

**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 9<sup>th</sup> JANUARY 2024**

**PRESENT:** Cllr J Clayton, 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  
Roz Dudley, Assistant Clerk

**ABSENT:** Cllrs: L Williams

**259/23 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. Apologies for absence were received from Cllr L Kennedy and R Owen (Chair).

**260/23 Declarations of Interest:**

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

**261/23 Minutes:**

***Resolved to approve and sign, as a correct record, the minutes of the last meeting, held on 12<sup>th</sup> December 2023.***

**262/23 Matters Arising from Previous Minutes**

**a) Min 244/23(a) Festive Lighting, Penrhyn Avenue, Rhos on Sea:**

An update was received regarding the removal of the columns. A county councillor reported that they were due to be removed earlier today, but due to issues with parking signage and objections from one of the shop-keepers about the installation of a new signpost, they were unable to proceed. A further meeting is needed with parking/highways to discuss the situation and agree a solution.

**b) Min 244/23(b) Bus Shelters:**

- i) It was noted that no response about the requirements for sites for living roof shelters had been received.

***Resolved to refer the query to the main ERF helpline to chase a response.***

- ii) Cllr C Brockley reported that the Shelter on Church Road, Rhos on Sea had lost its roof.

***Resolved to report this to ERF, Conwy CBC.***

**c) Min 246/23 Street Furniture Q3 Inspection:**

The inventory was updated following inspections by members/staff of any street furniture in their area. As some items had not yet been inspected, members were asked to email their observations to the Clerk as soon as possible.

***Resolved to defer this to the next meeting and for the staff to carry out any inspections that had not been completed by that date.***

### **263/23 Conwy CBC:**

#### **a) Better Open Space Management:**

The Clerk submitted a request from Conwy CBC for suggested locations where CCTV coverage is needed, together with the reason(s), i.e. graffiti, litter, fly-tipping, anti-social behaviour, plus any evidence they may have to back this up. In answer to questions, the Clerk confirmed these were deployed cameras which could be moved around and that CCTV was monitored 24/7 in a control room at Coed Pella offices. The Clerk informed members that she could arrange a visit to the control room for members, if there is sufficient demand.

The following locations were suggested by members:

- i) Maes Glas, Rhos on Sea: anti-social behaviour; drug dealing and dog fouling was reported as being an issue in this area.
- ii) Glyn Ward:
  - (1) Maes Y Fron by the alley between Maes Y Fron and Maes Y Fron: constant littering and graffiti in the alley and issues with anti-social behaviour.
  - (2) The Junction of Severn Road and Maes Y Glyn: long standing issues with anti-social behaviour and littering on Maes y Fron and the flats on Severn Road.
  - (3) Junction of Ffordd Bugail and Ffordd Hafryn: a lot of problems with Anti-Social Behaviour and drug related activities.
  - (4) Ysgol Bod Alaw have had issues with individuals entering the site after normal school hours and climbing on the roof.

***Resolved to submit these 5 locations to Conwy CBC for consideration and to request that members contact the Clerk if they would be interested in attending a visit to the CCTV Control Room.***

### **264/23 Identifying Historical Assets of Local Interest**

The Clerk submitted notification of a project which will involve the Town Council in collecting and collating suggestions for the new register of historical assets of local interest which was noted by members.

***Resolved that a list of all current listed buildings be obtained/shared and members were asked to consider any buildings not listed which in their wards that needed protection. Once more information had been received, local historians would also be contacted for their expert help.***

### **265/23 Awel y Mor:** Members noted a copy of the latest Newsletter.

### **266/23 Planning:**

#### **i) Planning Applications:**

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 26/11/2023 – 24/12/2023.

#### **c) Planning Aid Wales:**

- i) The Clerk submitted notification of training courses, which were noted by members.

d) Old Colwyn Housing: Members noted the report on the online meeting organised by PAW on 12/12/2023 and the follow-up meetings taking place later this month.

e) **Pre-Application Consultation (PAC):**

The Clerk submitted a pre-application consultation for the proposed demolition of existing building and erection of apartment building providing 18 no. apartments together with associated development at Boat Yard, West Promenade, Colwyn Bay. Concerns were expressed about how affordable these would be for local people (to help meet local housing need) and concern was expressed that they may just become more holiday let accommodation.

***Resolved to query if planning condition(s) could be imposed to prevent these becoming holiday lets (e.g. minimum rental terms of 6m) and to wait for the formal Planning Application before submitting any observations***

f) **Rydal Penrhos Development:**

- i) Cllr P Hughes gave a brief report from the site visit on 20<sup>th</sup> December 2023 for the planning applications: 0/49674 & 0/49675. It was noted that these applications had both since been approved by the Planning Committee, Conwy.
- ii) Members noted an email and information from a resident objecting to planning application 0/49674.
- iii) The Clerk tabled a copy of objections submitted by a resident in connection with applications 0/51215 & 0/51213, which were noted by members.

**267/23 Licensing:** No licensing applications had been received.

The meeting closed at 7.30 pm.

