

**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 17th JUNE 2025**

PRESENT: Cllr John Clayton, Chair
Cllrs: C Bell, C Brockley, J Higgins, P Hughes, Ann Jones, T Lee, J Nuttall,
K Roberts, D Wilkins and G Wynne

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

ABSENT: Cllr R Owen

VISITORS: Sarah Murphy, Development Project Manager, Cartrefi Conwy

47/25 Welcome and Apologies for Absence:

The Chair, Cllr J Clayton welcomed members and visitors to the meeting.
Apologies for absence were received from Cllr G Wynne (Deputy Mayor).

48/25 Declarations of Interest:

Members were reminded that they must declare the existence and nature of any personal and/or prejudicial interest:

Cllr J Nuttall declared an interest in the Planning agenda items, as a member of Conwy CBC Planning Committee, and retired from the meeting at that juncture.

Cllr C Brockley declared an interest in Planning Application 0/52599 and retired from the meeting whilst that application was being considered.

Cllr K Roberts declared an interest in the Planning Application 0/52565 and retired from the meeting whilst that application was being considered..

49/25 Minutes:

Resolved to approve and sign, as a correct record, the minutes of the last meeting, held on 27th May 2025.

50/25 Visitor:

The Chair welcomed Sarah Murphy, Development Project Manager, Cartrefi Conwy who was attending to outline the proposed development at the Dinerth Road site (former Government Buildings) and respond to Members' questions.

- Sarah presented slides illustrating the current site and proposed layout before and after the recent community consultation event.
- Initial plans for 50 units have been reduced to 48, to move the apartment blocks to the centre of the site and accommodate more SUDs (Sustainable Drainage Systems), including permeable paving, some filled crates and green ribbons..
- Adjustments also include conversion of two plots from 3-bedroom to 2-bedroom units.
- Indicative house types were shared.
- The site's south-facing orientation has prompted the inclusion of shading features to prevent overheating.

Project Timeline and Key Dates:

- Welsh Government Concept Review: 18 June.
- PAC (Pre-Application Consultation) Submission: 30 June.
- Final Ecology and Bat Surveys: due June.
- Design Commission for Wales (DCFW) review to secure Social Housing Status.
- Full Planning Application: expected submission in September.

Community Engagement:

- Collaboration with a local school on a sheep grazing project; pupils created posters to promote the initiative.
- A dedicated website for the Dinerth Road project has been launched and will be regularly updated.
- Social media is being used to support ongoing community engagement.

Public Realm and Active Travel Route:

- Highways requested a 3m-wide active travel route through the site.
- Funding has been secured through a lottery grant.
- Cartrefi Conwy is working with partners, including Bangor University, to optimise the route.
- A health impact assessment will be conducted.
- “Playing Naturally” workshops are planned for 2026 to co-design outdoor communal spaces (led by health and university partners).

Councillor Questions and Responses:

- Residents had asked for the proposed new road access onto Princess Avenue to be removed, as it is narrow in places with some parking issues.
A full traffic survey has been conducted, covering Princess Avenue, Dinerth Road, and Llandudno Road. Data will be included in the PAC and planning application and Highways will consider this and give a steer to the applicant. It will only be removed if Highways object.
- What is happening to the area of scrubland (to the northwest of the site)?
Ownership of scrubland at the bottom of the path is currently under investigation (the land is unregistered). CC is happy to work with the landowner (once identified), to maximise the benefit.
- Is the sheep grazing fencing now secure?
Yes, two locations have now been secured. Emergency contact details will be displayed alongside the school posters.
- Are there any plans to include biodiversity measures in the development?
Yes, swift bricks and bat boxes are being considered, to identify those that have longevity, for example don't require annual cleaning/maintenance, so they can be integrated into the design. Research is ongoing into incorporating bee bricks and bird habitats that support long-term species.
- Query re: purple lines on plan? And is sufficient parking available for residents and visitors?
BT infrastructure is marked on plans (purple lines), and the site includes adequate parking and electric vehicle charging points: 2 spaces for 2 bed properties and 3 spaces for 3-bed properties, plus ducting where required so all properties have the

- ability for EV charging points to be fitted in future.
- Has the busyness of the junction at Dinerth Road been considered?
Yes – this is part of the wider traffic assessment, which uses current data and expected future traffic movements.

Sarah expressed her willingness to return, following submission of the PAC or full planning application, to provide further updates.

The Chair thanked Sarah for her presentation, and she left the meeting.

