

**MINUTES OF A MEETING OF THE GENERAL PURPOSE AND PLANNING COMMITTEE OF THE BAY OF COLWYN TOWN COUNCIL, HELD ONLINE (VIA ZOOM) AT 6.35PM ON TUESDAY 31<sup>st</sup> OCTOBER 2023**

**PRESENT:** Cllr Ricki Owen, Chair  
Cllrs: C Bell; C Brockley, 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:** Cllr: L Williams

**194/23 Welcome and Apologies for Absence:**

The Chair welcomed members to the meeting. Apologies for absence were received from Cllrs J Clayton and L Kennedy.

**195/23 Declarations of Interest:**

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

**196/23 Minutes:**

*Resolved to approve and sign, as a correct record, the minutes of the last meeting, held on 3<sup>rd</sup> October 2023.*

**197/23 Matters Arising from Previous Minutes**

**a) Min 170/23(a) - Street Furniture:**

The inventory was duly updated, following inspections by members/staff of the street furniture in their area.

**b) Min. 170/23(c) - Beach Pollution:**

*Resolved to defer this item pending more information from Cllr D Wilkins.*

**198/23 Conwy CBC:**

**a) Polling Stations – Review of Polling Districts and Polling Places:**

The Clerk submitted information on the review and members were asked to reply individually to Conwy CBC with any comments on the Polling Stations in their wards.

**b) Bus Shelters:**

Members noted the information about the ownership of the bus shelters. All shelters are in the ownership of Conwy CBC. A reply had not yet been received regarding the maintenance/inspections/cleaning of our shelters, or the current balance in our 'earmarked' pot, due to Conwy CBC staff illness.

*Resolved to defer this item until the next meeting.*

---

**199/23 Old Colwyn Residents Association:** Members noted the minutes of the meeting held 3<sup>rd</sup> October 2023. No report was received as the meeting had taken place at the same time as our Committee Meeting.

**200/23 Awel y Mor Windfarm:** Members noted the latest newsletter.

**201/23 Bay View Road Sign:**

Members noted the email/photograph from the Bay View Centre Manager, showing that the road name sign had now been replaced.

**202/23 Bonfire Event:**

The Clerk gave a brief update on the preparations for Bonfire Night and confirmed we now had enough stewards for the event. Very wet weather is anticipated.

**203/23 Planning:**

**a) Planning Applications:**

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

Cllr C Bell declared a personal and prejudicial interest, due to living nearby, and left the meeting whilst Planning App 0/51180 was considered.

***Resolved to submit observations on the planning applications, as detailed in Schedule 'A' attached.***

- ii) Members noted the correspondence from Conwy CBC regarding Planning Application 0/51154.

*Cllr C Brockley left the meeting at this juncture.*

**b) Planning Decisions:**

Members noted the planning decisions received from Conwy CBC for the period 18/09/2023 – 15/10/2023.

- c) **Conwy CBC Site Visit:** Cllr Paul Hughes gave a brief verbal report on the site visit he had attended at 56, Pen y Bryn Road, Upper Colwyn Bay. He noted that those attending were generally supportive of the proposal.

**d) Planning Aid Wales:**

- i) Members noted information on future training courses.
- ii) The Clerk gave a brief verbal report following a roundtable discussion held on 24/10/23 about the Draft Bill for National Infrastructure Projects, convened by Welsh Government Planning Policy officers, which she had been invited to attend. Planning Aid Wales and other Clerks/community group representatives had also been in attendance. The aim of the draft Bill is to improve public engagement and to make the process for national infrastructure applications easier, using a single application process for all major projects, such as energy generation. Currently the process is too complex, requiring multiple applications under different pieces of legislation, and it is also felt to be not transparent enough. The Clerk had raised concerns that the current pre-application process appears for major local developments is seen to be just a tick box exercise and there is no requirement for the developers to respond to comments submitted. It is hoped that lessons can be learnt from this with the new legislation.
- iii) Cllr J Higgins gave a brief report on the Planning Policy for Beginners course, which he had attended on 25/10/2023. James Davies (PAW) had been the presenter. Cllr J Higgins said it had been worth attending.

