

**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 8<sup>th</sup> AUGUST 2023**

**PRESENT:** Cllr John Clayton, Chair  
Cllrs: C Brockley, J Higgins, P Hughes, L Kennedy, T MacLean and D Wilkins

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

**VISITORS:** James Timber, Transport for Wales (TFW)

**99/23 Welcome and Apologies for Absence:**

In the absence of the Chair, Cllr John Clayton (Vice Chair) took the Chair for the meeting and welcomed members and visitors. Apologies for absence were received from Cllrs: H Fleet (Mayor), R Owen (Chair) and C Matthews.

**100/23 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: 0/50941 and withdrew from the meeting whilst this item was considered..

**101/23 Minutes:**

- a) *Resolved to approve and sign, as a correct record, the minutes of the last meeting, held on 11<sup>th</sup> July 2023.*
- b) *Resolved to note the draft minutes of the Christmas Lights Sub-Committee, held on 20th July 2023.*

**102/23 Visitor to the Council:**

The Chair welcomed James Timber, Senior Customer Integration Manager for Transport for Wales, to the meeting. James had been invited to give a presentation to update the Committee on the works which will shortly be taking place at Colwyn Bay Train Station.

James explained that the aim of the work is to transform unused spaces at Stations into vibrant hubs for use by the community, creating spaces for social value and bringing the unused spaces back to life.

James then showed examples of what had been achieved at various other North Wales Train Stations including Llandudno, Abergele & Pensarn and Llandudno Junction.

The plan for Colwyn Bay Station is to bring back into use the store room on the nearest platform (east side), which is accessible for all. The work has recently been re-tendered and will start in September, with the aim to be ready in January 2024, so Tape Music and Film can take occupation.

A brief question/answer session followed the presentation and, in answer to a question, James confirmed that the rent for the space would be minimal (under a social value contract and not for commercial gain). The TFW Communication Team will be publicising the work via an official opening, local communication channels and by publishing case studies. In answer to questions about the Ticket Office (remaining being manned) and the large drop on the platform, James said these were not in his remit, but advised members to view the TFW website, as there is information video about Ticket Offices on there, and that the level boarding and track alignment issues were matters for Network Rail.

The Chair thanked James for his presentation and he then retired from the meeting.

**103/23 Matters Arising From these Minutes:**

**a) Min 71/23(a) – Conwy CBC – Rhos Paddling Pool:**

The Clerk reported that she had received a brief further update from Conwy CBC in the past week. They are continuing to work on the paddling pools but are dealing with a number of structural issues, and need to ensure that they will have a quality base and finish once completed. This is a major investment to secure the long-term future of these much-loved community assets. They are committed to getting the work completed safely and the facilities open as soon as possible.

**b) Min 71/23(b) –Street Furniture:**

- i) The inventory was updated following inspections by members/staff of any street furniture in their area. Cllr Brockley said he would report back after inspecting the Noticeboard at Groes Road. The Clerk informed the members that both the feeder pillars on Station Road had received impact damage and this would be reported to Conwy CBC.
- ii) The Assistant Clerk updated the members with regard to the external noticeboard at the Town Hall. The Noticeboard had been delivered to the joiner who is intending to install it next week.

***Resolved to approve the payment of invoice of £950 +£54 delivery (+ VAT).***

**104/23 Conwy CBC:**

- a) **Speed Limits:** Members received a notice of proposal and statement of reasons for various roads across Conwy County to be excepted from the new 20mph default limit. A member advised that the '20 is plenty' website has all the benefits of the scheme, if anyone wants to use these to counter any negative comments.
- b) **Housing Strategy:** Members noted the updated report and appx 1 for the 2018-2023 Local Housing Strategy Review and Consultation. It was noted that this was a good reference document and a useful guide when considering planning applications for new housing developments and that further consultation will follow in the coming months on the updated strategy for 2023-28.

**105/23 Bonfire Sub-Committee:**

Members noted the terms of reference and were asked to consider appointing a new representative to replace Cllr Ryder, who had recently resigned from the Council.

***Resolved to appoint Cllr Paul Hughes as the new representative to serve on the***

***Bonfire Sub-Committee.***

**106/23 Parking on Pavements:**

Members noted a response to an FOI request about parking on pavements that the Town Council had been copied in to. It was noted that, to be prosecuted by the Police, it has to be proved that you are either driving on a pavement or causing an obstruction and the police need to witness this happening (i.e. witness someone having to walk on the road to avoid the obstruction being caused). At the present time, the County Council have no powers to enforce these offences, but this may change in the future, as Welsh Government legislation is awaited.

