

**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 MAY 2025**

PRESENT: Cllr J Clayton, Chair
Cllrs: C Brockley, J Higgins, P Hughes, A Jones, T Lee, T Maclean, J Nuttall, R Owen and D Wilkins

OFFICERS: Roz Dudley, Assistant Clerk

VISITORS: Neil Foxall, MJ Planning

ABSENT: Cllrs: C Bell

515/24 Welcome and Apologies for Absence:

Cllr J Clayton welcomed members to the meeting. Apologies for absence were received from Cllr K Roberts.

516/24 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 4(a) & item 11 – Planning.

517/24 Minutes:

Resolved to approve and sign, as a correct record, the minutes of the last meeting, held on 8th April 2025.

518/24 Matters Arising from Previous Minutes

Cllr Jo Nuttall left the meeting during the next item.

519/24 Min 481/24(c)(i): Plas Gwilym Quarry PAC: The Chair welcomed Neil Foxall from NJ Planning, who had been invited to attend in order to clarify the amendments made during the recent pre-application consultation, previously discussed at the last meeting.

Neil provided a background on the quarry, noting that the current planning permission has been in place since 1992. He explained that there are no specific planning conditions relating to vehicle numbers or tonnage. However, the site operates under an NRW Environmental Permit, which regulates odour, noise, and dust, and limits waste input to 250,000 tonnes per annum. For the past 6–9 months, topsoil has been stockpiled at the top of the quarry—a location not included in the existing planning consent. As a result, the applicants have been advised to seek retrospective planning permission for this activity. Discussions with the planning authority have already begun as part of the pre-application consultation, which commenced last year. The proposed new permission would enable the introduction of updated planning conditions. Neil confirmed there would be no increase in current traffic levels.

In response to members' questions, Neil clarified the following:

- There are no plans to increase the volume of crushing or storage activities.
- Waste is brought into the quarry, processed, and used to produce various materials, such as topsoil.
- A fence will be erected around the crushing area to help control dust emissions.
- While the permit allows up to 250,000 tonnes per year, current operations are below this threshold and will not exceed it.
- To his knowledge, quarry traffic currently turns left toward Old Colwyn and does not travel up Highland Road, though he will confirm this.

Members expressed concerns regarding the structural fragility of local viaducts and the limited access on Highland Road, particularly due to parking on both sides of the road. It was noted that traffic control measures are not part of the current planning permit.

Neil concluded by stating he would be happy to return and provide further clarification once the full planning application is submitted. The Chair thanked him for his attendance.

Resolved to *withhold comments at this stage and await submission of the full planning application.*

Cllr J Nuttall was re-admitted to the meeting.

520/24 Min 471/24(c)(i): Street Furniture:

Members noted confirmation that the notice board with a softer backing, for St David's Road in Old Colwyn, has been ordered and we are awaiting delivery.

521/24 Min 476/24: Bank Closure:

- i) Members noted a copy of the email sent to Abergele Town Council asking about their involvement (if any) in setting up the Town banking hub, and noted a response is awaited.
- ii) Members noted that AI generated instructions on steps to set up a banking hub.

522/24 Conwy CBC: No correspondence was submitted.

523/24 Street Furniture:

Members noted that the inspections of noticeboards and benches are now due and the list will be reviewed/updated at the next meeting.

524/24 Transport for Wales:

Members noted the March Bulletin.

525/24 Awel y Mor:

Members noted the Spring Newsletter.

526/24 One Voice Wales:

Members noted the latest E-bulletin.

527/24 Licensing: Licensing Applications submitted for the period up to 25th April 2025 were

noted by members.

528/24 Planning:

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

i) **Planning Decisions:**

Members noted the planning decisions received from Conwy CBC for the period 31/03/2025 -27/4/2025.

ii) **Pre-Application Consultations:**

Members noted the re-application consultation letter and proposed plans and information in relation to a new telecommunications installation at Honeysuckle Lane. No comments at this stage.

iii) **Cartrefi Conwy:**

- (1) Members noted a briefing note/ information regarding the Dinerth road site.
- (2) Members noted the Community Consultation event is to be held on 8th May at the Rugby Club, Rhos on Sea from 2pm – 7pm. Cllr Ann Jones was attending.
- (3) Members noted that representatives from Cartrefi Conwy will be attending the next meeting, to share the proposals directly with the Council.

iv) **Trees:**

- (1) Members noted copies of emails from Cllr T Maclean and the reply from the Conwy CBC Tree Officer in relation to the Cartrefi development site at Nant y Glyn.
- v) Members noted an email response from Conwy CBC Tree Officer after submitting our observations to Planning Application 0/52444 –fir tree at 11, Rivières Avenue, Colwyn Bay.

vi) **Planning Aid Wales:**

Members noted information from PAW about the Welsh Government Consultation about changing rules with regard to managing and designing Gypsy and Traveller sites, how the Council carry out housing assessments and managing unauthorised encampments and an email from Cllr Maclean about the consultation. It was noted that Cllr T Maclean had offered to take part in the consultation.