**204/23 Licensing Applications:**

Licensing Applications submitted for the period up to 20<sup>th</sup> October 2023 were noted by members.

The meeting closed at 7.20 pm.

..... Chairman

**CYNGOR TREF BAE COLWYN BAY TOWN COUNCIL**  
**CEISIADAU CYNLLUNIO/PLANNING APPLICATIONS**  
**31/10/2023**

<b>Cyfeirnod/Reference</b>	<b>LEFEL/LEVEL</b>	<b>CAIS/APPLICATION</b>
0/51125	D	<p>Cais am ganiatad cynllunio ar gyfer gosod carafan deithiol dros dro (am ddwy flynedd) i bobl fyw ynddi ac uned toiledau cludadwy yn 29A Ffordd Pen y Bryn. Bae Colwyn Uchaf, LL29 6AG</p> <p><b>Safle:</b> Caravan at the Rowans, 29, Pen y Bryn Road, Upper Colwyn Bay, LL29 6AG</p> <p><b>Ymgeisydd:</b> Mr John Jaap</p> <p><b>Dim Gwrthwynebiad</b></p> <p>Application for planning permission for the temporary (two year) siting of touring caravan for human habitation and portable toilet unit at 29A, Pen y Bryn Road, Upper Colwyn Bay, LL29 6AG</p> <p><b>Location:</b> Caravan at the Rowans, 29, Pen y Bryn Road, Upper Colwyn Bay, LL29 6AG</p> <p><b>Applicant:</b> Mr John Jaap</p> <p><b>No Objections</b></p>
0/51133	D	<p>Estyniad ac addasiadau arfaethedig yn y cefn gan gynnwys gwaith allanol cysylltiedig</p> <p><b>Safle:</b> 60, Coed Coch Road, Old Colwyn, LL29 9UP</p> <p><b>Ymgeisydd:</b> Mr Dewi Clarke</p> <p><b>Dim Gwrthwynebiad</b></p> <p>Proposed Rear Extension &amp; Modifications including associated external works</p> <p><b>Location:</b> 60, Coed Coch Road, Old Colwyn, LL29 9UP</p> <p><b>Applicant:</b> Mr Dewi Clarke</p> <p><b>No Objections</b></p>
0/51154	D	<p>Newid defnydd arfaethedig o swyddfa (Dosbarth Defnydd B1) i 1 annedd a gwaith cysylltiedig</p> <p><b>Safle:</b> 5 Rhiw Road, Colwyn Bay, LL29 7TE</p> <p><b>Ymgeisydd:</b> Tracy Lee</p> <p><b>Dim Gwrthwynebiad</b></p> <p>Proposed change of use from office (Use Class B1) to 1 no. dwelling and associated works</p> <p><b>Location:</b> 5 Rhiw Road, Colwyn Bay, LL29 7TE</p> <p><b>Applicant:</b> Tracy Lee</p> <p><b>No Objections</b></p>
0/51156	D	<p>Tynnu garej a iard dan do a chodi estyniadau newydd a gwneud addasiadau</p> <p><b>Safle:</b> 11 Craig View, Rhos On Sea, Colwyn Bay Conwy, LL28 4SR</p> <p><b>Ymgeisydd:</b> Mr Jon Williams</p> <p><b>Dim Gwrthwynebiad</b></p> <p>Removal of existing garage and covered yard and erection of new extensions and alterations</p>