51/20 Matters Arising from Previous Minutes

a) Min. 521/24 – Santander Closure:

The Clerk submitted a response from Abergele Town Council regarding their role in establishing the Banking Hub in Abergele. The Council was not the lead on the project but was kept informed throughout. The initiative was led by Darren Millar AM. The process for setting up a banking hub had been outlined at a previous meeting, with the first step being to contact Link before involving the AM/MS. Cllr C. Bell informed the committee that he had conducted some research and noted that Colwyn Bay does not yet meet the necessary criteria. The Link website outlines the conditions that must be fulfilled.

Resolved to request that this information be circulated to members ahead of the next meeting.

b) Min 17/25 - Street Furniture:

- The street furniture Inventory was updated, following inspections by members or staff.
- Members noted that the replacement noticeboard for St David's Road has been delivered and were asked to approve payment of the invoice of £775 + VAT. An installation date was awaited from the joiner.

Resolved to approve payment of the invoice of £775(+VAT).

- The Clerk submitted marketing information about sustainable recycled plastic noticeboards.

Resolved to request that a quotation be sought for sustainable recycled plastic noticeboards with specification similar to the current oak noticeboards we use.

c) Min 19/25 – Bench, Victoria Road, Colwyn Bay:

- Members noted the cost for the County Council to supply and install a bench along with a memorial plaque would be £1,500.
- The Clerk informed the members that a response from ERF to the query about insurance cover for the damaged bench had not yet been received.

Resolved to defer this agenda item until the response from ERF has been received.

52/25 Conwy CBC: Members noted the following correspondence from CCBC:

- Paddling pool – Members noted a confidential update about funding for improvements to paddling pools.
- County Borough of Conwy (Various Roads –Old Colwyn) - (Prohibition and Restriction of Waiting) Order 2025 – Members noted the waiting order and had no objections.

Resolve to request that a zebra crossing be considered near the school (on Church Road) to improve safety, given that the parking will be on the opposite side to the school and Church Road is a busy road, which may be difficult to cross during school drop-off and pick up times..

- c) The Clerk submitted a proposed naming of a street in a new development which had been emailed to Members. Members had no objections.

53/25 Old Colwyn Resident's Association:

No meeting has taken place in June, but Cllr J Higgins reported a litter pick had been organised instead.

54/25 Licensing:

Licensing applications submitted for the period 23/5/2025 to 6/6/2025 were noted by members.

55/25 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 12/5/2025 – 8/6/2025.

b) **Planning Aid Wales:**

- i) No report(s) from the recent course regarding Local Development Plans were submitted.
- ii) Members received information relating to future training courses offered by PAW.

c) **Planning Appeal:**

Members noted the notice of the outcome of the appeal, following the refusal of the Guys Cliff Nursing Home redevelopment.

- d) **Planning Site Visit:** Members noted that a site visit took place earlier today in respect of application 0/52378.

e) **Planning Applications:**

Cllr K Roberts & C Brockley (having declared an interest in planning application 0/52565 & 0/52599 (respectively) retired from the meeting when these applications were considered.

Members considered the planning applications received from Conwy CBC.

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

The meeting closed at 8 pm.

..... Chair

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

17/06/2025

Gwnaeth y pwyllgor y penderfyniad hwn ar sail y wybodaeth a oedd ar gael ar adeg y cyfarfod, ond mae'n cydnabod efallai nad yw'r dyddiad cau i bartïon eraill â diddordeb ac eraill yr ymgynghorwyd a hwy i gyflwyno sylwadau wedi mynd heibio eto.

The committee made this decision based on the information available at the time of the meeting, but recognises that the deadline for other interested parties and consultees to submit comments may not yet have passed.

Cyfeirnod/ Reference	LEFEL/ LEVEL	CAIS/APPLICATION
0/52534 Cynlluniau diwygiedig/ Amended Plans		Cais ar gyfer trawnewid gofod swyddfa/garej bresennol yn anecs a chais am estyniad unllawr yng nghefn yr adeilad Safle: 61B, Conway Road, Colwyn Bay, LL29 7LG Ymgeisydd: Mrs Fiona Kelly Dim Gwrthwynebiad Proposed conversion of existing garage/office space to annex and proposal of a single storey rear extension Location: 61B, Conway Road, Colwyn Bay, LL29 7LG Applicant: Mrs Fiona Kelly No Objections
0/52564		Cynllun: T1, coeden ffawydden gostwng 2m a theneuo T2, coeden onnen yn dangos pydredd / arwyddion o glefyd coed ynn i'w dynnu lawr i 20 troedfedd neu'r prif uniad. Y boncyff i'w adael fel cynefin. T3, coeden dderw, gostwng 2m a theneuo T4, coeden ffawydden gostwng 2m a theneuo Safle: 6 Cwrt Bedw, Upper Colwyn Bay, Colwyn Bay, LL29 6AE Ymgeisydd: Mr Nicholas Davies Dim Gwrthwynebiad Proposal: T1 , beech tree 2m reduction & thin T2, ash tree showing decay / signs of ash dieback to remove down to 20ft or main union. Stem to be left as habitat. T3 , oak tree 2m reduction & thin T4 , beech tree 2m reduction & thin Location: 6 Cwrt Bedw, Upper Colwyn Bay, Colwyn Bay, LL29 6AE Applicant: Mr Nicholas Davies No Objections

