

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 3rd OCTOBER 2023

PRESENT: Cllr Ricki Owen, Chair
Cllrs: C Brockley, J Clayton, H Fleet (Mayor), J Higgins, P Hughes, T MacLean, C Matthews and D Wilkins

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

ABSENT: Cllrs: C Bell, J Hurst and L Kennedy

167/23 Welcome and Apologies for Absence:

The Chair welcomed members to the meeting. Apologies for absence were received from Cllr L Williams.

168/23 Declarations of Interest:

Members were reminded that they must declare the existence and nature of any personal and/or prejudicial interests. Cllr Chris Brockley and Cllr Hannah Fleet declared a personal and prejudicial interest with regard to Planning Application No: 0/50941 and both members withdrew from the meeting whilst this item was considered. Cllr Chris Brockley also declared a personal and prejudicial interest with regard to Planning Application No: 0/51092 and withdrew from the meeting whilst this item was considered.

169/23 Minutes:

- a) ***Resolved to approve and sign, as a correct record, the minutes of the last meeting, held on 5th September 2023.***
- b) ***Resolved to note the draft minutes of the Bonfire Sub-Committee, held on 13th September 2023.***

170/23 Matters Arising from Previous Minutes

- a) **Min 103/23(b)(ii) - Street Furniture:**
 - i) The Clerk gave an update regarding the external Noticeboard at the Town Hall. It has now been installed, but the back still needed to be stained. This would be done next week.
 - ii) Members noted that the inspections of noticeboards and benches for Q2 are now due and the list will be shared for review/updating at the next meeting.
- b) **Solar Lights in Wynn Gardens:** Members noted that the new solar lights have now been installed. Colwyn Ward members were asked to visit the garden, when passing, to see how effective the lighting is.
- c) **Min. 127/23 - Beach Pollution:** The Clerk submitted a response from Natural Resources Wales (NRW). Cllr D Wilkins, who had originally raised the issue about the levels of pollution in our waters, was concerned the response didn't address the fact that even though the pollution was 10 times higher than previous recorded data levels there had been no equivalent high rainfall/freak weather

conditions to explain this. Cllr Wilkins offered to send his data, to be shared amongst members and to be forwarded to NRW.

171/23 Conwy CBC:

a) Polling Stations:

The Clerk submitted consider a request for locations for a polling station in Dinarth/Rhos Wards and asked members to consider Cllr Fleet and Cllr Wilkins's responses.

Resolved to endorse the suggestions made by Cllrs Fleet and Wilkins.

b) Playgrounds:

- i) Members noted that the old multi-play unit has been removed from Fairy Glen playground and that CCBC has plans to replace it with a similar modern unit.
- ii) Members noted that the maintenance gate to Minafon Park Play Area is to be kept locked, due to dog walkers using it to gain access through the play area to open space to the rear. Members queried if there was CCTV at the area: it was noted that Kingdom Security had previously had the contract for enforcing the dog control orders, but it had been terminated due to complaints.
- iii) Members were asked to consider suggestions for new sensory play equipment for Eirias Park, submitted by the Play Inspector. A resident had requested consideration be given to providing sensory equipment at a previous meeting.

Resolved to recommend that the sensory equipment be approved and that funds are made available from the Play Equipment budget

- c) Festive Lighting S178 Applications:** The Clerk submitted correspondence regarding the introduction of a new application process/requirements and fee structure for the installation of festive lighting (received in late September). The Clerk had organised an urgent hybrid meeting for Clerks/Cllrs and CCBC Officers on Wednesday 4th October to address the concerns of the Clerks/installation contractors that the new process/procedures are unworkable/ not fit for purpose and the timescale given is insufficient to renegotiate installation contracts. The Clerk will update members after that meeting.

- d) Proposed Dog Control Public Space Protection Order (PSPO):** The Clerk submitted the formal consultation on the proposed PSPO and correspondence from members/public (letters/emails of objections and support) and asked members to consider the Town Council response to the consultation.
- Members stated that they have listened to the views of many residents (non-dog-owners and dog owners) in our local community. It was felt that the proposed inclusion of the whole of the 'new' beach from Porth Eirias to Rhos Point as a year-round no dogs zone was too draconian and would impact severely on dog owners and particularly some of our older residents and younger families with dogs. It was agreed that a compromise was needed, to meet the needs of both dog owners and the wider community. It was suggested that a section of the beach (possibly from the New Pier to the Toad) remains open to dogs (on leads) all year round and it was noted that the tidal section of the beach from Porth Eirias (eastwards to Old Colwyn) would remain open to dogs for exercise off-lead all year round.

A total ban on dogs on the section of beach to the west of Porth Eirias to the Pier

and from The Toad to Rhos Beach would ensure that these sections of beach are child/visitor friendly all year round and would complement the new play equipment and seating along the promenade.

