

**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 27th MAY 2025**

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

OFFICERS: Tina Earley, Clerk

12/25 Welcome and Apologies for Absence:

Cllr A Jones welcomed members to the meeting. Apologies for absence were received from Cllrs J Clayton and T Maclean, and R Dudley.

13/25 Election of Chairman and Vice-Chairman:

It was noted that the Chair and Vice-Chair typically serve a two-year term.

Resolved to re-elect both the Chair, Cllr J Clayton, and the Vice-Chair, Cllr A Jones, for 2025/26.

14/25 Re-Appointment of Sub-Committees:

The Clerk submitted the Terms of Reference (draft) for the Christmas Lights and Bonfire Sub-Committees.

Resolved to reappoint the Christmas Lights and Bonfire Sub Committees and approve the Terms of Reference (Schedule A attached).

15/25 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 in the Planning agenda items, as a member of Conwy CBC Planning Committee, and retired from the meeting at that juncture.

16/25 Minutes:

Resolved to approve and sign, as a correct record, the minutes of the last meeting, held on 6th May 2025.

17/25 Matters Arising from Previous Minutes

Min 523/24(c)(i): Street Furniture: Members reviewed the inventory of street furniture and updated it with recent inspection details.

Resolved that the Clerk /Assistant Clerk be asked to inspect the remaining items and report back to the next meeting.

18/25 Conwy CBC: Members noted the following correspondence from CCBC:

- a) Notice of vandalism at Rhos on Sea paddling pool. Members welcomed the prompt action taken to quickly rectify the damage and re-open the pool.
- b) County Borough of Conwy (Various Roads –Old Colwyn) - (Prohibition and Restriction of Waiting) Order 2025.

19/25 Bench, Victoria Road, Colwyn Bay:

- (a) Members received and considered e-mails from residents concerning the removal of a bench on Victoria Road.
- (b) It was noted that an enquiry has been submitted to ERF concerning the cost replacing the bench and members queried if CCBC has insurance to cover its public seating, or if the person who caused the damage could be identified.

Resolved that the Clerk make some further enquiries and bring any response to the next meeting, for consideration.

20/25 Cartrefi Conwy:

Members noted the information presented regarding the proposed housing development at the Dinerth Road site, as well as correspondence detailing a grazing initiative. It was noted that a representatives from Cartrefi will be attending the next meeting, so there will be an opportunity for any questions from Members on the proposals.

21/25 Old Colwyn Resident's Association:

Members received the minutes from the meeting held on 6th May.

22/25 Licensing: Licensing Applications submitted for the period 5/5/2025 to 16/5/2025 were noted by members.

23/25 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 28/4/2025 to 11/5/2025.

b) **Pre-Application Consultations:**

Members noted the pre-application consultation letter and proposed plans and information in relation to the former Sports Court, Oak Drive, Colwyn Bay.

c) **Place Plan SPG Conformity:**

Members noted correspondence from the Place Plan Manager to Conwy CBC Planning Department formally requesting that the Colwyn Place Plan be adopted as Supplementary Planning Guidance (SPG) by Conwy County Borough Council.

d) **Planning Aid Wales:**

Members received information relating to future training courses offered by PAW.

e) **Planning Applications:**

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 19.35pm.

..... Chair

BAY OF COLWYN TOWN COUNCIL

Terms of Reference:

Christmas Lights Sub-Committee

<u>Membership (2025/26):</u>	The Mayor (where not already a member) Cllrs. J Higgins, T Maclean, D Jones, J Nuttall S Price and L Wilkins
Chairman: (2025/26):	To be nominated Cllr Stephen Price
<u>Quorum:</u>	One Third of the Members of the Sub-Committee or three members, whichever is the greater.
<u>Reporting:</u>	The Christmas Lights Sub-Committee reports to the General Purposes & Planning Committee

The Christmas Lights Sub-Committee has delegated authority to consider all matters in connection with the provision of Christmas Lighting, which uses the power given in S.144 of the Local Government Act 1972 to attract visitors to the town.

