

**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 7th DECEMBER 2024**

PRESENT: Cllr, Cllr J Clayton, Chair
Cllrs: C Bell, C Brockley, J Higgins, P Hughes, A Jones, T Maclean, J Nuttall,
Ricki Owen (Mayor) and D Wilkins

OFFICERS: Tina Earley, Town Clerk
Roz Dudley, Assistant Clerk

ABSENT: Cllr L Kennedy and C Matthews

326/24 Welcome and Apologies for Absence:

The Chair welcomed members to the meeting. No apologies for absence were received.

327/24 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.

328/24 Minutes:

Resolved to approve and sign, as a correct record, the minutes of the last meeting, held on 10th December 2024.

329/24 Matters Arising from Previous Minutes:

a) Min 309/24(b) – Bus Shelters:

An update was submitted regarding the budget left and the amount spent for maintenance and cleaning during the past year. Members questioned the charge for the maintenance to the damaged shelter on Church Road as it seemed high for a replacement panel on the roof.

Resolved to write to Conwy CBC for an explanation of the charge for the shelter on Church Road, Rhos on Sea.

b) Min 310/24 – Playgrounds: Members noted confirmation that the work in the Bryn Cadno and Glyn Estate playgrounds has been completed and inspected by the Playground Inspector.

330/24 Conwy CBC:

a) Play Grounds:

An email from the Playground Inspector, with regard to the drainage/survey costs for the Rhos Paddling Pool Play Area was submitted. The Playground Inspector had had a site meeting with a drainage contractor to look at a solution to the problem, however a topology report was needed to ascertain accurate measurements of the gradients and profile of the area. 3 quotes for the topology had been submitted. A percolation test on the site would then be needed to ascertain the porosity of the soil and sub-soil. A member raised the issue of flooding near the Zip Wire as this area had not flooded in the past. Members also asked who was responsible for the

play equipment on the waterfront, as some of it was damaged and unsafe. Any damage should be reported to ERF.

Resolved to recommend approval of the quotation from Co-Surv for £700 for the Topology report. Further resolved to contact ERF to enquire about possible reasons for the new area of flooding near the Zip Wire and query if it might relate to recent work at the paddling pool.

b) Creu Conwy:

Members noted an email from Creu Conwy with regard to the Equipment Booking Page.

331/24 Street Furniture:

Following inspections of noticeboards and benches for Q3 the list was reviewed/updated. Members were asked to email in their observations for those not updated this evening. Members suggested putting plaques on benches owned by the Town Council asking residents to contact us if they notice any damage.

332/24 Swim Platforms: An email was submitted from a resident regarding the provision of swim platforms on the beach. No costs had been given for the platforms and it was unclear whether the resident was seeking support to undertake the venture, or asking for the Town Council to lead/take ownership. The Committee stated its support, in principle, for any community group wishing to improve facilities in the local area, however, a number of questions were raised about risk and viability of such a project.

Resolved to defer the request and seek advice from the Harbourmaster, to ask his opinion as to the feasibility/viability/risks of such a project.

333/24 Review of Senedd Constituencies: Members noted an email regarding the review of Senedd Constituencies.

334/24 Licensing: No licensing applications were submitted.

- Cllr J Nuttall retired from the meeting at this juncture.

335/24 Planning:

a) Planning Decisions:

Members noted the planning decisions received from Conwy CBC for the period 25/11/2024 – 22/12/2024.

b) Pre-Application Consultations:

- i) Members noted the response sent by the Town Council regarding the pre-application consultation at Heol Dirion, Colwyn Bay.
- ii) Members noted an email and report about flooding issues from a resident at the Glyn Farm development. Members asked if this detailed report could be kept on file, as a reference point for any future planning applications pertaining to this area.

c) Planning Application 0/51650/0/52022 - installation of the HSBC ATM / banking facility on the upper car park at the Bay View shopping centre: Cllr Higgins updated the Committee concerning this application and to clarify the reasons for the

location of the ATM and the complaint about the loss of disabled parking bays. Cllr Higgins had visited the Bay View Centre and had spoken to the Manager, who confirmed that the ATM had been located on the previous disabled bays due to its weight and the lack of suitable alternative locations. It was noted that, even with the loss of these disabled spaces, there were still 9 designated spaces on the top level and 30 on the bottom level, all located near escalators and stair wells. This is well above the legal requirement/provision for disabled parking spaces.

d) **Planning Aid Wales:** Members noted information about future training courses.

e) **Planning Applications:**

To consider the planning applications received from Conwy CBC.