**107/23 St Paul's Church Bells:**

Members received and considered an email from the Service Manager of the Wales Home for Veteran's regarding an issue for their residents on York Road, due to the noise of the Church clock chiming through the night. Members noted that the concerns had been reported to the Church, but that there would be a cost to alter the mechanism to silence the chimes during the night. It was noted that there had also been a lot of support on social media, following the recent repairs to the ancient church clock.

***Resolved to note the concerns and await any further response from the Church, as the body responsible for the Clock.***

**108/23 The Circuit – Defibrillator Database:**

Members noted the information from Save a Life Cymru on The Circuit, a national database of defibrillators, and the Clerk asked them to check that all defibrillators in their ward/area are listed, so that any missing ones could be added to the register

**109/23 Old Colwyn Resident's Association:**

Cllr J Higgins gave a brief report from the meeting he attended on 1<sup>st</sup> August 2023. There had been general support for the 20mph speed limits for small residential roads but not for other roads that people travel on to get from A to B. A County Councillor present said that care workers travel times are to be reassessed. The Christmas Market had been discussed and the plaque for former Councillor Bob Barton, who had run a successful campaign to get more defibrillators installed in the village.

**110/23 Traffic Wales:**

Member received notification of future works on the Trunk Road.

**111/23 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 26/6/2023 – 23/7/2023.

c) **Planning Aid Wales:**

Members noted presentation slides from a 'Responding to Planning Applications' Training Course held on 26/7/2023.

d) **Certificate of Lawfulness:**

Members noted the Certificate of Lawfulness for planning application no: 0/50942.

**112/23 Licensing Applications:**

Licensing Applications submitted for the period up to 28<sup>th</sup> July 2023 were noted by members.

The meeting closed at 8 pm.

..... Chairman

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

**08/08/2023**

Cyfeirnod/Reference	LEFEL/ LEVEL	CAIS/APPLICATION
<p>0/49674/0/49675</p> <p>Cynlluniau diwygiedig/gwybodaeth ychwanegol Amended plans/Additional information</p>	<p>D</p>	<p>Dymchwel estyniadau i Dy Pwllcrochan ac adeilad Gwyddoniaeth a TG, Neuadd ac adeiladau allanol cysylltiddig yr Ysgol Baratoi, a chodi 63 ty newydd a darparu 31 o randai yn Nhy Pwllcrochan ynghyd a darparu lle agored cyhoeddus ar y safle a'r isadeiledd angenrheidiol</p> <p><b>Safle:</b> Rydal Penrhos Preparatory and Pre-School, Pwllcrochan Avenue, Colwyn Bay, LL29 7BP</p> <p><b>Ymgeisydd:</b> Castle Green Homes and Rydal Penrhos School and Methodist Schools Property Company</p> <p><b>Er y pryderon am effaith posib y datblygiad hwn ar Ardal Gadwraeth Pwllcrochan, oherwydd y dwysedd a'r nifer o dai a fwriedir, mae'r Cyngor Tref o blaid cefnogi'r cais hwn, gan y bydd nid yn unig yn darparu rhai tai fforddiadwy mawr eu hangen ond hefyd yn sicrhau dyfodol Neuadd Pwllcrochan, adeilad lleol pwysig iawn.</b></p> <p><b>Fodd bynnag, os rhoddir caniatâd cynllunio, gofynnwn am sicrwydd clir gan Dŵr Cymru ac arbenigwr annibynnol bod y cynigion draenio dŵr wyneb nid yn unig yn ddigonol ar gyfer y datblygiad arfaethedig, ond y byddant yn helpu i atal y llifogydd dŵr wyneb sy'n digwydd yn aml yn yr ardal i eiddo a ffyrdd islaw safle'r datblygiad arfaethedig yn ystod cyfnodau o law trwm neu estynedig.</b></p> <p>Demolition of extensions to Pwllcrochan House and Preparatory School Science and IT Building, Assembly Hall and associated outbuildings and erection of 63 no. new dwellings and provision of 31 no. apartments in Pwllcrochan House together with the provision of on-site public open space and requisite site infrastructure.</p> <p><b>Location:</b> Rydal Penrhos Preparatory and Pre-School, Pwllcrochan Avenue, Colwyn Bay, LL29 7BP</p> <p><b>Applicant:</b> Castle Green Homes and Rydal Penrhos School and Methodist Schools Property Company</p> <p><b>Despite concerns about the potential impact of this development on the Pwllcrochan Conservation Area, due to the density and number of houses proposed, the Town Council is minded to support this application, as it will not only provide some much needed affordable housing but will also secure the future of Pwllcrochan Hall, a very important local building.</b></p> <p><b>However, if planning consent is to be given, we request clear assurances from Welsh Water and from an independent expert that the surface water drainage proposals are not only adequate for the development proposed, but will help to prevent the surface water flooding which frequently occurs at properties and roads below the proposed development site during periods of heavy or prolonged rainfall.</b></p>