..... Chairman

**CYNGOR TREF BAE COLWYN BAY TOWN COUNCIL**  
**CEISIADAU CYNLLUNIO/PLANNING APPLICATIONS**  
**09/01/2024**

<b>Cyfeirnod/Reference</b>	<b>LEFEL/LEVEL</b>	<b>CAIS/APPLICATION</b>
0/51292	D	<p>Adeiladu dwy annedd ar leiniau 4 a 5 ac ymestyn y ffordd fynediad i wasanaethu llain 5</p> <p><b>Safle:</b> Caravan at 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> Construction of two dwellings on plots 4 &amp; 5 and extension of access road to serve plot 5</p> <p><b>Location:</b> Caravan at the Rowans, 29, Pen y Bryn Road, Upper Colwyn Bay, LL29 6AG</p> <p><b>Applicant:</b> Mrs Sarah Jaap</p> <p><b>No Objections (providing no impact on nearby badger sett)</b></p>
0/51300	D	<p>Newid defnydd rhan o annedd presennol er defnydd cymysg fel anecs preswyl ac uned llety gwyliau</p> <p><b>Safle:</b> Southlands, 28, Llannerch Road West, Rhos on Sea, LL28 4AS</p> <p><b>Ymgeisydd:</b> Mr Gordon Downes</p> <p>Change of use of part of existing dwelling to mixed use of granny annexe and holiday letting unit of accommodation</p> <p><b>Location:</b> Southlands, 28, Llannerch Road West, Rhos on Sea, LL28 4AS</p> <p><b>Applicant:</b> Mr Gordon Downes</p> <p><b>No Objections, but query whether this make it a seperate dwelling, for council tax purposes?</b></p>
0/51304	PC	<p>Lleoliad arfaethedig cynhwysydd storio</p> <p><b>Safle:</b> CREST, Douglas Road, Colwyn Bay, LL29 7PE</p> <p><b>Ymgeisydd:</b> Wendy Williams</p> <p>Proposed siting of storage container</p> <p><b>Location:</b> CREST, Douglas Road, Colwyn Bay, LL29 7PE</p> <p><b>Applicant:</b> Wendy Williams</p> <p><b>No Objections, but the Town Council request that the abandoned Crest paint recycling container at the top of the dead-end alley adjoining the site be moved/removed, as a condition of approval (image available on request).</b></p>
0/51312	D	<p>Newid defnydd uned manwerthu ar y llawr gwaelod o A1 i fod yn salon trineu ewinedd a harddwch (sui generis)</p> <p><b>Safle:</b> 28, Rhos Road, Rhos on Sea, LL28 4RS</p> <p><b>Ymgeisydd:</b> Mr C Buckley</p> <p><b>Dim Gwrthwynebiad</b></p>

		<p>Change of use of ground floor retail unit from A1 to a nail and beauty salon (sui generis)</p> <p><b>Location:</b> 28, Rhos Road, Rhos on Sea, LL28 4RS</p> <p><b>Applicant:</b> Mr C Buckley</p> <p><b>No Objections</b></p>
0/51313	D	<p>Tynnu grisiau a llethr sydd wedi dymchwel ac adeiladu wal gynnal newydd ac ardal yr ardd arfaethedig (Cais Ol-weithredol)</p> <p><b>Safle:</b> Lower Woodside, Nant y Glyn Road, Colwyn Bay, LL29 6AB</p> <p><b>Ymgeisydd:</b> Mr Tim Chapman</p> <p><b>Dim Gwrthwynebiad</b></p> <p>Remove steps and bank which collapsed and build new retaining wall and proposed garden area (Retrospective Application)</p> <p><b>Location:</b> : Lower Woodside, Nant y Glyn Road, Colwyn Bay, LL29 6AB</p> <p><b>Applicant:</b> Mr Tim Chapman</p> <p><b>No Objections</b></p>
0/51318	D	<p>Newid defnydd o barlwr tatw i siop gwely haul</p> <p><b>Safle:</b> 373, Abergele Road, Old Colwyn, LL29 9PL</p> <p><b>Ymgeisydd:</b> Mr Mike Dunn</p> <p><b>Dim Gwrthwynebiad</b></p> <p>Change of use from tattooist parlour to sunbed shop</p> <p><b>Location:</b> 373, Abergele Road, Old Colwyn, LL29 9PL</p> <p><b>Applicant:</b> Mr Mike Dunn</p> <p><b>No Objections</b></p>
0/51322	D	<p>Cais ol-weithredol ar gyfer caniatad dros dro (18mis) Newid defnydd adeilad storio llawr 1af cysylltiedig ag argraffwyr (defnydd B2) ar gyfer hyfforddiant cosmetig</p> <p><b>Safle:</b> The Old Bakery, Erw Wen Road, Colwyn Bay, LL29 7SD</p> <p><b>Ymgeisydd:</b> Mr James Brands</p> <p><b>Dim Gwrthwynebiad</b></p> <p>Retrospective application for temporary permission (18 months) Change of use of 1st Floor storage building associated with printers (B2 use) to operate cosmetic training</p> <p><b>Location:</b> The Old Bakery, Erw Wen Road, Colwyn Bay, LL29 7SD</p> <p><b>Applicant</b> Mr James Brands</p> <p><b>No Objections</b></p>
0/51328	D	<p>Estyniad ochr arfaethedig dau lawr</p> <p><b>Safle:</b> 4, Pen y Mynydd, Upper Colwyn Bay, LL28 5YQ</p> <p><b>Ymgeisydd:</b> Mr Nick Ellis</p> <p>Proposed Two Storey Side Extension</p> <p><b>Location:</b> 4, Pen y Mynydd, Upper Colwyn Bay, LL28 5YQ</p> <p><b>Applicant:</b> Mr Nick Ellis</p> <p><b>Objection</b></p>

		<b>The Town Council requests that a visit is held to see the site and to ascertain if it is over-development of the site, as per previous refused applications.</b>
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