It has delegated powers to commit to expenditure on behalf of the Council, within the limits of the budget approved by the Council each year for Christmas Lighting.

BAY OF COLWYN TOWN COUNCIL

Terms of Reference:

Fireworks Event Sub-Committee

Membership (2025/26): Town Cllrs: J Clayton; P Hughes; R Owen
County Councillor: C Hughes
North Wales Police (one representative)
North Wales Fire & Rescue Service (two representatives)
Conwy CBC (three representatives)
Colwyn Bay Environment & Conservation Federation (one representative)
PLUS:
Fireworks Contractor (one representative)
Event Health & Safety Officer

Chairman
(2025/26): To be Nominated
Cllr C Hughes

Quorum: One Third of the Members of the Sub-Committee or four members, whichever is the greater.

Reporting: The Fireworks Event Sub-Committee reports to the General Purposes & Planning Committee

The Fireworks Event Sub-Committee considers and advises the Council on all matters in connection with the organisation of the annual bonfire night fireworks display, which uses the power given in S.144 of the Local Government Act 1972 to attract visitors to the town.

It has delegated powers to make decisions regarding the organisation of the annual event and to commit to expenditure on behalf of the Council, within the limits of the budget approved by the Council each year for the Bonfire/Fireworks event.

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

27/05/2025

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 bartion eraill â diddordeb ac eraill yr ymgynghorwyd a hwy i gyflwyno sylwadau wedi mynd heibio eto.

The committee made these observations 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
0/51467 Cynlluniau diwygiedig/ Amended Plans		Cynnig i ddymchwel yr adeilad presennol a chodi adeilad fflatiau a fydd yn cynnwys 18 o fflatiau ynghyd a datblygiad cysylltiedig Safle: Boat Storage Yard, West Promenade, Colwyn Bay, LL28 4BY Ymgeisydd: Mr Richard Smith Mae gan y Cyngor Tref bryderon ynghylch: effaith y datblygiad arfaethedig ar breifatrwydd y datblygiad cyfagos presennol yn Westbury, a fydd yn cael ei oruchwylio gan nifer o ffenestri yn y drychiadau De-ddwyrain. Mae angen rhagor o wybodaeth ynghylch: esgyll preifatrwydd arfaethedig ac os/sut y bydd y rhain yn mynd i'r afael â phryderon preifatrwydd ffenestri'r cymdogion. Os gall trigolion barhau i gael mynediad i'r balconïau ac na fydd sgrinio preifatrwydd yn cael ei ddarparu, mae hyn yn bryder mawr. Mae gan y Cyngor Tref hefyd rai pryderon mwy cyffredinol ynghylch maint y datblygiad arfaethedig, gyda'r llinell adeiladu yn sylweddol o flaen eiddo cyfagos Westbury a phum llawr o uchder yn y blaen - rydym yn ystyried bod hyn yn or-ddatblygiad o'r safle. Yn olaf, mae'r fynedfa arfaethedig yn agos at dro ac at yr allanfa newydd o'r parth parcio ar y Prom - bydd hyn yn ei gwneud yn gyffordd brysur gyda gwelededd gwael a gallai achosi pryderon i'r rhai sy'n mynd i mewn/allan o'r ardal barcio ar gyfer y fflatiau. Os rhoddir caniatâd, byddem yn gofyn am amod i atal ei ddefnyddio fel llety gwyliau, fel bod y fflatiau arfaethedig yn helpu i ddiwallu'r angen lleol am dai. Proposed demolition of existing building and erection of apartment building providing 18 no. Apartments together with associated development Location: Boat Storage Yard, West Promenade, Colwyn Bay, LL28 4BY Applicant: Mr Richard Smith The Town Council has concerns re: impact of the proposed development on the privacy of the existing neighbouring Westbury development, which will be overlooked by a number of windows in the South East elevations. Further information is required re: proposed privacy fins and if/how these will address privacy concerns for neighbours windows. If residents can still access the balconies and no privacy screening will be provided, this is a major concern. The Town Council also has some more general concerns re size of proposed development, with the building line significantly in front of the neighbouring Westbury property and five storeys high at the front – we consider this to be over-development of site. Finally, the proposed access is close to a bend and to the new exit from the parking zone on the Prom – this will make it a busy junction with poor

