

**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 8th JULY 2025**

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

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

84/25 Welcome and Apologies for Absence:

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

85/25 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 a personal and prejudicial interest in Planning Application
0/52626 and retired from the meeting whilst that application was being considered.
Cllr J Clayton declared a personal and prejudicial interest in the Planning Application
0/52603 and retired from the meeting whilst that application was being considered.
Cllr T Lee declared a personal and prejudicial interest in Planning Applications
0/52614 & 0/52615 and retired from the meeting whilst those applications was being
considered.

86/25 Minutes:

***Resolved to approve and sign, as a correct record, the minutes of the last meeting,
held on 17th June 2025.***

87/25 Matters Arising from Previous Minutes

- a) **Min. 50/25 – Dinerth Road Site:** A copy of the slides, following the presentation
at the last meeting, were submitted and noted by members.
- b) **Min 51/20(a) – Santander Closure:** The criteria for setting up a banking hub was
submitted and noted by members.
- c) **Min 51/20(c)(ii) - Bench, Victoria Road, Colwyn Bay:**
No update regarding the insurance cover query had been received from ERF.
Resolved to ask the Clerk to follow this up and report back to the next meeting.

88/25 Conwy CBC: Members noted the following correspondence from CCBC:

- a) Rhos Park –an update about play equipment in the Rhos Paddling Pool site.
- b) Temporary Traffic Notice (pilot road closure scheme) near St Joseph's/Rydal
Schools: Members observed that it was policed well and did seem to encourage
more parents to walk to the school, however some parking had been displaced to
other nearby areas, such as on double yellow lines on Pwllcrochan Avenue,

which may result in a decrease in safety in other roads and cause the junctions to be busier.

Resolved to contact Highways to request that the results of the pilot scheme are shared with the Town Council and that the Town Council is able to give comments/feedback.

- c) The County Borough of Conwy (Various Roads – Colwyn Bay) - (Prohibition and Restriction of Waiting) Order 2025: Members noted the waiting order and had no objections.
- d) Deterioration of Mynydd Lane and Local Equestrian Access: Members received and considered correspondence regarding the road and public bridleways in Upper Colwyn Bay, expressing concern regarding poor road surfacing and extensive overgrowth along bridleways, which was affecting access to horses and causing safety issues, especially at the Mynydd Lane junction. It was noted that Highways have a statutory obligation to maintain public bridleways/paths to allow access for all users. Members agreed that the area needs inspection and maintenance action.

Resolved to contact the resident to advise her to contact her local County Councillor for them to help with reporting and putting pressure on the relevant authority/landowners to take action. The Town Council will write in support.

89/25 Old Colwyn Resident's Association:

Members noted the minutes of the meeting held on 1st July 2025

90/25 Licensing:

Licensing applications submitted for the period 7/6/2025 to 20/6/2025 were noted by members.

91/25 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 9/6/2025 – 22/6/2025.

b) **Planning Aid Wales:**

- i) Members noted information about future training courses offered by PAW.
- ii) No member report(s) were received from the recent course regarding planning for Listed Buildings and Conservation areas held on 2nd July.

c) **Consolidation of Planning Law in Wales – Publication of Draft Planning (Wales) Bill:**

Members noted a draft version of the Planning (Wales) Bill and the link for the supporting document. It was noted that, following the formal introduction of the Bill (by the Senedd), the Town Council will have the opportunity to make any observations.

d) **Planning Applications:**

Cllr C Brockley, J Clayton and T Lee (having declared an interest in planning application 0/52626, 0/52603 & 0/52614/15 (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 7.10 pm.

