

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 6th AUGUST 2024

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

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

ABSENT: Cllr C Bell and L Kennedy

124/24 Welcome and Apologies for Absence:

The Chair, Cllr John Clayton welcomed members to the meeting. Apologies for absence were received from Cllr T Maclean. Cllr Mitchell gave apologies that he would have to leave the meeting at 7.10pm.

125/24 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 10 (Planning) and withdrew from the meeting whilst the planning applications were being discussed.

In answer to a question from a Member, the Clerk said that the onus is on County Councillors to declare any interests if/when they have already pre-determined their position (on matters relating to the County Council) in any meetings of council or committees at County Council level.

126/24 Minutes:

Resolved to approve and sign, as a correct record, the minutes of the last meeting, held on 9th July 2024.

127/24 Matters Arising from Previous Minutes

Min 92/24(b) – Noticeboards:

Members noted that the Cefn Road, Old Colwyn Noticeboard has been ordered and delivery is awaited and that the installer has been notified.

128/24 Conwy CBC:

a) Finger Post Assembly Review:

Members noted the original audit report (shared for information only) and the comments recently submitted by Paul Smith (Highways Development control, Traffic & Network management, CCBC), as reported to the recent Colwyn Place Plan Getting Around Working Group. It was noted that the audit report was originally shared as part of an earlier presentation/ consultation and that, due to limited grant funds, there were limitations on what could be achieved across the five towns included in the project. We are now awaiting details of final costed proposals for finger post signage in Colwyn Bay. It was noted that Old Colwyn and Rhos on Sea are not included in this phase and Cllr Higgins suggested that Old

Colwyn members may wish to work together to secure improvements to signage there (possibly by use of ward allowances).

b) Traffic Restrictions in Eirias Ward:

Members received and noted proposed parking restrictions for Peulwys Lane, Coed Coch Road, Kyffin Close and Llanelian Road in Eirias Ward in Old Colwyn.

c) Beach Matting Planning Application:

The Clerk submitted the Planning Committee's report/recommendation and asked members to consider approving submission of a revised location/site plan for the proposed beach matting in Rhos on Sea, to allow a decision to be made upon installation as to the most suitable orientation for the mat, to consider the beach profile/gradient at the time. It was noted that positive feedback had been received from the public, after the press had reported the granting of planning permission for the proposed installation of the beach matting on social media.

Resolved to thank those in the Town Council who are responsible for this project and delegate authority to the Clerk to submit a revised location/site plan for the proposed beach matting in Rhos on Sea, to give greater flexibility in terms of its orientation.

d) Eirias Park Reed Bed:

Members noted a copy of an email, (sent to Cllr Hughes) regarding the ongoing maintenance of the Eirias Lake Reed Bed.

129/24 Street Furniture: Members noted that the inspections of noticeboards and benches for Q2 were now due and the list will be reviewed/updated at the next meeting.

130/24 20mph Speed Restrictions: (*deferred at the previous meeting, due to the Pre-Election period*):

- a) Members noted a letter from the Cabinet Minister for Housing, Local Government and Planning regarding the National Listening Programme. Members were advised to look at the new guidance when speaking to any residents about any requests for any speed changes on roads. Highways will base their decisions on the guidance issued.
- b) Members noted the update from the Diolch am 20 campaign.

131/24 Awel y Mor: (*deferred, due to the Pre-Election period*)

Members noted the May Newsletter

132/24 Reports from Members:

- a) Allotments Forum Gathering: Members noted a report from Cllr Maclean who attended on 17th July.

Resolved to thanked Cllr Maclean for the report, which was noted.

- b) Monas Offshore Windfarm Ltd: No reports from members were submitted.

133/24 Planning:

Cllr Jo Nuttall left the meeting at this juncture, having declared an interest in this agenda item.

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 08/07/2024 – 21/07/2024.

c) Planning Appeal:

Members noted correspondence regarding the appeal for 0/51328 at 4 Pen y Mynydd, Upper Colwyn Bay.

134/24 Licensing: Licensing Applications submitted for the period up to 19th July 2024 were noted by members.

The meeting closed at 7.25 pm.