With regard to the section of the beach from the Harbour beach westwards, to College Avenue, where a total ban on dogs because of the danger to wildlife was proposed, it was queried if it would be possible to allow supervised dogs (on leads) on this stretch of the beach and suggested that the views of the RSPB should be sought.

Members also commented about the necessity to have clear and adequate signage in all affected areas and that enforcement action is re-introduced, as without this the actions of a few will continue to impact on the many.

Resolved to complete the Consultation form with the Town Council observations, as detailed above, and request that the Clerk submit to Conwy CBC.

172/23 Keep Wales Tidy:

Members were asked to consider the offer of a free litter picking equipment storage shed, to enable out of hour access to borrow equipment. The Clerk explained that currently, equipment can only be picked up during office hours. The shed would be located in the passageway at the rear of the Town Hall.

Resolved to accept the offer of the free storage shed.

173/23 Slow Ways National Walking Network: The Clerk submitted information about the Slow Ways Network and asked members to consider if/how we could get involved. Members commented this would add to active travel routes.

Resolved to support and promote the Slow Ways National Walking Network.

174/23 Old Colwyn Residents Association: Members noted the minutes of the meeting held on 5th September 2023. No report was received as the meeting had taken place at the same time as our Committee Meeting.

175/23 Morecambe Offshore Windfarm: Members noted the latest project newsletter.

176/23 Planning:

a) Planning Applications:

- i) The Clerk submitted, for consideration, the planning applications received from CCBC. Cllr C Brockley and H Fleet left the meeting whilst Planning App 0/50941 was considered. Cllr C Brockley also left the meeting whilst Planning Application 0/51092 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 21/8/2023 – 17/09/2023.

c) **Pre-Application Consultation(s)**- Members were asked to note and consider PACs in respect of the following sites:

i) **Former Guys Cliffe Nursing Home, 79-81 Conway Road**

Members commented that there was a need for affordable housing close to active travel routes.

Resolved to submit no comments at this stage.

ii) **Former Sports Court, Oak Drive, Colwyn Bay**

Members were happy that the green space is now proposed to be retained, but noted it will need maintenance. A query was raised as to why 3 houses had been excluded from this PAC.

Resolved to submit no comments, at this stage.

d) **Planning Aid Wales:** Members noted the September 2023 Newsletter

e) **CCBC Planning Obligations (S.106):** The Clerk submitted correspondence to confirm that any S.106 funding proposals for the Bay of Colwyn area will be referred to the Place Plan Steering Group (or its successor body), once the Place Plan has been formally adopted. Members were pleased to have a greater say in how the money will be spent, but realise there will be pressure from Conwy CBC to use this money to relieve their financial burden.

177/23 Licensing Applications:

Licensing Applications submitted for the period up to 15th September 2023 were noted by members.

The meeting closed at 8pm.

..... Chairman

CYNGOR TREF BAE COLWYN BAY TOWN COUNCIL
CEISIADAU CYNLLUNIO/PLANNING APPLICATIONS
03/10/2023

Cyfeirnod/Reference	LEFEL/ LEVEL	CAIS/APPLICATION
0/50941		<p>Codi caban symudol am gyfnod dros dro o 12 mis</p> <p>Safle: Land behind the Bowling Club, Penrhyn Avenue, Rhos on Sea, LL28 4LR Ymgeisydd: Chris Brockley Dim Gwrthwynebiad</p> <p>Siting of a portacabin for temporary period of 12 months Location: Land behind the Bowling Club, Penrhyn Avenue, Rhos on Sea, LL28 4LR Applicant: Chris Brockley No Objections</p>
0/51055	D	<p>Newid defnydd y llawr gwaelod o fod yn swyddfeydd I fod yn fflat preswyl 2 ystafell wely</p> <p>Safle: 19, Wynnstay Road, Colwyn Bay, Conwy, LL29 8NB Ymgeisydd: Mr Mark Richards Dim Gwrthwynebiad</p> <p>Change of use of ground floor from offices to a residential 2 bed flat</p> <p>Location19, Wynnstay Road, Colwyn Bay, Conwy, LL29 8NB Applicant: Mr Mark Richards No Objections</p>
0/51073	D	<p>Newid defnydd gwesty 17 ystafell wely i 5 fflat breswyl</p> <p>Safle: 18, College Avenue, Rhos on Sea, LL28 4NT Ymgeisydd: Mr Ian Steward Dim Gwrthwynebiad</p> <p>Change of use of 17 Bedroom Hotel into 5 no residential flats</p> <p>Location: 18, College Avenue, Rhos on Sea, LL28 4NT Applicant: Mr Ian Steward No Objections</p>
0/51087		<p>Estyniad cefn llawr gwaelod</p> <p>Safle: 26, Rhodfa'r Grug , Upper Colwyn Bay, LL29 6DJ Ymgeisydd: Mr & Mrs Luc & Catrin Vanderbijl Dim Gwrthwynebiad</p> <p>Ground floor rear extension</p> <p>Location: 26, Rhodfa'r Grug , Upper Colwyn Bay, LL29 6DJ Applicant: Mr & Mrs Luc & Catrin Vanderbijl No Objections</p>