Resolved that Cllr T Maclean's offer to take part in the consultation be accepted and Cllr Maclean was asked to report back to the Committee and also to the Place Plan Housing Working group in due course.

vii) **Planning Applications:**

Members considered the planning applications received from Conwy CBC. Councillors requested that we add the following statement to our comments sent to the Planning Department:

Resolved to submit observations on the planning applications, as detailed in Schedule 'A' attached and to include the above statement

The meeting closed at 19.40pm.

..... Chair

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

06/05/2025

Cyfeirnod/ Reference	LEFEL/ LEVEL	CAIS/APPLICATION
0/52317 Cynlluniau diwygiedig/ Amended Plans	D	Estyniad arfaethedig ar ochr Safle: 121, Llanrwst Road, Upper Colwyn Bay, LL28 5YL Ymgeisydd: Mr Richard Lewis Cafodd hwn ei gymeradwyo eisoes Proposed side extension Location: 121, Llanrwst Road, Upper Colwyn Bay, LL28 5YL Applicant: Mr Richard Lewis This has already been approved
0/52342 Cynlluniau diwygiedig/ Amended Plans	D	Amrywio amod rhif 2 & 9 yng nghaniatad cynllunio 0/51073 (Newid defnydd Gwesty 17 ystafell wely i 5 Flat 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 Objections
0/52459	D	Proposed Extension & Alterations Safle: 26, Stuart Drive, Rhos on Sea, LL28 4UB Ymgeisydd: Mr Phil Brown Dim Gwrthwynebiad Proposed Extension & Alterations Location: 26, Stuart Drive, Rhos on Sea, LL28 4UB Applicant: Mr Phil Brown No objections
0/52487	D	Gwaith i addasu, estyn ac adnewyddu'r blociau fflatiau presennol, unghyd a darpariaethau ar gyfer parcio a thirlunio meddal Safle: Minafon flats, Llanellian Road, Old Colwyn, LL29 9UF Ymgeisydd: Cartrefi Conwy Dim gwrthwynebiadau i'r newidiadau arfaethedig, ond mae'r Cyngor yn pryderu am broblemau traffig ger Ysgol T Gwyn Jones – mae'r fflatiau'n agos

		iawn at yr ysgol. A fu unrhyw drafodaeth gyda'r ymgeisydd /yr ysgol ynglŷn â lleddfu problemau traffig? Ardal laswellt o flaen y parc sy'n edrych fel ei bod yn cael ei thirlunio – a allai ddarparu llwybr troed i'r ysgol? Mae'n ardal brysur a ddefnyddir gan lorïau nwyddau trwm a charafanau. Works to alter, extend and refurbish the existing blocks of flats along with provisions for parking and soft landscaping Location: Minafon Flats, Llanelian Road, Old Colwyn, LL29 9UF Applicant: Cartrefi Conwy No objections to the proposed alterations, but the Council is concerned about traffic issues at Ysgol T Gwyn Jones – the flats are very close to the school. Has there been any discussion with the applicant / school about easing traffic issues? Grass area at front of park that looks like it is being landscaped – could provide a footpath route to school? It is a busy area used by HGVs and caravans.
0/52490	D	Newid Defnydd o gyn feithrinfa ddydd i blant i gyfleuster gofal preswyl Safle: 14 Rhiw Road, Colwyn Bay, LL29 7TW Ymgeisydd: Mr Keenan Rothwell Dim Gwrthwynebiad Change of use of former children's day nursery to residential care facility Location: 14, Rhiw Road, Colwyn Bay, LL29 7TW Applicant: Mr Keenan Rothwell No objections
0/52493		Garej newydd arfaethedig wrth gefn yr eiddo Safle: Rhosili, 133 Peulwys Lane, Old Colwyn, LL29 8YF Ymgeisydd: Mr & Mrs Turner Dim Gwrthwynebiad Proposed new garage to rear of property Location: Rhosili, 133 Peulwys Lane, Old Colwyn, LL29 8YF Applicant: Mr & Mrs Turner No objections
0/52497		Newydd defnydd yr hen swyddfeydd yn 6 fflat preswyl a gwaith ategol Safle: 23, Wynnstay Road, Colwyn Bay, LL29 8NB Ymgeisydd: Mr Tristan Owen Dim Gwrthwynebiad Change of use former offices to form 6 no residential flats and ancillary works Location: 23, Wynnstay Road, Colwyn Bay, LL29 8NB Applicant: Mr Tristan Owen No objections