Cyfeirnod/ Reference	LEFEL/ LEVEL	CAIS/APPLICATION
		visibility and could cause concerns for those entering/exiting the parking area for the apartments. If permission is granted, we would request a condition be made to prevent use as holiday lets, so that the proposed apartments help to meet the local housing need.
0/52421		Amrywio amodau rhif 2 ganiatad cynllunio 0/40324 (codi annedd a garej is-grofft) er mwyn caniatau ar gyfer newidiadau i'r cynlluniau a gymeradwywyd Safle: Ridge Cottage, 8, Penrhos Road, Colwyn Bay, LL28 4DB Ymgeisydd: Mr & Ms Jason & Tracey Taft Mae y cais uchaf wedi ei dynnu yn ol Variation of condition no 2 of planning approval 0/40324 (Erection of dwelling and undercroft garage) to allow for changes to approved plans Location: Ridge Cottage, 8, Penrhos Road, Colwyn Bay, LL28 4DB Applicant: Mr & Ms Jason & Tracey Taft Noted that the above application has been withdrawn
0/52518	D	Estyniad arfaethedig ar ochr yr eiddo gyda balconi yn y tu blaen, addasu'r atig a dormer yng nghefn yr eiddo Safle: Rhosili, 133, Peulwys Lane, Old Colwyn, LL29 8YF Ymgeisydd: Mr & Mrs Turner Dim Gwrthwynebiad Proposed side extension with balcony to front and loft conversion with dormer to rear of property Location: Rhosili, 133, Peulwys Lane, Old Colwyn, LL29 8YF Applicant: Mr & Mrs Turner No objections
0/52534	D	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
0/52543	D	Addasiadau allanol i wella'r ymddangosiad, adeilad allanol arfaethedig a gwell mynediad Safle: Berth y Coed, 14, Walshaw Avenue, Colwyn Bay, LL29 7YA Ymgeisydd: Danny Jones Dim Gwrthwynebiad External alterations to provide an improved appearance, proposed outbuilding and improved access. Location: Berth y Coed, 14, Walshaw Avenue, Colwyn Bay, LL29 7YA Applicant: Danny Jones

Cyfeirnod/ Reference	LEFEL/ LEVEL	CAIS/APPLICATION
		No objections
0/52551	D	Trawsnewid cynhwysydd cludo i greu caffi ym maes parcio Parc Menter Safle: Quinton Hazell, Glan y Wern Road, Mochdre, Colwyn Bay, LL28 5BS Ymgeisydd: Mr Bob Blackwell Dim Gwrthwynebiad Converted shipping container to form cafe in service/parking area of existing Enterprise Park Location: Quinton Hazell, Glan y Wern Road, Mochdre, Colwyn Bay, LL28 5BS Applicant: Mr Bob Blackwell No objections
0/52555		Addasu atig gan gynnwys goleuadaub to ac addasiadau i strwythur y to yng nghefn yr eiddo, Estyniad unllawr gwaelod yng nghefn yr adeilad, rendro wedi'i insw;eiddio i'r edrychiad allanol, gosod ffenestri newydd yn lle'r rhai presennol ac addasiadau i adlewyrchu'r gwaith ailfodelu mewnol ac estyniad unllawr i'r garej Safle: Tegfan, 4, Rayleigh Avenue, Old Colwyn, LL29 8BD Ymgeisydd: Mr Eryl Stafford Dim Gwrthwynebiad Loft Conversion including roof-lights and roof structure alterations to rear of property. Ground floor single storey rear extension, insulated render to external facades, fenestration replacement and alterations to reflect internal remodelling works and single storey extension to garage Location: Tegfan, 4, Rayleigh Avenue, Old Colwyn, LL29 8BD Applicant: Mr Eryl Stafford No objections