

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 9th JULY 2024

PRESENT: Cllr, John Clayton, Chair
Cllrs: C Bell, C Brockley, J Higgins, P Hughes, A Jones, T Maclean, C Matthews, I Mitchell, J Nuttall (Deputy Mayor) and R Owen (Mayor).

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

IN ATTENDANCE: Cllr Phillip Ashe

ABSENT: Cllr L Kennedy

89/24 Welcome and Apologies for Absence:

The Chair, Cllr John Clayton welcomed members to the meeting. Apologies for absence were received from Cllr D Wilkins.

90/24 Declarations of Interest:

Members were reminded that they must declare the existence and nature of any personal and/or prejudicial interests. Cllr J Nuttall declared an interest (as a member of Conwy CBC Planning Committee) with regard to item 11 (Planning) and withdrew from the meeting whilst these agenda items were being discussed.

91/24 Minutes:

Resolved to approve and sign, as a correct record, the minutes of the last meeting, held on 11th June 2024.

92/24 Matters Arising from Previous Minutes

a) Min 56/24(a) – Bus Shelters:

The Clerk submitted the update received from Conwy CBC, regarding the Church Road shelter which was noted by members.

b) Min 57/24 – Noticeboards:

The Clerk submitted the updated quotation for the replacement of the Cefn Road Noticeboard with bilingual signage.

Resolved to recommend approval of the updated quotation and to instruct the contractor/installer to commence work.

93/24 Conwy CBC:

Replacement Local Development Plan:

The Clerk gave a brief verbal report, following a recent update session given by Planning officers. It was noted that comments will be formally invited from the Town Council and members of the public in the Autumn, when the Deposit Plan will be published for public consultation.

94/24 Christmas Lights Sub Committee:

Members noted that Cllr Matthews wished to stand down from the Sub-Committee

and considered nominating a replacement to sit on the Sub-Committee.

Resolved that Cllr Phillip Ashe be appointed to sit on the Sub-Committee.

95/24 Cllr Tom Maclean – Training:

- a) Keep Wales Tidy: Members noted a report from the Green Social Prescribing course that Cllr McLean attended on 26th June. The Clerk informed the members that the Douglas Road Community Garden, now named 'Gardd Pawb', is an example of a community growing space that Volunteers will be encouraged to look after and could be considered as a pilot project, prior to looking for other areas in the town.
- b) Members noted a report from a Community Transport Webinar attended on 18th June 2024. The Clerk informed the members that the 'Getting Around' Place Plan working group is considering the need for Community Transport in the local area and is developing links with the Community Transport Association and local transport providers. Any members wishing to join the working group were advised to contact the Clerk. A copy of the slides can be obtained by request.
Cllr Mclean was thanked for his thorough reports.

96/24 Mona Offshore Wind Farm Ltd:

Members noted an invitation to attend a Preliminary Meeting at Venue Cymru for their current application (the 'Rule 6' letter) on 16th July and noted the invitation letter/further details could be obtained by following the link.

97/24 Filming in the Town Hall:

Members noted a request from a local independent film maker to film in the Town Hall.

Resolved to approve a booking in the Town Hall for the purpose of filming an independent film, by a local film maker.

98/24 Old Colwyn Residents Association: The minutes from the Annual General Meeting held on 2nd July 2024 were submitted and noted by the members.

99/24 Planning:

a) 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 27/5/2024 – 23/06/2024.

c) Pembroke Nursing Home - Felling of Trees:

Correspondence from the Tree Warden and Conwy CBC's response to the felling of trees at the location were submitted and noted by members.

d) Conwy CBC Planning Site Visits:

Cllr Hughes and Clayton gave brief reports on the site visits held on 9th July 2024, in respect of Planning Applications: 0/51353 & 0/51485.

100/24 Licensing: Licensing Applications submitted for the period up to 5th July 2024 were noted by members.

The meeting closed at 7.50 pm.