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

The meeting closed at 8pm.

..... Chair

CYNGOR TREF BAE COLWYN BAY TOWN COUNCIL
CEISIADAU CYNLLUNIO/PLANNING APPLICATIONS
07/01/2025

Cyfeirnod/Reference	LEFEL/ LEVEL	CAIS/APPLICATION
0/52170	D	Tsysgrif defnydd cyfreithlon arfaethedig i gadarnhau bod dechrau gwirioneddol wedi ei wneud at ganiatad cynllunio a roddwyd dan gyfeirnod 0/45618 ar gyfer codi 9 ty annedd ynghyd a ffurfio ffordd fynediad, darparu isadeiledd draenio, a datblygiad cysylltiedig arall. Safle: Land near Glyn Farm, Valley Road, Colwyn Bay, LL29 8RW Ymgeisydd: Watkin Property Ventures Developments Ltd Dim Gwrthwynebiad Certificate of proposed lawful use to confirm that a material start has been made on planning permission granted under code ref 0/45618 for the proposed erection of 9 no dwelling-houses together with the formation of an Access Road, provision of drainage infrastructure and other associated development. Location: Land near Glyn Farm, Valley Road, Colwyn Bay, LL29 8RW Applicant: Watkin Property Ventures Developments Ltd No Objection
0/52171	D	Cymeradwyo amodau rhif 5 caniatad cynllunio 0/44401 (Amrywio amod rhif 5 caniatad cynllunio 0/43222 (Newid defnydd y siop bresennol (defnydd A1) i 1) siop bwyd parod a r y llawr isaf (defnydd A3 bwyd a diod) a 2) bar ewinedd ar y llawr cyntaf (sui generis) gyda mynedfa ei hun a storfa ysgafn ar yr ail lawr) er mwyn gallu ymestyn oriau agor) er mwyn yr oriau agor. Safle: 26, Abergele Road, Colwyn Bay, LL29 7PA Ymgeisydd: Mr Hafiz Ashraf Dim Gwrthwynebiad Variation of condition no 5 of planning consent 0/44401 (Variation of condition no 5 of planning consent 0/43222 (Change of use of existing shop A1 use) to 1) take away on ground floor (A3 food and Drink use) and 2) Nail bar on first floor (sui generis) with own entrance and light storage on second floor to allow for extended opening hours. Location: 26, Abergele Road, Colwyn Bay, LL29 7PA Applicant: Mr Hafiz Ashraf No Objection
0/52174	D	Tocio coron un gastanwydden o tua 20%. Safle: 27, Tan y Bryn Road, Rhos on Sea, LL28 4AD Ymgeisydd: Mrs Karen Owen Dim Gwrthwynebiad Crown thinning of Chestnut Tree by approximately 20%

		Location: 27, Tan y Bryn Road, Rhos on Sea, LL28 4AD Applicant: Mrs Karen Owen No Objection
0/52177	D	Mae'r cynnig ar gyfer estyniad bychan oddi ar y gegin ar gefn yr eiddo Safle: Erylmor, 42, Everard Road, Rhos on Sea, LL28 4HA Ymgeisydd: Mr Henry Hague <i>Gwrthwynebiad oherwydd diffyg golau posib i eiddo cyfagos. Awgrymu y dylid cynnal prawf golau cyn rhoi caniatâd.</i> The proposal is for a small extension off the existing kitchen to the rear of the property Location: Erylmor, 42, Everard Road, Rhos on Sea, LL28 4HA Applicant: Mr Henry Hague <i>Objection due to possible lack of light to neighbouring property. Suggest a light test be undertaken before permission is granted.</i>
0/52186	D	Cais i newid defnydd y llawr gwaelod a rhan o'r islawr o Ddosbarth A1 Manwerthu i ddosbarth 3 – gwerthu bwyd poeth ac oer i'w fwyta ar y safle a thu hwnt Safle: 3, Penrhyn Avenue, Rhos on Sea, Conwy, LL28 4PS Ymgeisydd: Mr Chris Spillane <i>Gwrthwynebiad i'r newid defnydd:</i> <i>Byddai caniatáu'r cais hwn yn arwain at golli uned manwerthu mewn pentref sydd ag ormodedd o unedau bwyta.</i> Proposed change of use of the ground floor and part basement floor from Class A1 Retail to Class A3 – sale of hot and cold food for consumption on and off the premises. Location: 3, Penrhyn Avenue, Rhos on Sea, Conwy, LL28 4PS Applicant: Mr Chris Spillane <i>Objection to the Change of Use:</i> <i>Granting this application would result in loss of a retail unit in a village which has a surplus of eating establishments</i>
0/52189	D	Disodli'r holl ffenestri pren gydag unedau gwydr dwbl UPVC gwyn newydd. Newid dyluniadau ffebnestri unedau X26 i ddarparu gwydr sefydlog i gydynffurfio gyda gofynion gwarchod o dan Ddogfen K a Gymeradwywyd o'r Rheoliadau Adeiladu Safle: Pen y Dorlan, Trevor Road, Colwyn Bay, LL29 8FQ Ymgeisydd: Mr Simon Williams Dim Gwrthwynebiad Replacement of all timber windows with white UPVC double glazed units. X26

