

**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 18th MARCH 2025**

PRESENT: Cllr A Jones, Vice-Chair
Cllrs: C Bell, C Brockley, P Hughes, T Maclean, C Matthews, J Nuttall and D Wilkins

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

449/24 Welcome and Apologies for Absence:

Cllr A Jones took the Chair, as Cllr J Clayton had submitted apologies, and welcomed members to the meeting. Apologies for absence were also received from Cllrs J Higgins and R Owen (Town Mayor). It was noted that a get-well card had been sent to the Mayor after his recent illness.

450/24 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 9 – Planning.

451/24 Minutes:

- a) ***Resolved to approve and sign, as a correct record, the minutes of the last meeting, held on 25th February 2025.***
- b) It was noted the minutes of the Christmas Lights Sub-Committee held on 6th March 2025 would be sent to all members.

452/24 Matters Arising from Previous Minutes

a) Min 410/24(c)(i): Street Furniture:

The members discussed the condition of the noticeboard on St David's Road, Old Colwyn, and agreed that it requires replacing. Concerns were raised regarding the recently installed noticeboard in Rhos on Sea, where the new backing was found to be too hard for pinning notices. It was enquired a different, more user-friendly backing material could be used for the replacement.

Resolved to seek quotations for a replacement noticeboard for St David's Road with a more user-friendly backing material.

- b) Members noted an e-mail confirming that Home-start are willing to take ownership of the community noticeboard which is located on their premises in Tan Lan, Old Colwyn.

Resolved to remove the noticeboard from the Town Council's asset list.

453/24 Conwy CBC:

a) Bay View Shopping Centre Development:

Emails were submitted regarding the proposed development of the Bay View Shopping Centre and the drop-in session held on Thursday, which had been attended by the Town Clerk and the Place Plan Officer. The Clerk reported that, due to the short notice given for the event, they had queried with the Centre

Manager and Agent whether the Town Council had been omitted from a Pre-Application Consultation (PAC). The Planning Department has since confirmed that a PAC will not be required, due to the size of the re-development being less than one hectare. Instead, the developer and Centre Manager had voluntarily arranged a voluntary drop-in consultation to inform members of the public. The Centre Manager also stated that confidential discussions with Conwy CBC had been ongoing since the previous summer. Given the current issues with the Shopping Centre, including a leaking roof and empty units, it was hoped that the re-development would help revitalise the Bay View Centre. It was noted that the developer will be speaking at the Place Plan Event – Colwyn Bay Conversation on 1st May, alongside representatives from Conwy CBC. This will provide the Town Council with further insight into the development and how it aligns with Conwy CBC's Town Centre regeneration plans, assisting the Town Council in making an informed decision once the formal planning application is received.

454/24 Traffic Wales: Members noted correspondence regarding the Dual Carriageway Annual Cyclic Closures Programme.

455/24 Old Colwyn Resident's Association:

Members noted the minutes of the meeting held on 4th March 2025. The Clerk spoke briefly about Monty Slocombe, the Chair, who had sadly passed away recently. A condolence card had been sent, and it was noted that some Old Colwyn Town Councillors intended to donate their ward allowance towards a fitting memorial in recognition of Monty's years of dedicated service to the Old Colwyn community.

- Cllr Colin Matthews joined the meeting at this juncture

456/24 Licensing: No Licensing Applications were submitted.

457/24 Planning:

- Cllr J Nuttall (having declared an interest as a member of Conwy CBC Planning Committee) retired from the meeting at this juncture.

a) Planning Decisions:

Members noted the planning decisions received from Conwy CBC for the period 17/02/2025 – 03/03/2025.

b) Planning Applications:

Members considered the planning applications received from Conwy CBC.

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

c) Cartrefi Conwy:

Members received a briefing note from Cartrefi Conwy regarding the recent site purchase of land on Dinerth Road. It was noted that Cartrefi Conwy is in the process of purchasing the Dinerth Road site and has been working with the Welsh Government and CCBC Housing Strategy to develop initial proposals. Once the purchase is complete, they will engage with local residents and key stakeholders to collaboratively shape the detailed proposals.

The meeting closed at 7.45pm.

