

**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 5th AUGUST 2025**

PRESENT: Cllr John Clayton, Chair
Cllrs: C Brockley, J Higgins, P Hughes, A Jones, T Lee, T Maclean, J Nuttall
(Mayor), R Owen, D Wilkins and G Wynne (Deputy Mayor).

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

ABSENT: Cllr C Bell

116/25 Welcome and Apologies for Absence:

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

117/25 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 for those items.

118/25 Minutes:

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

119/25 Matters Arising from Previous Minutes

a) Min 358/24(a) – Bus Shelters:

An update on recent inspections, cleaning, repairs and improvement works (green roofs) and the current reserve balance (currently £17,071.95) was submitted. It was noted that the living roofs would be installed during week commencing 11th August. A reserve balance is requested every 6 months, approximately, but we do not receive a detailed breakdown/statement of expenditure since the last balance was provided.

Resolved to Request that Conwy CBC

***1. Send a copy of the detailed condition report (after each inspection) and
2. Supply a detailed breakdown/statement of transactions since the last balance was provided, ideally every six months, or, if this is not possible, then to retain the balance as an EMR at Town Council and for Conwy CBC to invoice us for works as they are completed.***

b) Min 87/25(c)(ii) - Bench, Victoria Road, Colwyn Bay:

It was noted that no response to the insurance cover query (whether the vehicle involved in the impact had been identified), which had been sent to ERF in June, had been received despite a follow up email.

Resolved to follow this up with Melissa Davies (C&TC Link Officer), given the time that has now elapsed since the enquiry was submitted.

Further resolved to send a holding reply to the resident concerned.

120/25 Conwy CBC: Members received and considered the following correspondence from CCBC:

- a) Email correspondence in reply to concerns about highway dangers/issues with scooters along the Old Highway was noted.

Resolved to ask Members (who were also school governors) to pass the concerns onto the local schools.

- b) Play Equipment: An email from the Play Inspector giving an update on works completed (funded by SPF funding) and requesting match-funding of £2,726.86 towards replacing a damaged piece of equipment in Rhos Paddling Pool play area, £550 for INK for graffiti art for the Skate Park and £203.89 for repairs to the net roundabout in the Glyn estate playground.

Resolved to recommend approval of the works, with the total cost of £3,480.75 to come from this year's budget of £19,000 (leaving the EMR of £30k for future works)

- c) Summer Open Access Play Provision –timetable for play sessions for the summer holidays.
- d) Queen's Gardens Fountain: -
Email correspondence advising that other options are being considered for the fountain/electrical repairs. It was noted that this will be brought back to Committee once more information has been received.

121/25 Street Furniture:

Members noted that the inspections of noticeboards and benches for Q2 are now due and the list will be reviewed/updated at the next meeting.

122/25 North Wales Corporate Joint Committee and Strategic Development Plan (SDP):

An email from the North Wales Ambition Board (CJC) regarding the timetable/process for the preparation of the Delivery Agreement for the SDP was submitted to members. The Clerk gave a brief verbal overview regarding progress and timeline. The Plan is currently at stage 2 in a long process, with final adoption of the new North Wales SDP not likely to be completed by Welsh Government until January 2030.

123/25 Digital Screens:

The Clerk gave a verbal update regarding the need to replace the Old Colwyn screen (as it is beyond repair and outside of its three year guarantee period) and members noted that one quotation has been received for replacement (from the original supplier, based in South Wales), but that further quotations are being sought. It was noted that this will be brought back to Committee/Council once more quotations have been received.

124/25 Queen's Gardens:

A notice of a protest in Queen's Gardens was submitted and members noted the author had been advised that permission needs to be sought from the local authority and North Wales Police.

125/25 Transport for Wales:

The latest update from TFW was noted by members.

126/25 Mona Offshore Windfarm:

Members noted the Notice of Consent issued in respect of the Mona windfarm.

127/25 Licensing:

Licensing applications submitted for the period 7/7/2025 to 18/7/2025 were noted by members.

128/25 Planning:

a) **Planning Decisions:**

Members noted the planning decisions received from Conwy CBC for the period 23/6/2025 – 27/7/2025.