0/50751 Cynlluniau diwygiedig/gwyb odaeth ychwanegol Amended plans/Additional information	D	<p>Estyniad unllawr arfaethedig i'r ochr a thosi atig</p> <p><b>Safle:</b> 66, Rhos Road, Rhos on Sea, LL28 4RY  <b>Ymgeisydd:</b> Mr M McKenna  <b>Mae'r Cyngor Tref yn nodi bod y cynlluniau diwygiedig, gan gynnwys tynnu'r ffenestr gromen i'r llofft a'r ffenestri to ar y llawr cyntaf, wedi lleihau'r effaith ar breifatrwydd yr eiddo cyfagos ac felly nid oesgwrthwynebiad bellach.</b></p> <p>Proposed side storey extension and loft conversion</p> <p><b>Location:</b> 66, Rhos Road, Rhos on Sea, LL28 4RY  <b>Applicant:</b> Mr M McKenna  <b>The Town Council notes that the amended plans, including the removal of the dormer window to the loft and the roof lights to the first floor roof, have reduced the impact on privacy for the neighbouring property and it therefore now has no objections.</b></p>
0/50893	D	<p>Tocio 2 x gastanwydden</p> <p><b>Safle:</b> Harlequin Puppet Theatre, Cayley Promenade, Rhos on Sea, LL28 4EP  <b>Ymgeisydd:</b> Mr Nathan Davies</p> <p><b>Dim Gwrthwynebiad</b></p> <p>To reduce 2 x chestnut trees  <b>Location:</b> Harlequin Puppet Theatre, Cayley Promenade, Rhos on Sea, LL28 4EP  <b>Applicant</b> Mr Nathan Davies  <b>No Objection</b></p>
0/50894	D	<p>Newid defnydd cyn dy preswyl yn swyddfeydd dosbarth defnydd B1 a gwaith cysylltiedig i ddarparu mannau parcio ychwanegol</p> <p><b>Safle:</b> Beecholme, Queen's Drive, Colwyn Bay, LL29 7BW  <b>Ymgeisydd:</b> Mr Stephen Jones</p> <p><b>Dim Gwrthwynebiad</b></p> <p>Proposed change of use of former boarding house into offices falling under B1 use class and associated work to provide additional parking spaces  <b>Location:</b> Beecholme, Queen's Drive, Colwyn Bay, LL29 7BW  <b>Applicant:</b> Mr Stephen Jones  <b>No Objection</b></p>
0/50926	D	<p>Estyniad Ochr Arfaethedig 2 lawr</p> <p><b>Safle:</b> 4, Pen y Mynydd, Upper Colwyn Bay, LL28 5YQ  <b>Ymgeisydd:</b> Mr Nick Ellis</p> <p><b>Dim Gwrthwynebiad</b></p> <p>Proposed two-storey side extension</p> <p><b>Location:</b> 4, Pen y Mynydd, Upper Colwyn Bay, LL28 5YQ  <b>Applicant:</b> Mr Nick Ellis  <b>No Objection</b></p>

0/50928	D	<p>Addasiadau allanol: Cladin a balwstrad gwydr  <b>Safle:</b> 115, Marine Drive, Rhos on Sea, LL28 4HU  <b>Ymgeisydd:</b> Mr L Burrows</p> <p><b>Dim Gwrthwynebiad</b></p> <p>External alterations: Cladding and glass balustrade</p> <p><b>Location:</b> 115, Marine Drive, Rhos on Sea, LL28 4HU  <b>Applicant:</b> Mr L Burrows  <b>No Objection</b></p>
0/50941	D	<p>Codi caban symudol  <b>Safle:</b> Bowling Club, Penrhyn Avenue, Rhos on Sea, LL28 4LR  <b>Ymgeisydd:</b> Chris Brockley</p> <p><b>Dim Gwrthwynebiad</b></p> <p>Siting of portacabin</p> <p><b>Location:</b> Bowling Club, Penrhyn Avenue, Rhos on Sea, LL28 4LR  <b>Applicant:</b> Chris Brockley  <b>No Objection</b></p>
0/50944	D	<p>Estyniad I cefn a newidiadau mewnol  <b>Safle:</b> 163, Penrhyn Avenue, Rhos on Sea, LL28 4LB  <b>Ymgeisydd:</b> Mr &amp; Mrs Hanberry</p> <p><b>Dim Gwrthwynebiad</b></p> <p>Proposed Rear Extension &amp; Internal Alterations</p> <p><b>Location:</b> 163, Penrhyn Avenue, Rhos on Sea, LL28 4LB  <b>Applicant:</b> Mr &amp; Mrs Hanberry  <b>No Objection</b></p>
0/50951	D	<p>Tynnu'r garej presennol a chodi dau estyniad unllawr blaen/ochr sy'n cynnwys garej ac ystafell fyw  <b>Safle:</b> 514, Abergele Road, Old Colwyn, LL29 9LD  <b>Ymgeisydd:</b> Mr &amp; Mrs Christopher Hughes</p> <p><b>Dim Gwrthwynebiad</b></p> <p>Removal of existing garage and erection of two single storey front/side extension comprising of garage and living room</p> <p><b>Location:</b> 514, Abergele Road, Old Colwyn, LL29 9LD  <b>Applicant:</b> Mr &amp; Mrs Christopher Hughes  <b>No Objection</b></p>
0/50953	D	<p>I docio un coeden sycamorwydden  <b>Safle:</b> 2, Penmaen Court, Edgewood, Arran Drive, Rhos on Sea, LL28 4AN  <b>Ymgeisydd:</b> Stephanie Blackwell</p> <p><b>Dim Gwrthwynebiad</b></p> <p>To prune 1 no. sycamore tree</p>