0/52565		Cynllun: Estyn annedd i greu rhandy ategol Safle: Hartford, 7 Woodfield Avenue, Colwyn Bay, LL29 7UW Ymgeisydd: Mr and Mrs A Da Silva Dim Gwrthwynebiad Proposal: Extension to dwelling to form ancillary annexe accommodation Location: Hartford, 7 Woodfield Avenue, Colwyn Bay, LL29 7UW Applicant: Mr and Mrs A Da Silva No Objections
0/52569		Cynllun: Newid defnydd o Wely a Brecwast (C1) bach i Eiddo Preswyl (C3) teuluol. Ni chynigir unrhyw newidiadau adeileddol i'r eiddo, yn fewnol nac yn allanol Safle: Plas Rhos House, 53 Cayley Promenade, Rhos On Sea, LL28 4EP Ymgeisydd: Mr Colin Hazelden Dim Gwrthwynebiad Proposal: Change of use from a small Bed and Breakfast (C1) to a family Residential Property (C3). There are no proposed structural changes to the property, either internally or externally. Location: Plas Rhos House, 53 Cayley Promenade, Rhos On Sea, LL28 4EP Applicant: Mr Colin Hazelden No Objections
0/52574		Cynllun: Cynnig i godi annedd ar wahân, creu mynediad i'r ffordd a gwaith cysylltiedig Safle: Land adjacent to: No 8 Penrhos Road, Colwyn Bay, LL28 4DB Ymgeisydd: Mr & Ms Jason & Tracey Taft Dim Gwrthwynebiad Proposal: Proposed erection of a detached dwelling, creation of access to road & associated works. Location: Land adjacent to , No 8 Penrhos Road, Colwyn Bay, LL28 4DB Applicant: Mr & Ms Jason & Tracey Taft No Objections
0/52576		Cynllun: Codi annedd (ar dir annedd bresennol) ailgyflwyno ceisiadau blaenorol (Cymeradwyaeth Amlinellol) Safle: 109 Peulwys Lane, Old Colwyn, Colwyn Bay, LL29 8YE Ymgeisydd: Mr Bryan Mahon Pryderon parthed - maint y datblygiad amlinellol mewn perthynas ag eiddo cyfagos – nid yw'n glir o'r lluniau a gyflwynwyd. Byddai angen ystyried yr effaith ar eiddo cyfagos.

		Proposal: Erection of a dwelling (within the grounds of an existing dwelling) a resubmission of previous applications (Outline Approval) Location: 109 Peulwys Lane, Old Colwyn, Colwyn Bay, LL29 8YE Applicant: Mr Bryan Mahon Concerned re: size of outline development in relation to neighbouring properties – not clear from drawings submitted. Impact on neighbouring properties would need to be considered.
0/52579		Dymchwel garej ac ystafell haul a chodi estyniad unllawr tua'r cefn a'r ochr, ynghyd ag ailwampio'r tu mewn a chreu portsh, ac adeiladu gweithdy newydd y tu allan Safle: 4, Norton Road, Rhos on Sea, LL28 4TH Ymgeisydd: Mr Mark Wilding Dim Gwrthwynebiad Demolition of an existing garage and conservatory, proposed single-storey rear and side extension with associated internal remodelling and formation of a proposed porch and construction of a proposed workshop outbuilding. Location: 4, Norton Road, Rhos on Sea, LL28 4TH Applicant: Mr Mark Wilding No Objections
0/52580		Cynllun: 1. G2 - Lleihau pob coeden llawryf a choed Sycamorwydd a dociwyd yn flaenorol mewn gr?p i 5m o uchder. 2. Lleihau corun Coeden 2 o'r arolwg (Sycamorwydden) 15-20% neu tua 3m a thorri Eiddew 2m o'r llawr. 3. Lleihau corun Coeden 46, Coeden Ynn Gyffredin tua 2m - Lleihau corun Coeden 46 (Arolwg J250195), Coeden Ynn Gyffredin tua 2m. 4. Derwen mes coesynnog T1 - Tynnu holl ganghennau'r goeden i'r uchder blaenorol. 5. Ywen Gyffredin T25 - Codi uchder corun y goeden dros y llwybr a thocio brigau'r canghennau dros y ffordd. 6. Sycamorwydden T45 - Tynnu ail-dyfiant ac ail-docio 1 medr islaw uchder y pwynt tocio gwreiddiol. 1 x Coeden Geirios y tu ôl i T4, T5 +T6: gostwng y corun yn rhannol dros eiddo cyfagos a chodi'r corun yn ôl yr angen er mwyn goleuo'r ardd Safle: Cwrt Bryn Coed, Coed Pella Road, Colwyn Bay, LL29 7BJ Ymgeisydd: Mrs Emma Hazel Dim Gwrthwynebiad Proposal: 1) G2 - Reduce all laurel and previously pollard Sycamore trees in group to 5m in height. 2) Crown reduce Tree 2 from Survey (Sycamore) by approx.15-20% or approx. 3 m and sever Ivy by 2m from ground level.