..... Chair

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

18/03/2025

Cyfeirnod/Reference	LEFEL/LEVEL	CAIS/APPLICATION
0/52342	D	Amrywio amod rhif 2 & 9 yng nghamiatad cynllunio 0/51073 (newid defnydd Gwesty 17 ystafell wley i 5 Fflat Breswyl) er mwyn darparu ar gyfer ty 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 into 5 residential flats) to allow for changes to approved plans Location: 18, College Avenue, Rhos on Sea, LL28 4NT Applicant: Mr Ian Steward No objections
0/52344	D	Trosi annedd bresennol i ffurfio 4 rhandy hngynhwysol 1 ystafell wely Safle: 34, Belgrave Road, Colwyn Bay, LL29 8EY Ymgeisydd: Mr T Brian Dim Gwrthwynebiad Mae'r Pwyllgor yn deall bod gan gymdogion bryderon ynghylch anheddau gwely sengl ger safle ysgol ac ymddygiad gwrthgymdeithasol presennol yn yr ardal. Fodd bynnag, mae gwir angen llety i bobl sengl yn yr ardal. Conversion of existing dwelling into 4 no one bedroom self contained flats Location: 34, Belgrave Road, Colwyn Bay, LL29 8EY Applicant: Mr T Brian No objections The Committee do understand neighbour has concerns regarding single bed dwellings near a school site and existing anti-social behaviour in the area, however, single person accommodation is much needed in the area.
0/52357	D	Arwydd wedi'i oleuo'n fewnol ar lefel uchel, llythrennau diwygiedig ar y arwydd Safle: 12-14, Abergele Road, Colwyn Bay, LL29 7NN Ymgeisydd: Mr Senthilnathan Periyasamy Dim gwrthwynebiad, ar yr amod bod yr arwyddion newydd yn cydymffurfio â pholisi cynllunio/priffyrdd. Internally lit sign at hgh level, revised sign letters Location: 12-14, Abergele Road, Colwyn Bay, LL29 7NN Applicant: Mr Senthilnathan Periyasamy No objections, providing the new signage complies with planning/highways policy.

0/52376	D	Cais i ddatblygu 28 annedd (tai fforddiadwy) ar dir Heol Dirion, Bae Colwyn Safle: Land off Heol Dirion, Colwyn Bay, LL29 8QA Ymgeisydd: Mr Bryn Bolton Mae Amcan 4 Cynllun Lle Bae Colwyn (www.colwynplaceplan.com) yn cefnogi datblygiad o gymysgedd o ddeiliadaethau a thai fforddiadwy, ac mae'r datblygiad arfaethedig hwn yn gam cadarnhaol i helpu i gyrraedd y nod hwnnw. Nid oedd gan y Pwyllgor unrhyw wrthwynebiad i'r cais, gan gydnabod yr angen am dai fforddiadwy yn yr ardal. Fodd bynnag, fe nodwyd y pryderon a'r argymhellion a ganlyn: Oherwydd problemau gyda llifogydd dŵr wyneb ar ddatblygiadau cyfagos, rhaid cael strategaeth ddraenio gynhwysfawr yn ei lle, gyda sicrwydd bod Dŵr Cymru wedi gwneud darpariaethau digonol. Mae'r Pwyllgor yn gofyn i'r datblygwr ystyried ymgorffori nodweddion cynaliadwy megis paneli solar, pypiau gwres, a phalmentydd athraidd i wella fforddiadwyedd a chynaliadwyedd i breswylwyr y dyfodol. Mae'r Pwyllgor yn annog y datblygwr yn gryf i ymgysylltu â Rheolwr y Cynllun Lle cyn gynted â phosibl er mwyn deall amcanion y Cynllun Lle yn well a sicrhau aliniad â blaenoriaethau lleol. Proposed development of 28 no. Dwellings (affordable homes) on land at Heol Dirion, Colwyn Bay Location: Land off Heol Dirion, Colwyn Bay, LL29 8QA Applicant: Mr Bryn Bolton The Bay of Colwyn Place Plan Objective 4 (www.colwynplaceplan.com) supports the development of a mix of tenures and affordable homes, and this proposed development is a positive step in helping to achieve that goal. The Committee raised no objections to the application, recognising the need for affordable housing in the area. However, the following concerns and recommendations were noted: Due to issues with surface water flooding on nearby developments, a comprehensive drainage strategy must be in place, with assurance that Welsh Water has made sufficient provisions. The Committee requests that the developer consider incorporating

		sustainable features such as solar panels, heat pumps, and permeable paving to enhance affordability and sustainability for future residents. The Committee strongly encourages the developer to engage with the Place Plan Manager at the earliest possible stage to better understand the Place Plan objectives and ensure alignment with local priorities.
0/52363	D	Addasu'r to i greu dwy o ystafelloedd gwely a ystafell gawod yn y daflod ailwampio'r ystafell wydr fel ystafell gyfleustodau, newid ffenestri a gosod dec yn y cefn Safle: 7, Cowlyd Close, Rhos on Sea, LL28 4UY Ymgeisydd: Mr James O'Connor Dim Gwrthwynebiad Alterations to roof to create two bedrooms and shower room in roofspace, reconstruction of conservatory as utility room, window changes and deck at rear Location: 7, Cowlyd Close, Rhos on Sea, LL28 4UY Applicant: Mr James O'Connor No objections
0/52369	D	Dymchwel ystafell wydr bresennol chodi ystafell haul newydd yn ei lle Safle: 8, King's Oak, Colwyn Bay, LL29 6AJ Ymgeisydd: Mr and Mrs Andrew and Emily Hudson Dim Gwrthwynebiad Demolition of existing conservatory and erection of replacement sun room Location: 8, King's Oak, Colwyn Bay, LL29 6AJ Applicant: Mr and Mrs Andrew and Emily Hudson No objections
0/52377	D	Lleoli caban gardd yn rhannol ol-weithredol (dyluniad amgen i'r hyn a gymeradwywyd dan ganiatad cynllunio 0/43836) Safle: 89, Tan y Bryn Road, Rhos on Sea, LL28 4TU Ymgeisydd: Mr Jim Oates Roedd y Pwyllgor yn unfrydol yn ei gwrthwynebiadau cryf i'r cais ac yn cefnogi pryderon y cymydog. Nodwyd y pryderon allweddol a ganlyn: • Mae'r cais yn cael effaith negyddol ar breifatrwydd trigolion, gydag un eiddo cyfagos gydag wyth ffenestr a fydd yn cael ei edrych drosodd yn uniongyrchol. • Mae uchder y sylfaen uchel a goruchafiaeth gyffredinol yr adeilad caban yn effeithio'n andwyol ar eiddo cyfagos. • Nid yw pryderon blaenorol a arweiniodd at wrthod y cais cychwynnol wedi cael sylw digonol. • Roedd amod blaenorol yn datgan na ddylid defnyddio'r caban ar gyfer busnes neu fasnach; Fodd bynnag, mae'n cael ei osod ar hyn o bryd fel llety gwyliau a'i hysbysebu felly. • Mynegodd y Pwyllgor bryderon ynghylch achosion blaenorol o dorri