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

b) **Pre- Application Consultations:**

i) Former Guys Cliffe Nursing Home:

An email and site notice regarding the proposed new development on the former Guys Cliffe Nursing Home site was submitted to members. It was noted that there is a high demand for affordable one bedroomed dwellings in the Bay of Colwyn area and this site is in an accessible location (for those relying on alternative forms of transport to cars). Concerns were expressed by one member about the imposing size and character of the building, being three storeys high.

Resolved that the Committee/Council does not comment at this (Pre-app) stage and to wait for the full application submission. This will give members chance to view it in detail and consider other supporting documents/studies. It was noted that members could still submit individual comments at this PAC stage, if they have strong views.

ii) Dinerth Road Site:

Following the presentation given at a previous meeting, members were already familiar with the site and proposed development. Concern was expressed regarding access/egress via Dinerth Road, given that it is a busy junction. However, it was noted that the site used to house in excess of 70 County Council staff, many of whom used cars.

Resolved that the Committee does not comment at this (Pre-app) stage and to wait for the full application submission. This will give members chance to view the traffic report in detail, when submitted as part of the full submission.

It was noted that members can still submit individual comments, if they wish.

c) **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.

The meeting closed at 7.30 pm.

..... Chair

No Objectin
CYNGOR TREF BAE COLWYN BAY TOWN COUNCIL
CEISIADAU CYNLLUNIO/PLANNING APPLICATIONS

5/08/2025

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
0/52646	D	Ailddatblygu i newid defnydd y llawr gwaelod o gaffi/siop (defnydd A1-A3 ar y cyd) i fflat hunangynhwysol 1 ystafell wely, ynghyd ag addasiadau allanol Safle: Corner Cupboard, 1, Wynnstay Road, Colwyn Bay, LL29 8NB Ymgeisydd: Mr Darren Pomfret Dim Gwrthwynebiad Redevelopment to change the use of ground floor from cafe/shop (joint A1-A3 use) to a self contained 1 bedroom apartment, together with external alterations Location: Corner Cupboard, 1, Wynnstay Road, Colwyn Bay, LL29 8NB Applicant: Mr Darren Pomfret No Objection
0/52649	D	Torri Cypreswydden Monterey. Ailblannu Coeden Griafol. Safle: 15, Pentre Isaf, Old Colwyn, LL29 8UT Ymgeisydd: David Evans Gwrthwynebiad i dorri Cypreswydden Monterey. Dim ond tocio/lleihau a chynnal a chadw cyffredinol sydd ei angen. Fell Monterey Cypress tree. Replant with Rowan tree Location: 15, Pentre Isaf, Old Colwyn, LL29 8UT Applicant: David Evans Objection to the felling of the Monterey Cypress tree. Just needs pruning/reducing and general maintenance.
0/52650	D	Tocio gwrych leylandii i 8 troedfedd. Tocio uchder coeden Helyg 1-2 metr. Tynnu coeden leylandii ac ail-blannu 2 goed llydanddail H1 – gwrych Leylandii Safle: Hazeldene, 9, Queen's Drive, Colwyn Bay, LL29 7BH Ymgeisydd: Russel Everett Dim Gwrthwynebiad Reduce leylandii hedge down to 8ft, Reduce height from Willow tree 1-2 metre. Remove leylandii tree and replant with 2 broadleaf trees H1 – Leylandii hedge T1 Willow T2 Leylandii Location: Hazeldene, 9, Queen's Drive, Colwyn Bay, LL29 7BH Applicant: Russel Everett No Objection
0/52662	D	Dileu amodau rhifau 11 (system (au) Draenio Dwr Budr) ac 13 (Gwella Priffyrdd) o ganiatad cynllunio 0/50965 (Amrywio amod rhif 1 caniatad