..... Chair

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

8/07/2025

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
0/52603		Adnewydd caniatad cynllunio 0/47317 (Garej arfaethedig ddisodl'r un bresennol gyda theras cyfagos (storfa oddi tano) a grisiau mynedias i ddisodl'r rhai presennol i annedd (Storfa oddi tano) Safle: 110, Llanrwst Road, Upper Colwyn Bay, LL28 5UT Ymgeisydd: Mr John Clayton Dim Gwrthwynebiadau – ond yn cefnogi cais y cymdogion i'r amod barhau mai dim ond mewn cysylltiad ag amwynder yr annedd y gellir defnyddio'r garej (ac nid at ddefnydd busnes) Renewal of planning approval 0/47317 (Proposed replacement garage with adjoining terrace (Storage below) and replacement access steps to dwelling (storage below) Location: 110, Llanrwst Road, Upper Colwyn Bay, LL28 5UT Applicant: Mr John Clayton No Objections – but support neighbours request that condition continues that garage can only be used in connection with amenity of the dwelling (and not for business use)
0/52604		Tynnu'r 3 corn simnai presennol ar lethr y to blaen i lawr. Ail-osod y to gan ddefnyddio llechi naturiol tebyg, chafnau plwm, deunydd sy'n dal dwr a sel blwm Safle: 26-28, Station Road, Colwyn Bay, LL29 8BU Ymgeisydd: Mr Tim Taylor Dim Gwrthwynebiadau – cefnogi camau sy'n cael eu cymryd i alluogi'r adeilad i gael ei ddefnyddio eto Taking down of 3 no. existing Chimney stacks to front roof slope. Re-roofing using matching natural slates, with new lead valleys, soakers and flashings. Location: 26-28, Station Road, Colwyn Bay, LL29 8BU Applicant: Mr Tim Taylor No Objections – support action being taken to enable building to be brought back into use

0/52614		Dymchwel rhan o Ganolfan Siopa, ffurfio blaen newydd ar y drychiad gorllewinol. Wyneb newydd i faes aprcio lefel y tir, a gwaith mynedfa a thirlunio cysylltiedig Safle: Bay View Centre, Sea View Road, Colwyn Bay, LL29 8DG Ymgeisydd: Mr Michael Treanor Dim Gwrthwynebiad Demolition of part of the shopping centre, the formation of new frontage at the western elevation . new surface level car park and associated access and landscaping Location: Bay View Centre, Sea View Road, Colwyn Bay, LL29 8DG Applicant Mr Michael Treanor No Objections
0/52615		Creu blae siopau newydd ar y drychiad dwyreiniol, newid defnydd ar gyfer 1,037 metr sgwar o D2 Ymgynnull a Hamdden ac ar gyfer 671 metr sgwar o A3 Bwyd a Diod, peiriant ATN newydd o flaen y drychiad deheuol ac as-drefnu'r maes parcio ar lefel y tir i ddarparu 93 o ofodau parcio (Gan gynnwys gofodau parcio hygyrch) Safle: Bay View Centre, Sea View Road, Colwyn Bay, LL29 8DG Ymgeisydd: Mr Michael Treanor Dim Gwrthwynebiad Formation of new shopfronts at the eastern elevation, the change of use for 1037 SQM of D2 Assembly and Leisure and for 671 sqm of A3 food and drink. A new ATM in front of the southern elevation, and reconfiguration of surface level car park to provide 93 parking spaces (including 6 accessible parking spaces) Location: Bay View Centre, Sea View Road, Colwyn Bay, LL29 8DG Applicant Mr Michael Treanor No Objections
0/52619		Amrywio amod rhif 3 o ganiatad cynllunio 0/51838 (Amrywio amod rhif 2 a dileu amod rhif 5 caniatad cynllunio 0/47933 (Trosi hen gartref nyrsio gwag yn 3 annedd, addasiadau allanol i'r adeilad. Codi garej ddwbl a addasiadau i'r fynedfa gerbydau) er mwyn caniatáu diwygiadau i'r cynlluniau) i ddisodli'r teils yo gyda theils Donard Northstone mewn lliw coch Safle: 52, Rhos Road, Rhos on Sea, LL28 4RS Ymgeisydd: Mr Glynn Keeling Dim Gwrthwynebiad Variation of condition no 3 of planning approval 0/51838 (Variation of condition no 2 and removal of condition no 5 of planning approval 0/47933 (Conversion of disused nursing home into 3 no dwellings, external alterations to building, erection of double garage and alterations to vehicular access) to allow for changes to approved plans) to replace all roof tiles with Northstone Dunard in antique red