0/51089		<p>Estyniadau, addasiadau a garej newydd</p> <p>Safle: 34A, Brompton Avenue, Rhos on Sea, LL28 4TF Ymgeisydd: Mr Gavin Emmereson Dim Gwrthwynebiad</p> <p>Extensions, alterations and replacement garage Location: 34A, Brompton Avenue, Rhos on Sea, LL28 4TF Applicant: Mr Gavin Emmereson No Objections</p>
0/51091		<p>Tocio 1 palalwyfen</p> <p>Safle: Cherith, 7 Woodland Park West, Colwyn Bay, LL28 4TF Ymgeisydd: Mr Peter Lehane Dim Gwrthwynebiad</p> <p>To prune 1 x Lime Tree Location: Cherith, 7 Woodland Park West, Colwyn Bay, LL28 4TF Applicant: Mr Peter Lehane No Objections</p>
0/51092		<p>Gosod caban symudol un llawr dros dro, gan ddarparu cyfleusterau ystafell dosbarth ychwanegol ar gyfer y coleg. Mae'r cais yn ceisio caniatad cynllunio dros dro am 3 blynedd</p> <p>Safle: Coleg Llandrillo Cymru, Creche - Glyn, Llandudno Road, Rhos on Sea, LL28 4HZ Ymgeisydd: Mr Sam Faire Dim Gwrthwynebiad</p> <p>Installion of a temporary single storey Portakabin building, providing additional classroom facilities to the college. This application seeks a temporary planning permission of 3 years. Location: Coleg Llandrillo Cymru, Creche - Glyn, Llandudno Road, Rhos on Sea, LL28 4HZ Applicant: Mr Sam Faire No Objections</p>
0/51095		<p>Cael gwared ar 5 x coeden cypreswydd</p> <p>Safle: The Grange, 1 Oak Drive, Colwyn Bay, LL29 7BS Ymgeisydd: Mr Darryl Shortt Mae angen symud y coed er mwyn cael trwsio / dargyfeirio pibell ddŵr felly mae angen barn arbenigol. Bydd y Pwyllgor yn cefnogi barn Swyddog Coed CBS Conwy a Pheirianwyr Strwythurol.</p> <p>To remove 5 x Cypress trees Location: The Grange, 1 Oak Drive, Colwyn Bay, LL29 7BS Applicant: Mr Darryl Shortt The trees need to be removed to repair/divert a water pipe so an expert opinion is needed. The Committee will support the views of the Conwy CBC Tree Officer and Structural Engineers.</p>

0/51096		<p>Adeiladu dormer ar 2 ystafell wely ac ystafell ymolchi</p> <p>Safle: St Andrews Church, Lansdowne Road, Colwyn Bay, LL29 7YH Ymgeisydd: Mr T Pollitt Mae'r Pwyllgor yn cefnogi'r Swyddog Cadwraeth ac yn gwrthwynebu'r cais hwn.</p> <p>Construction of dormer to 2 bedrooms and bathroom Location: St Andrews Church, Lansdowne Road, Colwyn Bay, LL29 7YH Applicant: Mr T Pollitt The Committee Supports the Conservation Officer and objects to this application.</p>
0/51101		<p>Cynnig i godi estyniad ar yr ochr ac ymestyn y ffenestr dormer bresennol</p> <p>Safle: 121 Llanwrst Road, Upper Colwyn Bay, Colwyn Bay LL28 5YL Ymgeisydd: Mr & Mrs Lewis Dim Gwrthwynebiad</p> <p>Proposed Side Extension & Extension to Existing Dormer Location: 121 Llanwrst Road, Upper Colwyn Bay, Colwyn Bay LL28 5YL Applicant: Mr & Mrs Lewis No Objections</p>
0/51105		<p>Cais i godi 1 ty annedd a'r gwaith cysylltiedig</p> <p>Safle: Shambles, Cedar Park, Upper Colwyn Bay, Colwyn Bay, LL28 5YP Ymgeisydd: Mr Jim Carroll Dim Gwrthwynebiad</p> <p>Proposed Erection 1 no. dwellinghouse and associated works Location: Shambles, Cedar Park, Upper Colwyn Bay, Colwyn Bay, LL28 5YP Applicant: Mr Jim Carroll No Objections</p>