		<p><b>Location:</b> 11 Craig View, Rhos On Sea, Colwyn Bay, LL28 4SR</p> <p><b>Applicant:</b> Mr Jon Wiliams</p> <p><b>No Objections</b></p>
0/51159	D	<p>Adeiladau Estyniad Un Llawr Arfaethedig yn y Cefn</p> <p><b>Safle:</b> Westgate, 21, Whitehall Road, Rhos on Sea, LL28 4HW</p> <p><b>Ymgeisydd:</b> Elisabeth Williams</p> <p><b>Dim Gwrthwynebiad</b></p> <p>Rear Single Storey Extension</p> <p><b>Location:</b> Westgate, 21, Whitehall Road, Rhos on Sea, LL28 4HW</p> <p><b>Applicant:</b> Elisabeth Williams</p> <p><b>No Objections</b></p>
0/51173	D	<p>Cais i ddymchwel ystafell ddydd bresennol ac adeiladau ystafell ddydd unllawr yn ei le</p> <p><b>Safle:</b> Rhoslan Residential Home, 52-56, Everard Road, Rhos on Sea, LL28 4HA</p> <p><b>Ymgeisydd:</b> The Management</p> <p><b>Dim Gwrthwynebiad</b></p> <p>Proposed demolition of existing day room and construction of replacement single storey day room</p> <p><b>Location:</b> Rhoslan Residential Home, 52-56, Everard Road, Rhos on Sea, LL28 4HA</p> <p><b>Applicant:</b> The Management</p> <p><b>No Objections</b></p>
0/51175	D	<p>Blaen siop alwminiwm â haen powdr newydd a ffenestri plyg a chanopi ffabrig uwchben y gellir ei dynnu'r ôl</p> <p><b>Safle:</b> The Galleon, 34-36, Colwyn Avenue, Rhos on Sea, LL28 4RB</p> <p><b>Ymgeisydd:</b> Mr James Bell</p> <p><b>Dim Gwrthwynebiad</b></p> <p>New powder coated aluminium shop front c/w bi-fold windows and retractable fabric canopy above</p> <p><b>Location:</b> The Galleon, 34-36, Colwyn Avenue, Rhos on Sea, LL28 4RB</p> <p><b>Applicant:</b> Mr James Bell</p> <p><b>No Objections</b></p>
0/51180		<p>Newid defnydd bwthyn ar y llawr gwaelod yn y cefn o lety perchnogion i annedd preswyl â dwy ystafell wely</p> <p><b>Safle:</b> The Cottage, 19, Wynnstay Road, Colwyn Bay, LL29 8NB</p> <p><b>Ymgeisydd:</b> Mr Mark Richards</p> <p><b>Dim Gwrthwynebiad</b></p> <p>Change of use of rear ground floor cottage from owners accomodation to residential 2 bed dwelling</p> <p><b>Location:</b> The Cottage, 19, Wynnstay Road, Colwyn Bay, LL29 8NB</p> <p><b>Applicant:</b> Mr Mark Richards</p> <p><b>No Objections</b></p>

0/51183		<p>Adeiladau cyfleuster tai tu mewn ychwanegol ac ymestyn ardal gaeedig gibbon o ochr ogleddol y cyfleuster presennol</p> <p><b>Safle:</b> Welsh Mountain Zoo, Old Highway, Colwyn Bay, LL28 5UY  <b>Ymgeisydd:</b> Mr Neil Morris  <b>Dim Gwrthwynebiad</b></p> <p>Construction of additional indoor housing facility and extension of gibbon enclosure to north end of existing facility  <b>Location:</b> Welsh Mountain Zoo, Old Highway, Colwyn Bay, LL28 5UY  <b>Applicant:</b> Mr Neil Morris  <b>No Objections</b></p>
0/51187		<p>Estyniad ac addasiadau arfaethedig</p> <p><b>Safle:</b> 57, Llannerch Road West, Rhos on Sea, LL28 4AS  <b>Ymgeisydd:</b> Miss Chloe Nelson  <b>Dim Gwrthwynebiad</b></p> <p>Proposed Extensions &amp; Alterations  <b>Location:</b> 57, Llannerch Road West, Rhos on Sea, LL28 4AS  <b>Applicant:</b> Miss Chloe Nelson  <b>No Objections</b></p>
0/51189		<p>Addasu Atig ac Addasu Garej Arfaethedig</p> <p><b>Safle:</b> 10, Aled Drive, Rhos on Sea, LL28 4UU  <b>Ymgeisydd:</b> Miss Hannah McCaffery  <b>Dim Gwrthwynebiad</b></p> <p>Proposed Loft Conversion &amp; Garage Conversion  <b>Location:</b> 10, Aled Drive, Rhos on Sea, LL28 4UU  <b>Applicant:</b> Miss Hannah McCaffery  <b>No Objections</b></p>