		Location: 52, Rhos Road, Rhos on Sea, LL28 4RS Applicant: Mr Glynn Keeling No Objections
0/52621		Amrywio amod rhif 1 o ganiatad cynllunio 0/45161 (Cymeradwyo materion a gadwyd yn ol o ran caniatad cynllunio amlinellol 0/42351 (Datblygiad tir gyferbyn a Bryn Rhodyn, (Ffordd Dolwen) Hen Golwyn ar gyfer tai preswyl (Caniatad Cynllunio Amlinellol)(Cam 1) i ganiatau ar gyfer gwelliannau i'r cynllun a gymeradwywyd Safle: Land at Dolwen Road, Old Colwyn, Colwyn Bay, LL29 8UP Ymgeisydd: Mr Sean McBride Gwrthwynebiad: Mae'r Pwyllgor yn cefnogi gwrthwynebiadau'r trigolion ac yn cytuno y dylid glynu wrth y deunyddiau/dyluniadau gwreiddiol a ganiatawyd. Mae'r wal gynnal yn bryder penodol, gan fod y gwahanol ddeunyddiau a ddefnyddiwyd yn achosi pryderon esthetig a strwythurol/cynnal a chadw, a dylid adeiladu'r arwyneb/llwybr coetir yn unol â'r cynlluniau tirlunio a gymeradwywyd. Variation of condition no 1 of planning approval 0/45161 (approval of matters reserved in respect of outline planning permission 0/42351 (Development of land opposite Bryn Rodyn (Dolwen Road Old Colwyn for residential housing (Outline planning Permission)(Phase 1) to allow for amendments to approved scheme Location: Land at Dolwen Road, Old Colwyn, Colwyn Bay, LL29 8UP Applicant: Mr Sean McBride Objections: The Committee supports the residents objections and agree that the original consented materials/designs should be adhered to. The retaining wall is a particular concern, as the different materials which have been used are causing aesthetic and structural/maintenance concerns, and the surfacing/woodland path should be built in accordance with the approved landscaping plans.
0/52622		Amrywio amod rhif 1 o ganiatad cynllunio 0/45158 (Cymeradwyo materion a gadwyd yn ol o ran caniatad cynllunio amlinellol 0/42343 (Datblygiad tir gyferbyn a Bryn Rhodyn, (Ffordd Dolwen) Hen Golwyn ar gyfer tai preswyl (Caniatad Cynllunio Amlinellol)(Cam 2) i ganiatau ar gyfer gwelliannau ol-weithredol i'r cynllun a gymeradwywyd Safle: Land at Dolwen Road, Old Colwyn, Colwyn Bay, LL29 8UP Ymgeisydd: Mr Sean McBride Gwrthwynebiad: Mae'r Pwyllgor yn cefnogi gwrthwynebiadau'r trigolion ac yn cytuno y dylid glynu wrth y deunyddiau/dyluniadau gwreiddiol a ganiatawyd. Mae'r wal gynnal yn bryder penodol, gan fod y gwahanol ddeunyddiau a ddefnyddiwyd yn achosi pryderon esthetig a strwythurol/cynnal a chadw, a dylid adeiladu'r arwyneb/llwybr coetir yn unol â'r cynlluniau tirlunio cymeradwy. Variation of condition no 1 of planning approval 0/45158 (approval of matters reserved in respect of outline planning permission 0/42343 (Development of land opposite Bryn Rodyn (Dolwen Road Old Colwyn for residential housing (Outline planning Permission)(Phase 2) to allow for the retrospective

		amendments to the approved scheme Location: Land at Dolwen Road, Old Colwyn, Colwyn Bay, LL29 8UP Applicant: Mr Sean McBride Objection: The Committee supports the residents objections and agree that the original consented materials/designs should be adhered to. The retaining wall is a particular concern, as the different materials which have been used are causing aesthetic and structural/maintenance concerns, and the surfacing/woodland path should be built in accordance with the approved landscaping plans.
0/52626		Addasiadau, estyniad, trosi garej yn rhannol ac ail-gynllunio'r annedd i ffurfio 2 annedd deulawr Safle: Treetops and Coach House, Nant y Glyn Road, Colwyn Bay, LL29 4AB Ymgeisydd: Mr Adam Brockley Dim Gwrthwynebiad Alterations, extensions, partial garage conversion and replanning of dwelling layouts to form 2 no 2-storey dwellings Location: Treetops and Coach House, Nant y Glyn Road, Colwyn Bay, LL29 4AB Applicant Mr Adam Brockley No Objections
0/52629		Cydgrynhai arfaethedig y caniatad cynllunio blaenorol ar gyfer y defnydd o'r chwarel i derbyn a phrosesu gwastraff a gweithredu gorsaf trosglwyddo gwastraff ynghyd ag estyniad a chaniatau defnyddio'r tir gyfer storio deunydd Safle: Plas Gwilym Quarry, 78, Llysfaen Road, Old Colwyn, LL29 9HE Ymgeisydd: Mr Dewi Jones Dim Gwrthwynebiad Proposed consolidation of previous planning consents for the use of quarry for waste receiving, processing and operation of waste transfer station together with an extension and to allow the use of land for the stockpiling of material Location: Plas Gwilym Quarry, 78, Llysfaen Road, Old Colwyn, LL29 9HE Applicant Mr Dewi Jones No Objections