

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 12th DECEMBER 2023

PRESENT: Cllr Ricki Owen, Chair
Cllrs: C Bell, C Brockley, J Clayton, H Fleet (Mayor), J Higgins, P Hughes, L Kennedy and D Wilkins

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

ABSENT: Cllrs: C Matthews and L Williams

VISITORS: Cllr P Ashe

241/23 Welcome and Apologies for Absence:

The Chair welcomed members and visitors to the meeting. Apologies for absence were received from Cllr T MacLean.

242/23 Declarations of Interest:

Members were reminded that they must declare the existence and nature of any personal and/or prejudicial interests. Cllr D Wilkins declared a personal and/or prejudicial interest with regard to planning application no 0/51253 & 0/51260 and withdrew from the meeting when these applications were being considered.

243/23 Minutes:

Resolved to approve and sign, as a correct record, the minutes of the last meeting, held on 21st November 2023.

244/23 Matters Arising from Previous Minutes

a) Min 466/22(b) Festive Street Lighting:

The Clerk submitted, for information, an email regarding the removal of the festive columns in Rhos on Sea which was noted by members.

b) Min 219/23(b) – Bus Shelters:

- i) The Clerk submitted the current list of bus shelters in our area and members were asked to consider the condition of the shelters in their wards and report back any issues or any needing maintenance/replacing.
- ii) It was noted that no response about the requirements for sites for living roof shelters had been received.

245/23 Conwy CBC:

a) Public Spaces Protection Order:

The Clerk submitted a further response from Conwy CBC, which had been superseded by the last Council meeting and the resolution made at that meeting. The members requested that the Clerk inform Conwy CBC that Cllr Chris Hughes had raised an issue as a County Councillor, not as a Town Councillor.

b) Polling District & Polling Place Review - New Proposal:

- i) The Clerk submitted emails detailing the new proposal for Dinarth/Rhos wards and emails from Councillors, which were noted by members. The Cricket Club will be the location for Rhos Ward elections and the Rugby Club for Dinarth Ward. Cllr C Brockley informed members that he had also made enquires at the College.
- ii) The Clerk submitted an email from Conwy CBC Elections regarding the timing of the by-election for Rhos Ward and the postage costs for poll cards, should this be necessary. Conwy CBC were unsure they could recruit enough canvassers to hand deliver the polling cards, due to the Christmas period.
Resolved that the Clerk contact the Elections Departments to enquire if local canvassers can be accepted to assist with the delivery of the poll cards, in an effort to keep the costs down. It was suggested that canvassers could use a buddy system, so that the delivery was done in pairs, with both parties represented. If that was not possible then members agreed to accept the higher postal fees.

246/23 Street Furniture: Members noted that the inspections of noticeboards and benches for Q3 is now due and the list will be reviewed/updated at the next meeting.

247/23 Wynne Construction: Members noted a copy of the latest Newsletter.

248/23 Diolch am 20: Members note the latest newsletter.

249/23 Old Colwyn Residents Association: Members noted the minutes of the meeting held 5th December 2023. Cllr Higgins gave a brief verbal report and said that the development on Peulwys Farm and public meeting arranged for Monday 11th December at the Football Club had been the main agenda item.

250/23 Road Safety Sign: The Clerk submitted a letter from St Joseph's School about the need for road safety sign(s) near their school.

Resolved to acknowledge receipt of the letter and to thank the school children and to refer the enquiry to the Highways Department at Conwy CBC.

251/23 Planning:

a) **Planning Applications:**

- i) The Clerk submitted, for consideration, the planning applications received from CCBC. Cllr D Wilkins left the meeting whilst Planning Apps 0/51253 and 0/51260 were considered
- ii) The Clerk submitted Planning Application 0/51301 for consideration. The Planning Department had requested that this be included in the list as an urgent item.

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 13/11/2023 – 26/11/2023.

252/23 Licensing Applications:

Licensing Applications submitted for the period up to 1st December 2023 were noted by members.

The meeting closed at 7.05 pm.