..... Chairman

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

9/07/2024

Cyfeirnod/Reference	LEFEL/LEVEL	CAIS/APPLICATION
0/51744	D	Trawsnewid atig, gosod paneli ffotofoltaig ac addasiadau cysylltiedig Safle: 11, Llandudno Road, Rhos on Sea, LL28 4UD Ymgeisydd: Mr & Mrs P Backhouse Dim Gwrthwynebiad Loft Conversion, PV installation and associated alterations Location: 11, Llandudno Road, Rhos on Sea, LL28 4UD Applicant: Mr & Mrs P Backhouse No Objection
0/51747	D	Tystysgffif Cyfreithlondeb ar gyfer estyniad arfaethedig i annedd Safle: 69, Bryn Celyn, Upper Colwyn Bay, LL29 6DH Ymgeisydd: Mr Hari Shanmugarajah Dim Gwrthwynebiad Certificate of Lawfulness for proposed extension to dwelling Location: 69, Bryn Celyn, Upper Colwyn Bay, LL29 6DH Applicant: Mr Hari Shanmugarajah No Objection
0/51779	D	Tystysgffif Cyfreithlondeb ar gyfer newid defnydd arfaethedig o Annedd (Dosbarth Defnydd C3) i Lety Gwyliau Tymor Byr (Dosbarth Defnydd C6) Safle: Alba, Canning Road, Colwyn Bay, LL29 8EB Ymgeisydd: Mr Mehul Varambhia Dim Gwrthwynebiad Certificate of Lawfulness for proposed change of use from Dwelling (Use Class C3) to short term holiday let (Use Class C6) Location: Alba, Canning Road, Colwyn Bay, LL29 8EB Applicant: Mr Mehul Varambhia No Objection
0/51782	D	Newid Defnydd o ystafell ardd i salon gwallt Safle: 14, Pine Grove, Rhos on Sea, LL28 4LW Ymgeisydd: Lucy Appleton Mae gan y Cyngor Tref bryderon ynghylch yr effaith bosibl ar gymdogion a achosir gan fusnes yn gweithredu mewn ffordd breswyl bengaead gyda lle cyfyngedig i barcio ar y stryd. Change of use from garden room to hair salon Location: 14, Pine Grove, Rhos on Sea, LL28 4LW Applicant: Lucy Appleton Objection The Town Council has concerns regarding the potential impact on neighbours caused by a business operating in a residential cul de sac with

		limited on street parking provision.
0/51783	D	Gosod unedau gwydr dwbl UPVC gwyn yn lle'r holl ffenestri pren. Newid dyluniad ffenestri 8 uned o fod yn agor o'r gwaelod i agor o'r ochr. Newid dyluniad 6 uned gan lleihau maint y ffenbestri adeiniog sy'n agor o'r ochr Safle: Llys Trefor, Sea View Road, Colwyn Bay, LL29 8DH Ymgeisydd: Mr Simon Williams Bydd y Cyngor Tref yn cefnogi unrhyw argymhellion a wneir gan y Swyddog Cadwraeth. Replacement of all timber windows with white UPVC double glazed units x8 units to have window design changed from top hung to side hung x6 units to have window design changed reducing size of side hung casement Location: Llys Trefor, Sea View Road, Colwyn Bay, LL29 8DH Applicant: Mr Simon Williams The Town Council will support any recommendations made by the Conservation Officer.
0/51784	PC	Y cynnig yw i osod adeilad dros dro o ddeunydd parod a fydd yn cael ei defnyddio at gyfer Cyfleuster y Clych Meithrin ar gyfer plant lleol. Mae'r cynnig yn cynnwys llwybrau troed briwsion rwber wedi eu gosod yn oer a fydd yn cael eu defnyddio gan rieni a phlant i gyrraedd y cyfleuster. Bydd y llwybrau troed yn cael eu gosod fel eu bod yn osgoi unrhyw barthau gwreiddio pan fo hynny'n bosibl. Bydd Strwythur yr Adeilad yn cael ei osod i'r tir presennol gan ddefnyddio sgriwiau tir i osgoi unrhyw barthau gwreiddio y mae'n bosibl yr aflonyddir arnynt o ganlyniad i'r gwaith gosod. Bydd y datblygiad yn cynnwys mesurau ecolegol amrywiol gan gynnwys blychau adar, ystlumod a gwenoliaid wedi eu gosod ar yr adeilad yn ogystal a chynaeafu dwr glaw. Bydd yr adeilad yn cynnwys peiriannau ac eitemau trydanol ynni isel iawn. Safle: Ysgol Bod Alaw, Abergele Road, Colwyn Bay, LL29 7ST Ymgeisydd: Mr Daniel Taylor Dim Gwrthwynebiad The proposal is to install a pre-fabricated temporary building that will be used for the Clych Meithrin Facility for local children. The proposal includes Cold Pour rubber crumb footways that will be used to access the facility by parents and children. The footways will be positioned in such a way to avoid any rootzones where possible. The Building Structure will be secured to existing ground screws to avoid any root zones that may be disturbed by the installation. The development will include varying ecological measures including bird, bat and swift box building mounted housings as well as rainwater harvesting. The building will house ultra low energy plant and electrical items. Location: Ysgol Bod Alaw, Abergele Road, Colwyn Bay, LL29 7ST