..... Chairman

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

6/08/2024

Cyfeirnod/Reference	LEFEL/ LEVEL	CAIS/APPLICATION
0/51825	D	Codi strwythur balconi blaen arfaethedig ar y llawr cyntaf Safle: Ty Coch, 73, Bryn Cadno, Upper Colwyn Bay, LL29 6DW Ymgeisydd: Mr S Cottrill Dim Gwrthwynebiad Proposed erection of first floor front balcony structure Location: Ty Coch, 73, Bryn Cadno, Upper Colwyn Bay, LL29 6DW Applicant: Mr S Cottrill No objections
0/51829	D	Gwaith ol-weithredol ar gyfer dymchwel tri adeilad pren a dur, a chodi garej, a dymchwel pedwerydd adfail o sied er mwyn creu mwy o ofod gardd Safle: Garthwyn, 1, Glyn Avenue, Colwyn Bay, LL29 8RB Ymgeisydd: Mr Trevor Strain Dim Gwrthwynebiad Retrospective works for the demolition of three timber and steel constructed buildings and the erection of a garage and the demolition of a fourth dilapidated shed allowing for more garden space Location: Garthwyn, 1, Glyn Avenue, Colwyn Bay, LL29 8RB Applicant: Mr Trevor Strain No objections
0/51832	D	Amrywio amodau 1 a 9 caniatad cynllunio 0/48754 (Datblygiad arfaethedig ar gyfer 8 o randai fforddiadwy 3P2B) i ganiatau ar gyfer cynlluniau diwygiedig Safle: 50, Llysfaen Road, Old Colwyn, LL29 9HB Ymgeisydd: Adra Dim Gwrthwynebiad Variation of conditions 1 & 9 of planning consent 0/48754 (Proposed development of 8 no 3P2B affordable apartments) to allow for amended plans Location: 50, Llysfaen Road, Old Colwyn, LL29 9HB Applicant: Adra No objections

0/51835	D	Amrywio amod rhif 1 caniatad cynllunio 0/46347 (amrywio amod rhif 1 caniatad cynllunio 0/40800 (Estyniad ar garej a Mynediad Newydd Bwriedig) i ganiatau ar gyfer ymestyn cyfyngiad o 5 mlynedd Safle: The Copthorne, Oak Drive, Colwyn Bay, LL29 7YP Ymgeisydd: Ms Jane Taylor Dim Gwrthwynebiad Variation of condition no 1 of planning consent 0/46347 (Variation of condition no 1 of planning consent 0/40800 (Proposed Garage Extension and new access) to allow for an extension of 5 year time restriction Location: The Copthorne, Oak Drive, Colwyn Bay, LL29 7YP Applicant: Ms Jane Taylor No objections
0/51837	D	Estyniad Garej Safle: Maric, 62, Pen y Bryn Road, Upper Colwyn Bay, LL29 6AG Ymgeisydd: Mrs Dee Phenna Dim Gwrthwynebiad Proposed Garage Extension Location: Maric, 62, Pen y Bryn Road, Upper Colwyn Bay, LL29 6AG Applicant: Mrs Dee Phenna No objections
0/51838		Amrywio amod rhif 2 a dileu amod rhif 5 caniatad cynllunio 0/47933 (Trosi hen gartref nyrsio gwag yn 3 annedd addasiadau allanol i'r adeilad, codi garej ddwbl ac addasiadau i'r fynedfa gerbudau) er mwyn caniatáu newidiadau i'r cynlluniau diwygiedig Safle: Larkfield House, 52, Rhos Road, Rhos on Sea, LL28 4RS Ymgeisydd: My G Keeling Dim Gwrthwynebiad Variation of condition no 2 and removal of condition no 5 of planning approval 0/47933 (Conversion of disused nursing home into 3 no dwellings, external alterations to building, erection of double garage and alterations to vehicular access) to allow for changes to amended plans) Location: Larkfield House, 52, Rhos Road, Rhos on Sea, LL28 4RS Applicant: My G Keeling No objections
0/51851		Adeiladu adeilad amwynder preswyl unllawr yn atodol i'r ty presennol Safle: Gwynfryn, 2, Station Road, Old Colwyn, LL29 9PW Ymgeisydd: Mr Wil Jones Dim Gwrthwynebiad Construction of single storey residential amenity building ancillary to existing dwelling