		3) Crown reduce Tree 46, Common Ash Tree by approx. 2 m - To carry out a crown reduction on Tree 46 (Survey J250195), Common Ash Tree by approx. 2 m. 4) Pendunculate Oak T1 - Re pollard to monolith tree at previous height. 5) Common Yew T25 - Crown lift over foot path and prune away branch tips over roadway. 6) Sycamore T45 - remove regrowth and re pollard 1m below height of original pollard. 1 x Cherry behind T4, T5 + T6: carry out partial crown reduction over neighbouring property and crown lift as required to increase light in garden Location: Cwrt Bryn Coed, Coed Pella Road, Colwyn Bay, LL29 7BJ Applicant: Mrs Emma Hazel No Objections
0/52587		Cynllun: Codi Ffens (cais ôl-syllol) Safle: 1 Ael Y Broch, Upper Colwyn Bay, Colwyn Bay, Conwy, LL29 6DX Ymgeisydd: Joanna Timms Dim Gwrthwynebiad Proposal: Erection of fence (Restrospective) Location: 1 Ael Y Broch, Upper Colwyn Bay, Colwyn Bay, Conwy, LL29 6DX Applicant: Joanna Timms No Objections
0/52589		Cynllun: Cael gwared ag un gollen Ffrengig sydd wedi marw. Safle: 25 Walshaw Avenue, Colwyn Bay, LL29 7UY Ymgeisydd: Mr John Johnson Dim gwrthwynebiadau, ond cais am gael coeden cnau Ffrengig arall yn ei lle Proposal: Removal of one dead walnut tree. Location: 25 Walshaw Avenue, Colwyn Bay, LL29 7UY Applicant: Mr John Johnson No objections, but request replaced with another walnut tree
0/52597		Cynllun: Ystafell wely llawr cyntaf arfaethedig ynghyd â ffenestr newydd. Safle: 83 Llanrwst Road, Upper Colwyn Bay, Colwyn Bay, LL28 5YL Ymgeisydd: Mr D Massey Dim Gwrthwynebiad Proposal: Proposed first floor bedroom together with new gable window Location: 83 Llanrwst Road, Upper Colwyn Bay, Colwyn Bay, LL28 5YL Applicant: Mr D Massey No Objections

0/52598	Cynllun: Mae'r lifft platfform presennol ar gyfer unigolion anabl yn y dafarn wedi torri ac angen ei newid. Mae'r gwaith arfaethedig yn cynnwys tynnu'r hen lifft platfform a gosod uned newydd (Caniatâd Adeilad Rhestredig). Safle: 24-26 The Picture House, Princes Drive, Colwyn Bay, LL29 8LA Ymgeisydd: Mr Paul Curran Dim Gwrthwynebiad Proposal: The existing platform lift for disabled persons within the pub is failing and in need of replacement. Proposed works are to remove the old platform lift and replace with new unit.(Listed Building Consent) Location: 24-26 The Picture House, Princes Drive, Colwyn Bay, LL29 8LA Applicant: Mr Paul Curran No Objections
0/52599	Cynllun: Gosod 5 o oleuadau ychwanegol Safle: Rhos On Sea Tennis Club , 47 Allanson Road, Rhos On Sea , Colwyn Bay, Conwy LL28 4HL Ymgeisydd: Rhos On Sea Tennis Club Dim Gwrthwynebiad Proposal: Installation of 5 no extra lights Location: Rhos On Sea Tennis Club , 47 Allanson Road, Rhos On Sea , Colwyn Bay, Conwy LL28 4HL Applicant: Rhos On Sea Tennis Club No Objections