..... Chairman

CYNGOR TREF BAE COLWYN BAY TOWN COUNCIL
CEISIADAU CYNLLUNIO/PLANNING APPLICATIONS
12/12/2023

Cyfeirnod/Reference	LEFEL/LEVEL	CAIS/APPLICATION
0/51233	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, LL29 8NB Ymgeisydd: Mr Mark Richards</p> <p>Dim Gwrthwynebiad</p> <p>Change of use of ground floor from offices to a residential 2 bed flat Location: 19, Wynnstay Road, Colwyn Bay, LL29 8NB Applicant: Mr Mark Richards No Objection</p>
0/51236	D	<p>Codi annedd hunan-adeiladu fforddiadwy</p> <p>Safle: Bryn Eglwys Farm, Llanrwst Road, Bryn y Maen, Colwyn Bay, LL28 5EN Ymgeisydd: Ms Tara Jade Jones</p> <p>Dim Gwrthwynebiad</p> <p>Erection of a self-build affordable dwelling Location: Bryn Eglwys Farm, Llanrwst Road, Bryn y Maen, Colwyn Bay, LL28 5EN Applicant: Ms Tara Jade Jones No Objection</p>
0/51239	D	<p>Cais am Faterion a gadwyd yn Ol yn ceisio cymeradwyaeth I'r manylion yn ymwneud ag ymddangosiad a thirlunio sy'n gysylltiedig a Chaniatad Cynllunio Amlinellol Cyf 0/50965</p> <p>Safle: The Rowans, 29, Pen y Bryn Road, Upper Colwyn Bay, LL29 6AG Ymgeisydd: Mrs Sarah Jaap</p> <p>Dim Gwrthwynebiad</p> <p>Application for Reserved matters seeking approval of the details of the appearance and landscaping associated with Outline Planning Permission Ref 0/50965 Location: The Rowans, 29, Pen y Bryn Road, Upper Colwyn Bay, LL29 6AG Applicant: Mrs Sarah Jaap No Objection</p>
0/51243	D	<p>Amrywio amod rhif 2 & 5 o ganiatad cynllunio 0/45510 (Codi annedd yng nghefn 18 Elwy Road) i ganiatau diwygiadau i'r dyluniad a gymeradwywyd ac mesurau diogelu coed</p> <p>Safle: 18, Elwy Road, Rhos on Sea, LL28 4SB Ymgeisydd: Mr & Mrs Knott</p> <p>Dim Gwrthwynebiad</p>

		<p>Variation of condition no 2 & 5 of planning consent 0/45510 (Erection of dwelling at rear of 18, Elwy Road) to allow for amendments to approved design and tree protection measures</p> <p>Location: 18, Elwy Road, Rhos on Sea, LL28 4SB</p> <p>Applicant: Mr & Mrs Knott</p> <p>No Objection</p>
0/51247	D	<p>Amrywio amod rhif 4 (Oriau Agor) caniatad cynllunio 0/39438 (Newid defnydd cyn bencadlys y Geidiaid yn gampfa focsio a gwneud darpariaeth parcio ceir ym mlaen yr adeilad a rhoi gwydr tywyll yn ffenestrŷ llawr cyntaf(Er Mwyn ymestyn yr oriau busnes ac agor am 6am o ddydd Lun i ddydd Sadwrn.</p> <p>Safle: 9, Pendorlan Avenue, Colwyn Bay, LL29 8EA</p> <p>Ymgeisydd: Mr Wesley Jones</p> <p>Dim Gwrthwynebiad</p> <p>Variation of condition no 4 (Opening Hours) of planning approval 0/39438 (Change of use of former Girl Guide Headquarters to boxing gym and provision of car parking to frontage and obscure glazing to first floor windows) to allow for an extension to business hours to be open from 6am Monday to Saturday</p> <p>Location: : 9, Pendorlan Avenue, Colwyn Bay, LL29 8EA</p> <p>Applicant: Mr Wesley Jones</p> <p>No Objection</p>
0/51249	D	<p>Cais i drawsnewid garej sy'n cynnwys addasiadau newnol ac allanol</p> <p>Safle: Ty Pen, Miners Lane, Old Colwyn, LL29 9HG</p> <p>Ymgeisydd: Mr Keith Jones</p> <p>Dim Gwrthwynebiad</p> <p>Proposed garage conversion with internal and external alterations</p> <p>Location: Ty Pen, Miners Lane, Old Colwyn, LL29 9HG</p> <p>Applicant: Mr Keith Jones</p> <p>No Objection</p>
0/51253	D	<p>Estyniad arfaethedig ar y llawr gwaelod wrth gefn eiddo ac estyniad llawr cyntaf ar ochr eiddo</p> <p>Safle: 110, Dinerth Road, Rhos on Sea, LL28 4YF</p> <p>Ymgeisydd: Mr & Mrs Foster</p> <p>Dim Gwrthwynebiad</p> <p>Proposed rear ground floor extension and first floor side extension</p> <p>Location: 110, Dinerth Road, Rhos on Sea, LL28 4YF</p> <p>Applicant: Mr & Mrs Foster</p>