		amodau cynllunio a gofynnodd, pe bai'r cais hwn yn cael ei wrthod, bod y platfform a'r caban yn cael eu symud ar unwaith. Gofynnodd y Pwyllgor ymhellach, os yw'r awdurdod cynllunio yn bwriadu caniatáu'r cais bod y mater yn cael ei gyfeirio at y Pwyllgor Cynllunio a threfnu ymweliad safle oherwydd y nifer fawr o wrthwynebiadau a dderbyniwyd. Part-retrospective siting of a garden cabin (alternative design to that approved under planning consent 0/43836) Location: 89, Tan y Bryn Road, Rhos on Sea, LL28 4TU Applicant: Mr Jim Oates The Committee unanimously expressed strong objections to the application and support the neighbour's concerns. The following key concerns were noted: • The application negatively impacts residents' privacy, with one neighbouring property having eight windows that will be directly overlooked. • The height of the raised base and the overall dominance of the cabin building adversely affect neighbouring properties. • Previous concerns that led to the initial application being declined have not been adequately addressed. • A prior condition stated that the cabin must not be used for business or trade; however, it is currently being let as holiday accommodation and advertised as such. • The Committee raised concerns regarding previous breaches of planning conditions and requested that, if this application is declined, the platform and cabin be removed promptly. The Committee further requested that, if the planning authority is minded to approve the application, due to the high volume of objections received, the matter be referred to the Planning Committee and a site visit be arranged.
0/52378	D	Adeiladu dwy o anheddau ar leiniau 4 a 5 ac ymestyn y ffordd fynediad at Iain 5 Safle: 29, The Rowans, Caravan at Pen y Bryn Road, Upper Colwyn Bay, LL29 6AG Ymgeisydd: Mrs Sarah Jaap Dim Gwrthwynebiad Construction of two dwellings on plots 4 & 5 and extension of access road to serve plot 5 Location: 29, The Rowans, Caravan at Pen y Bryn Road, Upper Colwyn Bay, LL29 6AG Applicant: Mrs Sarah Jaap No objections

0/52379	D	Tystysgrif cyfreithlondeb ar gyfer defnydd presennol fel annedd C3 yn cynnwys 5 fflat gydag eithriad o fflat ar yr 2il lawr a gafodd ei drosi i 2 uned ar wahan Safle: 16, Mostyn Road, Colwyn Bay, LL29 8PB Ymgeisydd: Mr Daniel Shields Dim Gwrthwynebiad Certificate of lawfulness for the existing use as a C3 dwelling consisting of 5 no flats with the exception of the 2nd floor flat which was converted to 2 separate units Location: 16, Mostyn Road, Colwyn Bay, LL29 8PB Applicant: Mr Daniel Shields No objections
0/52383	D	Dymchwel cegin bresennol ar y llawr gwaelod a chodi deulawr yn y cefn Safle: 23, Meiriadog Road, Old Colwyn, LL29 9NR Ymgeisydd: Samantha Green Dim Gwrthwynebiad Demolition of existing ground floor kitchen and erection of double storey rear extension Location: 23, Meiriadog Road, Old Colwyn, LL29 9NR Applicant: Samantha Green No objections
0/52394	D	Torri 15% o'r canghennau lleiaf. Tynnu'r canghennau sy'n rhwbio at y rhan uchaf. Tynnu man bren marw o'r rhan uchaf. Tynnu'r gangen sydd wedi torri a gwaith arall. Safle: 1, Cedar Grove, Rhos on Sea, LL28 4TJ Ymgeisydd: Mr Andy Forbes Dim Gwrthwynebiad Crown thin by 15%. Remove rubbing branches throughout crown. Remove minor deadwood from crown. Remove torn out branch. Remove hung up branch. Prune out tear outs. Remove lateral with hazard beam. Remove branch marked with pink line to stem. Crown lift to 3.5m. Location: 1, Cedar Grove, Rhos on Sea, LL28 4TJ Applicant: Mr Andy Forbes No objections