		Applicant: Mr Daniel Taylor No Objection
0/51785	PC	Gofynnir am ganiatad ar gyfer gosod dau fat traeth cludadwy 25metr o hyd, er mwyn gwella mynediad i'r traeth ym Mhorth Eirias a Llandrillo yn Rhos. Bydd y matiau traeth arfaethedig yn y ddau leoliad yn 1.5 metr o led a 25 metr o hyd. Maent ar gael mewn dau liw – glas neu liw tywod, a byddant yn cael eu gosod gyda styffylau mawr, fel eu bod yn eu lle yn iawn ar y tywod meddal, ac fe'u tynnir oddi yno dros y gwanwyn/gaeaf, a'u storio oddi ar y safle. Mae manylion am y matiau arfaethedig i'w gweld yn y ddogfennaeth sydd ynghlwm, ynghyd a gwybodaeth am y ddull o'u gosod a'r ddyfais storio plygu a rhoi i gadw, a ddefnyddir er mwyn ei gwneud hi'n haws gosod a chadw'r matiau a'u cludo i'w storio yn rhywle arall. Safle: The Promenade and Beach 1. Promenade immediately west of Porth Eirias onto the beach 2. Short slipway opposite former Aberhod, West Promenade, Rhos on Sea onto the beach Ymgeisydd: Mrs Tina Earley Dim sylwadau (yr ymgeisydd) Consent is requested to install two 25m lengths of removable matting, to improve access onto the beaches at Porth Eirias and Rhos on Sea. The proposed beach matting at each location will be 1.5m wide by 25m long. It is available in two colours – blue or sand and will be fixed using large staples to secure it into position onto soft sand and will be removed during the Autumn/Winter for storage off-site. Details of the proposed matting are provided in the documentation attached along with information about the method of fixing and the roll 'n' stow storage device, which will be used for ease of laying out and removing the matting and for transporting to storage elsewhere. Location: The Promenade and Beach 1. Promenade immediately west of Porth Eirias onto the beach 2. Short slipway opposite former Aberhod, West Promenade, Rhos on Sea onto the beach Applicant: Mrs Tina Earley No comments (as the applicant)
0/51788	D	Trosi ystafell wely cyn anecs nain yn garej/sorfa Safle: 14, Trillo Avenue, Rhos on Sea, LL28 4NS Ymgeisydd: Mr M Blain Dim Gwrthwynebiad Convert bedroom of former Granny annexe to garage/store Location: 14, Trillo Avenue, Rhos on Sea, LL28 4NS

		Applicant: Mr M Blain No Objection
0/51801	D	Newid defnydd o C3 i C4 eiddo 4 gwely Safle: 2, Penrhyn Drive, Rhos on Sea, LL28 4LD Ymgeisydd: Roberts Mae'r Cyngor Tref yn gwrthwynebu ar y sail bod hwn yn eiddo o'r math (pâr) a'r maint anghywir ar gyfer y math hwn o ddatblygiad/ defnydd. Mae gan aelodau bryderon hefyd ynghylch rhannu cyfleusterau cegin/ ystafell ymolchi a diffyg darpariaeth ar gyfer parcio i 4 o drigolion/ staff, er eu bod yn cydnabod bod yr eiddo ar lwybr teithio llesol. Change of use from C3 to C4 4 bed property Location: 2 Penrhyn Drive, Rhos on Sea, LL28 4LD Applicant: Roberts Objection The Town Council objects on the grounds that this is the wrong type (semi detached) and size of property for this type of development/use. Members also have concerns about the sharing of kitchen/bathroom facilities and the lack of provision for parking for 4 inhabitants/staff, though recognise the property is on an active travel route.
0/51802	PC	Newid defnydd o safle Tir Llwyd i greu gardd gwrw newydd yn atodiad i'r ty tafarn cyfagos. Lle bydd yr oriau gweithredu yn cyd-fynd ag oriau gweithredu'r ty tafarn Safle: 24 - 26, The Picture House, Princes Drive, Colwyn Bay, LL29 8LA Ymgeisydd: Billy Kelly Dim Gwrthwynebiad Change of use from a Brownfield site to create a new beer garden ancilliary to the adjoining public house, operating hours to match those of the pub Location: 24 - 26, The Picture House, Princes Drive, Colwyn Bay, LL29 8LA Applicant: Billy Kelly No Objection
0/51807	D	Cais Cynllunio amlinellol i adeiladu ty newydd gydag oddeutu 220 m2 o ardal fyw fewnol yng ngardd flaen 6, Pine Court gyda rahi materion wed'u cadw yn ol. Safle: 6, Pine Court, Upper Colwyn Bay, LL28 5YL Ymgeisydd: Mr Martin Harrison Dim Gwrthwynebiad Outline Planning application to build a new house of around 220 m2 internal living area in the front garden of 6 Pine Court with some reserved matters Location: 6, Pine Court, Upper Colwyn Bay, LL28 5YL

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