0/52502		Roedd yn eiddo at ddefnydd masnachol tan 2017 ac mae'r llawr gwaelod wedi bod yn wag ers hynny, gyda fflat wedi'i feddiannu uwchben. Y bwriad bellach yw defnyddu'r llawr gwaelod at ddefnydd preswyl. Safle: 109, Abergele Road, Colwyn Bay, LL29 7SA Ymgeisydd: Mr Derek Peers Codwyd pryderon ynghylch addasrwydd yr eiddo hwn i fod yn eiddo preswyl, oherwydd ei fod ar gornel ffordd brysur/prif ffordd heb gwrtil blaen. Yn y cynlluniau a gyflwynwyd, mae'r drws ffrynt ar y briffordd heb unrhyw ffrynt/preifatrwydd i'r deiliad. Fodd bynnag, mae'r Cyngor yn cydnabod yr angen am fwy o fflatiau preswyl ac yn gofyn a ellid newid y cynllun i roi mynediad o Heol Belgrave yn lle hynny? The property was a commercial use until 2017 and has since been empty on the ground floor with an occupied flat above. It is now intended to change the use of the ground floor to residential use. Location: 109, Abergele Road, Colwyn Bay, LL29 7SA Applicant: Mr Derek Peers Concerns were raised about the suitability of this property to become a residential property, due to it being a corner site of a busy/main road with no front curtilage. In the submitted plans, the front door is on the main road with no frontage/privacy for the occupant. However, the Council recognises the need for more residential flats and queries if the layout could be altered to give access from Belgrave Road instead?
0/52503		Dymchwel annedd deulawr, cwt brics a garej concrit parod ac adeiladu pymtheg o fflatiau hunangynhwysol ynghyd manau parcio, gwaith tirlunio a draeniau (Caniatad Cynllunio Amlinellol) Safle: 34, Church Road, Rhos on Sea, LL28 4DJ Ymgeisydd: Mr & Mrs Kelly Gwrthwynebiadau: 1. Dim yn cydfynd a chymeriad eiddo cyfagos, o ran maint/gwerthiant 2. Lleoliad prysur ger yr ysgol lle mae problemau eisoes yn cael eu profi gyda thraffig 3. Mae graddfa'r datblygiad wedi cynyddu'n sylweddol o'i gymharu â'r cais blaenorol a ganiatawyd, gan arwain at or-ddatblygiad posibl o'r safle ac effaith negyddol ar amwynder yr ardal leol. Demolition of an existing two-storey dwelling, brick outbuilding and pre-fabricated single garage, construction of 15 no. Self-contained apartments with associated car parking, landscaping and drainage (Outline Planning Permission). Location: 34, Church Road, Rhos on Sea, LL28 4DJ Applicant: Mr & Mrs Kelly Objections: 1. Out of character with neighbouring properties, in terms of size/sale 2. Busy location near school where problems are already experienced with traffic

		Scale of development has been significantly increased from previous consented application, resulting in a potential over-development of the site and negative impact on the amenity of the local area.
0/52507		Dymchwel y cartref gofal presennol ac adeiladau cartref gofal newydd, pwrpasol, yn cynnwys 50 o ystafelloedd unigol ardaloedd byw a bywta cymunol yn ogystal agardaloedd amwynder a staff. Safle: 13-17, Priory Grange, Kenelm Road, Rhos on Sea, LL28 4EE Ymgeisydd: Mr Ian Khanijau Dim gwrthwynebiadau, heblaw am bryderon posibl ynghylch ymwelwyr yn parcio yn y ffordd, yn enwedig yn ystod cyfnodau prysurach y flwyddyn. Gofyn am ddigon o le parcio ar y safle ar gyfer staff ac ymwelwyr. Demolition of existing care home and construction of a new build purpose built care home comprising of 50 no individual rooms with communal living and dining areas, together with amenity and staff areas. Location: 13-17, Priory Grange, Kenelm Road, Rhos on Sea, LL28 4EE Applicant: Mr Ian Khanijau No objections, other than possible concerns about visitors parking in road, especially during busier times of year. Request sufficient parking allocated on site for both staff and visitors.