Cyfeirnod/ Reference	LEFEL/ LEVEL	CAIS/APPLICATION
		cynllunio 0/47476(Adeiladu 3 annedd ar wahan 4 ystafell wely ac adeiladu mynedfa) i ganiatau ar gyfer newidiadau i gynlluniau a gymeradwywyd Safle: Caravan to the rear of 29, Pen y Bryn Road, Upper Colwyn Bay, LL29 6AG Ymgeisydd: Mrs Sarah Jaap Dim Gwrthwynebiad Removal of condition nos 11 (Foul Drainage System(s) & 13 (Highway Improvements) of planning approval 0/50965 (Variation of condition no 1 of planning approval 0/47476 (Construction of 3 no. detached 4 bedroom dwellings and construction of means of access) to allow for changes to approved plans) Location: Caravan to the rear of 29, Pen y Bryn Road, Upper Colwyn Bay, LL29 6AG Applicant Mrs Sarah Jaap No Objection
0/52670	D	Grwp 1 – Pisgwydd x 5 – Torri canghennau sy'n hongian drosodd ar ochr yr eiddo i 6m o'r gwraidd Coeden 2 – Sycamorwydden – Torri tyfiant sy'n rhwystro oddi ar goeden trydydd parti yn ol l'r ffin Grwp 3 – Llwyfen – Torri canghennau sy'n hongian drosodd ar ochr yr eiddo i 5m o'r gwraidd, lleihau tyfiant ochrol ar yr ochr sy'n wynebu'r eiddo 2m a thocio canghennau l glirio cebl BT (o leiaf 30cm) Coeden 4 – Masarnen – Torri cyff canolog syth sydd wedi'i ddifrodi gan storm, leihau'r lledaeniad ochrol ar yr ochr sy'n wynebu'r eiddo 2m, torri canghennau arfrig y goeden 2m yn gyffredinol Coeden 6 – Gwernen – leihau'r uchder 8m a'r lledaeniad ochrol 2m Coeden 7 – Gwernen – Fel Coeden 6 ond 6m a thorri brig y goeden at ochr y ffordd 5m Coeden 8 – Sycamorwydden – Aildocio l'r pwyntiau tocio blaenorol Group 9 – Pisgwydd - Aildocio l'r pwyntiau tocio blaenorol Coeden 10 – Masarnen – Tocio canghennau sy'n rhwystro cebl BT (o leiaf 30cm)

Cyfeirnod/ Reference	LEFEL/ LEVEL	CAIS/APPLICATION
		Grwp 11 – Masarn x 2 a Sorbus x 2 – Cael gwared ar y fasarnen wael, tocio brig y coed sydd ar ol 3m dros lwybr cerddwyr Coeden 14 – Masarnen Frith – Torri ‘r goeden l lawr fesul darn oherwydd bod ffyngau pydru a ddynodwyd fel Kretzschmaria deusta Coeden 15 – Ceiriosen – Tocio brig y goeden 3m a’r lledaeniad ochrol hyd at 2m Coeden 16 – Masarnen – Tocio’r uchder a’r ochrau ar ochr dde’r brig hyd at 2.5m l ail-gydbwyso’r brig Safle: Swn y Mor, 78, Conway Road, Colwyn Bay, LL29 7LE Ymgeisydd: Jo Roberts Dim Gwrthwynebiad Group 1 – Limes x 5 – Crown Lift overhanging growth on property side to 6m from base Tree 2 – Sycamore – Reduce encroaching growth from 3rd party tree to back of boundary Group 3 – Elms – Crown lift overhanging growth on property side to 5m from base, reduce lateral spread property facing side by 2m and prune offending branches to cleat BT cable (min 30cm) Tree 4 – Maple – Remove storm damage central upright stem, reduce lateral spread property facing by 2m, crown reduce remaining crown by 2m overall Tree 6 – Alder – reduce height by 8m and lateral spread by 2m Tree 7 – Alder – As T6 but by 6m and crown lift roadside by 5m Tree 8 – Sycamore – Re-pollard to previous pollard points Group 9 – Limes - Re-pollard to previous pollard points Tree 10 – Maple – Prune offending branches to clear BT Cable (min 30cm) Group 11 – Maples x 2 and Sorbus x 2 – remove poor Maple, crown raise remaining trees to 3m over pedestrian footpath Tree 14 – Variegated Maple – Fell tree by section dismantling due to the presence of a decay fungi identified as Kretzschmaria deusta Tree 15 – Cherry – Crown reduce height by 3m and lateral spread by up to 2m Tree 16 – Maple – Reduce height and laterals on southern side of crown by up to 2.5m to rebalance crown Location: Swn y Mor, 78, Conway Road, Colwyn Bay, LL29 7LE Applicant: Jo Roberts No Objection
0/52684	D	Amrywio amod rhif 2 caniatad Cynllunio 0/51485 (ailfodelu i gynnwys ychwanegu llawr cyntaf ynghyd ag estyniad unllawr i’r ffyrnt a’r cefn. Codi garej ar y llawr gwaelod isaf) i ganiatau ar gyfer cynlluniau diwygiedig Safle: Sabi Pas, 43, Pen y Bryn Road, Upper Colwyn Bay, LL29 6AG Ymgeisydd: Sion & Aneta Peplinska-Jones Dim Gwrthwynebiad Variation of condition no 2 of Planning Approval 0/51485 (Remodelling to include addition of a first floor together with a single storey front and rear extension . Construction of a lower ground floor garage) to allow for amended plans Location: Sabi Pas, 43, Pen y Bryn Road, Upper Colwyn Bay, LL29 6AG Applicant: Sion & Aneta Peplinska-Jones No Objection

