Council has no objection to the replacement of the existing bungalow with a single dwelling house, but considers a second new large building/dwelling in the rear garden as an over-development of the site within/adjoining the Pwllcrochan Conservation area. This is out of keeping with the character of the area and could set a precedent for future applications, if approved.</p>
0/50871		<p>Adeiladu ystafell yn yr ardd i breswylwyr y cartref nyrsio ei defnyddio</p> <p>Safle: Bryn Eithin Nursing Home, 30, Llanrwst Road, Colwyn Bay, LL29 7YU</p> <p>Ymgeisydd: Mrs C Thomas</p> <p>Dim Gwrthwynebiad</p> <p>Erection of a garden room for use of the nursing home residents</p> <p>Location: Bryn Eithin Nursing Home, 30, Llanrwst Road, Colwyn Bay, LL29 7YU</p> <p>Applicant: Mrs C Thomas</p> <p>No Objections</p>
0/50879		<p>Amrywio amod rhif 2 caniatad cynllunio 0/48566 (Dymchwel adeiladau presennol a chodi datblygiad tai fforddiadwy byw a chymorth (Dosbarth Defnydd C3) mynedfa, parcio, tirlunio ac iard gymdeithasol, isadeiledd draenio a datblygiad cysylltiol) i ganiatau ar gyfer newidiadau i'r cynlluniau diwygiedig</p> <p>Safle: 3-8, Bay View Road, Colwyn Bay, LL29 8DW</p> <p>Ymgeisydd: Wales & West Housing Association</p> <p>Dim Gwrthwynebiad</p> <p>Variation of condition No 2 of planning approval 0/48566 (Demolition of existing buildings and erection of a supported living affordable housing development (Use Class C3) access, parking, landscaping and communal courtyard, drainage infrastructure and associated development) to allow for changes to amended plans</p> <p>Location: 3-8, Bay View Road, Colwyn Bay, LL29 8DW</p> <p>Applicant: Wales & West Housing Association</p> <p>No Objections</p>

0/50888		<p>Adeiladu cyfleusterau toiledau newydd i staff yn cynnwys toiledau a chawodydd neillryw i bobl anabl yn lle'r strwythurau presennol</p> <p>Safle: Welsh Mountain Zoo, Old Highway, Colwyn Bay, LL28 5UY</p> <p>Ymgeisydd: Mr Neil Morris</p> <p>Dim Gwrthwynebiad</p> <p>Construction of replacement staff toilet facilities incorporating unisex disabled toilet & shower facilities in lieu of existing structures</p> <p>Location: Welsh Mountain Zoo, Old Highway, Colwyn Bay, LL28 5UY</p> <p>Applicant: Mr Neil Morris</p> <p>No Objections</p>
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