		No Objection
0/51260	D	<p>Tynnu to heulfan presennol ac adeiladu ystafell wely newydd</p> <p>Safle: 119, Dinerth Road, Rhos on Sea, LL28 4YF Ymgeisydd: Mrs Melanie Newton</p> <p>Dim Gwrthwynebiad</p> <p>To remove an existing conservatory roof and construct a new bedroom over Location: 119, Dinerth Road, Rhos on Sea, LL28 4YF Applicant: Mrs Melanie Newton</p> <p>No Objection</p>
0/51275	D	<p>Tystysgrif Cyfreithlondeb ar gyfer trosi ystafelloedd storio yn y lloft i lety cyfanheddol gyda dormer newydd yn y drychiad cefn</p> <p>Safle: Sunnyhills, 12, High Lane, Rhos on Sea, LL28 4SA Ymgeisydd: Mr J Whincup</p> <p>Dim Gwrthwynebiad</p> <p>Certificate of Lawfulness for proposed conversion of storage rooms in loft to habitable accomodation with new dormer to the rear elevation Location: Sunnyhills, 12, High Lane, Rhos on Sea, LL28 4SA Applicant: Mr J Whincup</p> <p>No Objection</p>
0/51279	D	<p>Trawsnewid ty par presennol i 3 rhandy hunangynhwysol</p> <p>Safle: Pedmore, 5, Grove Park, Colwyn Bay, LL29 7TU Ymgeisydd: Mr T Williams</p> <p>Dim Gwrthwynebiad</p> <p>Conversion of exisiting semi-detached dwelling into 3 self contained apartments Location: Pedmore, 5, Grove Park, Colwyn Bay, LL29 7TU Applicant: Mr T Williams</p> <p>No Objection</p>
0/51280	D	<p>Newid defnydd arfaethedig o D1 Creche i D2 Stiwdio Hyfforddiant presenol</p> <p>Safle: The Church in the Park, Berthes Road, Old Colwyn, LL29 9SD Ymgeisydd: Mr J Turner</p> <p>Dim Gwrthwynebiad</p> <p>Proposed change of use from D1 Creche to D2 Personal Training Studio</p>

		<p>Location: The Church in the Park, Berthes Road, Old Colwyn, LL29 9SD</p> <p>Applicant: Mr J Turner</p> <p>No Objection</p>
0/51292	D	<p>Adeiladu dwy annedd ar leiniau 4 a 5 ac ymestyn y ffordd fynediad i wasanaethu llain 5</p> <p>Safle: 29, The Rowans, Caravan at Pen y Bryn Road, Upper Colwyn Bay, LL29 6AG</p> <p>Ymgeisydd: Mrs Sarah Jaap</p> <p>Dim Gwrthwynebiad</p> <p>Construction of two dwellings on plots 4 & 5 and extension of access road to serve plot 5</p> <p>Location: 29, The Rowans, Caravan at Pen y Bryn Road, Upper Colwyn Bay, LL29 6AG</p> <p>Applicant: Mrs Sarah Jaap</p> <p>No Objection</p>
0/51296		<p>Lleihau uchder Sycamorwydden a thorri unrhyw ganghennau sy'n hongian drosodd</p> <p>Safle: 21, Pentre Isaf, Old Colwyn, LL29 8UT</p> <p>Ymgeisydd: Mr Michael Stafford</p> <p>Dim Gwrthwynebiad</p> <p>Reduce height and overhanging branches to Sycamore Tree</p> <p>Location: 21, Pentre Isaf, Old Colwyn, LL29 8UT</p> <p>Applicant: Mr Michael Stafford</p> <p>No Objection</p>
0/51297		<p>Torri 2 Sycamorwydden i uchder o 7m</p> <p>Safle: Land adjacent Pentre Uchaf Peulwyn Lane, Old Colwyn, LL29 8YD</p> <p>Ymgeisydd: Mr Michael Stafford</p> <p>2 no. Sycamore to be pollarded to a height of 7m</p> <p>Location: Land adjacent Pentre Uchaf Peulwyn Lane, Old Colwyn, LL29 8YD</p> <p>Applicant: Mr Michael Stafford</p> <p>No Objection but advised maximum 30% reduction</p>
0/51301		<p>Cael Gwared ar y Tanc Olew un Haen presennol a Symud a gosod Tanc wed'i fyndio yn ei le</p> <p>Safle: Plas Aradur, Llanrwst Road, Bryn y Maen, Colwyn Bay, LL28 5EW</p> <p>Ymgeisydd: Simon Glanville</p>

		<p>Removal of Existing single skin oil tank and relocation and replacement with bunded tank</p> <p>Location: Plas Aradur, Llanrwst Road, Bryn y Maen, Colwyn Bay, LL28 5EW</p> <p>Applicant: Simon Glanville</p> <p>No Objections provided the replacement tank will not be visible from the Church and is deemed safe from a highways/road safety perspective.</p>
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