		Location: Gwynfryn, 2, Station Road, Old Colwyn, LL29 9PW Applicant: Mr Wil Jones No objections
0/51857	D	Amrywio amodau 2,7,8,10,12,15,16,18,20 a 21 yng nghaniatad cynllunio 0/49674 (Dymchwel estyniadau i Pwllcrochan House ac adeilad Gwyddoniaeth a TG yr Ysogl Baratoi, Neuadd Ymgynnull a'r adeiladau al;anol cysylltiedig, ac adeiladu 63 annedd newydd, a darparu 31 o randai yn Pwllcrochan House ynghyd a darparu gofod agored cyhoeddus ar y safle ac isadeiledd safleangenrheidiol) er mywn gallu diwygio'r cynllun cymeradwy ac amrywio geiriad yr amodau i sicrhau cydymffurfiaeth a chynlluniau cymeradwy Safle: Rydal School Preparatory School, Pwllcrochan Avenue, Colwyn bay, LL29 7BP Ymgeisydd: Mr Sean MacBride <i>Dim Gwrthwynebiad ond mae'r Aelodau'n cefnogi'r angen am gynllun ar gyfer amod 12 – Gwarchod Ystlumod.</i> Variations of conditions 2,7,8,10,12,15,16,18,20 and 21 of planning consent 0/49674 (Demolition of extensions to Pwllcrochan House and Preparatory School Science and IT Building, Assembly Hall and associated outbuildings and erection of 63 no new dwellings and provision of 31 no apartments in Pwllcrochan House together with the provision of on-site public open space and requisite site infrastructure) to allow for amendments to the approved scheme and variation of wording of conditions to require compliance with approved plans Location: Rydal School Preparatory School, Pwllcrochan Avenue, Colwyn Bay, LL29 7BP Applicant: Mr Sean MacBride <i>No Objection but Members support that a plan is needed for condition 12 – Bat Protection.</i>
0/51868		Amrywio amod rhif 2 caniatad cynllunio 0/37020 (Adeiladau 10 rhandy a chreu mynedfa (Cymeradwyo materion a gadwyd yn ol a gafodd eu cymeradwyo dan gyfeirnod 0/33224) A gymeradwywyd ar apel i ganataw diwygiadau i't dyluniad a'r deunyddiau Safle: 30, Endsleigh Road, Old Colwyn, LL29 9EA Ymgeisydd: Mr N Gizzi <i>Mae'r Pwyllgor yn croesawu datblygiad ar y safle Tir Llwyd hwn ond yn holi a oes unrhyw ddarpariaeth tai fforddiadwy wedi'i gwneud? A all hwn fod yn amod os derbynnir yr amrywiad i amod 2?</i> Variation of condition no 2 of planning consent 0/37020 (Erection of 10 no apartments and construction of means of access (approval of reserved matters approved under code ref: 0/33224) granted on appeal to allow for amendments to design and materials Location: 30, Endsleigh Road, Old Colwyn, LL29 9EA

		Applicant: Mr N Gizzi <i>The Committee welcomes development on this Brownfield site but query if any affordable housing provision has been made? Can this be a condition if the variation of condition 2 is accepted?</i>
0/51871		Tystysgrif Cyfreithlondeb ar gyfer estyniad orendy unllawr arfaethedig yn y cefn Safle: 31, Kenelm Road, Rhos in Sea, LL28 4EB Ymgeisydd: Mr Chris Owens Dim Gwrthwynebiad Certificate of Lawfulness for proposed single storey orangery style rear extension Location: 31, Kenelm Road, Rhos in Sea, LL28 4EB Applicant: Mr Chris Owens No objections
0/51872	D	Amrywio amod rhif 2 o ganiatad cynllunio 0/51199 (Newidiadau ac estyniad i annedd bresennol a ffurfio mynediad newydd i gerbydau er mwyn darparu parcio oddi ar y ffordd. Adeiladu ty haf ar wahan/adeilad allanol storfa ardd) i ganiatau newidiadau i gynlluniau cymeradwy Safle: Green Bank Cottage, 19, Station Road, Old Colwyn, LL29 9PW Ymgeisydd: Mr S Cadman Dim Gwrthwynebiad <i>Fe nodwyd bod y wal eisoes wedi'i thynnu.</i> Variation of Condition no 2 of planning approval 0/51199 (alterations and extension to existing dwelling and formation of new vehicular access to provide off road parking Location: Green Bank Cottage, 19, Station Road, Old Colwyn, LL29 9PW Applicant: Mr S Cadman No objections <i>It was noted wall has already been removed.</i>
0/51878		Gwaith ar goed mewn Ardd Gadwraeth Safle: St John the Baptist Church, Station Road, Old Colwyn, LL29 9RW Ymgeisydd: Mrs Julia Creig Dim Gwrthwynebiad Works to trees in Conservation area Location: Green Bank Cottage, 19, Station Road, Old Colwyn, LL29 9PW Applicant: Mrs Julia Creig No objections

0/51879	Troi atig yn ystafell a ffenbestr dormer yn y ffrynt. Ffffenestr frenging a tho dormer a balconi i'r ystafell wely ffrynt at y llawr cyntaf Safle: 3, Russell Avenue, Colwyn Bay, LL29 7TR Ymgeisydd: Rev Neil Kirkham Dim Gwrthwynebiad Loft conversion with dormer window to front. French window with dormer roof and balcony to front bedroom first floor Location: 3, Russell Avenue, Colwyn Bay, LL29 7TR Applicant: Rev Neil Kirkham No objections
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