Cyfeirnod/ Reference	LEFEL/ LEVEL	CAIS/APPLICATION
0/52694		Estyniad unllawr arfaethedig i ochr dde yr annedd bresennol ynghyd ag addasiadau mewnol a gwaith allanol cysylltiedig gan gynnwys gwella mynediad anabl ac i gerbydau Safle: 28, Bryn Rhug, Upper Colwyn Bay, LL29 6DP Ymgeisydd: Mr & Mrs David Blackman Dim Gwrthwynebiad Proposed single storey extension to right-hand side of existing dwelling house together with associated internal alterations and external works including improved vehicular and disabled access Location: 28, Bryn Rhug, Upper Colwyn Bay, LL29 6DP Applicant: Mr & Mrs David Blackman No Objection
0/52695		G1 - Lleihau o 30% DT - Torri'r Goeden T1 – Lleihau o 25% - 30% T2 – Tynnu o lefel y ddaear T3 – Torri i lefel y ddaear T4 – Tocio canghennau isaf a lleihau'r uchder oddeutu 30 troeddfedd Safle: 2, Queen's Avenue, Colwyn Bay, LL29 7BE Ymgeisydd: Mr Harri Thomas Gwrthwynebu torri coed T3 (Sbriwsen Mawr yn ardal y maes parcio) ond dim gwrthwynebiad i'r gweddill. G1 - 30% reduction DT - Fell T1 – 25% - 30% reduction T2 – Remove from ground level T3 – Fell to ground level T4 – Crown, lift and reduce in height approx 30 ft Location: 2, Queen's Avenue, Colwyn Bay, LL29 7BE Applicant: Mr Harri Thomas Object to felling of T3 (Large Spruce in carpark area) but no objections to the rest.
0/52697		Newid defnydd y llawr gwaelod o swyddfa weinyddol i ddefnydd preswyl (C3 Ty Annedd) Safle: Haver Hill, 4, Egerton Road, Colwyn Bay, LL29 8RR Ymgeisydd: Mr Clive Nadin Dim Gwrthwynebiad Change of use for the ground floor from administrative office to residential Use (C3 Dwelling House) Location: Haver Hill, 4, Egerton Road, Colwyn Bay, LL29 8RR Applicant: Mr Clive Nadin No Objection
0/52700		Arddangos 1 arwydd heb ei oleuo Safle: Hafan y Glyn (Formerly land near Glyn Farm), Glyn Avenue, Colwyn Bay, LL29 8RW Ymgeisydd: Walking Property Ventures Ltd Dim Gwrthwynebiad Display of 1 no non-illuminated stack sign Location: Hafan y Glyn (Formerly land near Glyn Farm), Glyn Avenue, Colwyn Bay, LL29 8RW Applicant: Walking Property Ventures Ltd No Objection