		<p><b>Location:</b> 2, Penmaen Court, Edgewood, Arran Drive, Rhos on Sea, LL28 4AN</p> <p><b>Applicant:</b> Stephanie Blackwell</p> <p><b>No Objection</b></p>
0/50956	D	<p>Codi paneli solar ffotofoltaig ar y 3 adeilad ac ychwanegu 4 ffenestr yn y to yn y cyfleuster Asesu</p> <p><b>Safle:</b> Meadow Lodge, 247, Abergele Road, Old Colwyn, LL29 9YF</p> <p><b>Ymgeisydd:</b> Ms Hibbert</p> <p><b>Dim gwrthwynebiad - mae'r Cyngor Tref yn cefnogi gosod paneli PV ar y safle.</b></p> <p>The Erection of solar photovoltaic panels to all 3 buildings and 4 number rooflights added to the Assessment Facility</p> <p><b>Location:</b> Meadow Lodge, 247, Abergele Road, Old Colwyn, LL29 9YF</p> <p><b>Applicant:</b> Ms Hibbert</p> <p><b>No objections – the Town Council supports the installation of PV panels to the site.</b></p>
0/50965		<p>Amrywio amod rhif 1 caniatad cynllunio 0/47476 (Adeiladu 3 annedd ar wahan 4 ystafell wely ac adeiladu mynedfa) I ganiatau ar gyfer newidiadau I gynlluniau a gymeraswywyd</p> <p><b>Safle:</b> The Rowans, 29, Pen y Bryn Road, Upper Colwyn Bay, LL29 6AG</p> <p><b>Ymgeisydd:</b> Mrs Sarah Jaap</p> <p><b>Dim Gwrthwynebiad</b></p> <p>Variation of condition no 1 of planning approval 0/47476 (Construction of 3 no. detached 4 bedroom dwellings and construction of means of access) to allow for changes to approved plans</p> <p><b>Location:</b> The Rowans, 29, Pen y Bryn Road, Upper Colwyn Bay, LL29 6AG</p> <p><b>Applicant:</b> Mrs Sarah Jaap</p> <p><b>No Objection</b></p>
0/50967		<p>Tocio 1 Bisgwydden</p> <p><b>Safle:</b> 186, Abergele Road, Colwyn Bay, LL29 8AA</p> <p><b>Ymgeisydd:</b> Mrs Wendy Edwards</p> <p><b>Dim Gwrthwynebiad</b></p> <p>To prune 1 no. Lime tree</p> <p><b>Location:</b> 186, Abergele Road, Colwyn Bay, LL29 8AA</p> <p><b>Applicant</b> Mrs Wendy Edwards</p> <p><b>No Objection</b></p>
0/50969		<p>Tocio a thynnu 1 x brif gangen ar 1 x dderwen</p> <p><b>Safle:</b> 184, Abergele Road, Colwyn Bay, LL29 8AA</p> <p><b>Ymgeisydd:</b> Mr Paul Foulkes</p> <p><b>Dim Gwrthwynebiad</b></p> <p>To reduce and remove 1 x limb on 1 x Oak Tree</p> <p><b>Location:</b> 184, Abergele Road, Colwyn Bay, LL29 8AA</p> <p>No objections</p>



		<b>Applicant</b> Mr Paul Foulkes <b>No Objection</b>
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