		units to have window designs changed to provide fixed double glazing to comply with guarding requirements under approved document K of building regulations. Location: Pen y Dorlan, Trevor Road, Colwyn Bay, LL29 8FQ Applicant: Mr Simon Williams No Objection
0/52193		Brigdorri 1 ywen a 2 gonwydden (nid yw'r conwydd yn dod o dan y Gorchymyn diogelu Coed yn fy marn i – ddim ond y ywen yn ol pob tebyg Safle: 6, Pentre Canol, Old Colwyn, LL29 8US Ymgeisydd: Mr Stephen Cridge Dim Gwrthwynebiad Crop 1 x Yew Tree and 2 x Conifer (I don't believe the conifers to fall under the TPO- likely just the Yew Location: 6, Pentre Canol, Old Colwyn, LL29 8US Applicant: Mr Stephen Cridge No Objection
0/52193		Amrywio amod rhif 2 & 9 yng nghaniadad Cynllunio 0/51073 (Newid defnydd Gwesty 17 ystafell welyi 5 Fflat Breswyl er mwyn darparu ar gyfer y cynlluniau diwygiedig Safle: 18, College Avenue, Rhos on Sea, LL28 4NT Ymgeisydd: Mr Ian Steward Dim Gwrthwynebiad Variation of condition nos 2 & 9 of planning approval 0/51073 (Change of use of 17 Bedroom Hotel to 5 residential flats) to allow for changes to approved plans Location: 18, College Avenue, Rhos on Sea, LL28 4NT Applicant: Mr Ian Steward No Objection
0/52201		Cynnig am annedd breswyl 5 ystafell wely ar wahan a garej gysylltiedig yn cynnwys caniatad ol-weithredol ar gyfer gosod draeniau a sribyn graean Safle: Plot 5, Pen y Mynydd, Colwyn Bay, LL28 5YQ Ymgeisydd: Ms Nicola Rutherford Dim Gwrthwynebiad 5-bedroom detached residential dwelling and associated garage including retrospective permission for installation of drainage and gravel strip Location: Plot 5, Pen y Mynydd, Colwyn Bay, LL28 5YQ Applicant: Ms Nicola Rutherford No Objection

0/52197		Newydd defnydd rhan o lawr gwaelod sefydliad yfed (A3) i un fflat (C3) adeiladu estyniad ac addasiadau allanol i'r drychiad cefn Safle: 5-7, Everard Road, Rhos on Sea, LL28 4EY Ymgeisydd: Mr Luke Pierce <i>Gwrthwynebiad i Newid Defnydd:</i> <i>Oherwydd agosrwydd y dafarn, teimla'r Pwyllgor nad yw'n addas i'w drosi i lety / fflat.</i> Change of use of part of ground floor from drinking establishment (A3) to 1 no apartment (C3) Construction of extension and external alterations to the rear elevation Location: 5-7, Everard Road, Rhos on Sea, LL28 4EY Applicant: Mr Luke Pierce <i>Objection to the Change of Use:</i> <i>Due to the close proximity of the public house, the Committee feel this is not suitable for conversion to living accommodation/apartment.</i>
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