

**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 2nd SEPTEMBER 2025**

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

OFFICERS: Roz Dudley, Assistant Clerk

ABSENT: Cllr R Owen

146/25 Welcome and Apologies for Absence:

The Chair, Cllr J Clayton welcomed members to the meeting. Apologies for absence were received from the Town Clerk, T Earley, Cllrs J Higgins and K Roberts.

147/25 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.

148/25 Minutes:

Resolved to approve and sign, as a correct record, the minutes of the last meeting, held on 5th August 2025.

149/25 Matters Arising from Previous Minutes

- a) **Min 52/25(b) - County Borough of Conwy (Various Roads –Old Colwyn) - (Prohibition and Restriction of Waiting) Order 2025:**
Members noted a reply from Conwy CBC regarding the recent proposals with a response to the Town Council's observations.
- b) **Min 119/25(a) – Bus Shelters:**
Members noted the photographs showing the recent installation of bus shelters with living roofs in the local area.
- c) **Min 119/25(b) - Bench, Victoria Road, Colwyn Bay:**
Members noted the update concerning the damaged bench, including the insurance cover enquiry and the quoted replacement cost of £1,500. They were informed of resident's requests to have the bench reinstated, noting its frequent use by individuals travelling to and from the medical centre. It was proposed that a more robust bench be installed, akin to the model currently in place on Penrhyn Road, Rhos-on-Sea.
Resolved to recommend that the Town Council replace the bench but that quotations are requested for a Broxap Sturdy bench (purchased in May 2015) currently in place on Penrhyn Road, Rhos on Sea.

150/25 Conwy CBC: Members received and considered the following correspondence from CCBC:

- a) **Play Equipment:**

- i) An e-mail from the Play Inspector regarding a request for funding to replace the damaged Zip wire in Rhos Paddling Pool play area.
Resolved, in principle, to recommend approval of providing the funding to replace the Zip wire. This will be subject to approval of quotations submitted from the Play Inspector.
- ii) A summary of work required/in progress in the Town Council area (included in the e-mail from the Play Inspector) was noted by members.
- iii) An email from the Play Inspector confirming the repair of a swing basket swing in Rhos Park was noted by members.

151/25 Street Furniture:

The inspections of noticeboards and benches for Q2 was reviewed and updated.

152/25 Old Colwyn Residents Association:

Members received and noted the minutes of the meeting held on 5th August 2025.

153/25 Mona Offshore Windfarm:

Members received and noted the latest newsletter.

154/25 Play:

Members received and noted the latest Play E-Bulletin.

155/25 Licensing:

Licensing applications submitted for the period 04/08/2025 to 08/08/2025 were noted by members.

156/25 Planning:

- a) **Planning Decisions:**
Members noted the planning decisions received from Conwy CBC for the period 21/7/2025 – 17/8/2025.
- b) **Planning Consultation– Upgrade of Mast at North Wales Police HQ:**
Members received and noted a consultation letter detailing the proposed upgrade of a Mast at North Wales Police HQ.
- c) **Planning Aid Wales:**
Members received and noted the latest information.
- d) **One Voice Wales:** Members received and noted the information about Biodiversity and responding to local planning Applications. The Assistant Clerk informed the members that a copy would be saved as a reference point when considering planning applications.
- e) **Planning Enforcement Appeal:** Members received and noted the notice of an appeal for 89, Tan y Bryn Road, Rhos on Sea. A County Cllr present had produced a detailed report on this application which was available to any member on request.

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

- Cllr T Davies declared a personal interest in Planning Application 0/52751 and retired from the meeting when the application was being considered.

f) **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.

g) **Site Visit:**

A site visit for Planning Application 0/52629 (Plas Gwilym Quarry) on 9th September was submitted and members were asked for their availability. No Old Colwyn Councillors were present at the meeting.

Resolved that the Assistant Clerk be requested to forward the request to Old Colwyn Councillors and if they attend, to report back to the next meeting.

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The meeting closed at 7.20 pm.

..... Chair

CYNGOR TREF BAE COLWYN BAY TOWN COUNCIL
CEISIADAU CYNLLUNIO/PLANNING APPLICATIONS
02/09/2025

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
0/52720	PC	Ddatblygu preswyl yn cynnwys adeiladu 3 annedd Safle: Former Sports Court, Oak Drive, Colwyn Bay, LL29 7YN Ymgeisydd: Northfield Property Development Ltd Dim Gwrthwynebiad Cydnabu'r Pwyllgor fod y pryderon a arweiniodd at y gwrthodiad ym mis Mai 2024—yn benodol ynghylch dimensiynau'r ffordd fynediad, darpariaethau parcio ceir, a threfniadau system draenio gynaliadwy—wedi cael sylw boddhaol yn y cais presennol. Er bod y Pwyllgor wedi nodi'r gwrthwynebiadau a godwyd gan drigolion, nid oeddent yn seiliedig ar ystyriaethau cynllunio perthnasol o ystyried y cyd-destun gyda datblygiadau cyfagos ac felly ni ellid eu cefnogi. Residential development comprising of the erection of 3 dwellings Location: Former Sports Court, Oak Drive, Colwyn Bay, LL29 7YN Applicant: Northfield Property Development Ltd No Objections The Committee acknowledged that the concerns which led to the refusal in May 2024—specifically regarding the dimensions of the access road, car parking provisions, and sustainable drainage system arrangements—had been satisfactorily addressed in the current application. While the Committee took note of the objections raised by residents, these were not based on material planning considerations given the context with neighbouring developments and therefore could not be supported.
0/52722	D	Tynnu 2 Goeden Afal (Malus Domestica) Safle: Woodcote, 37, Coed Pella Road, Colwyn Bay, LL29 7BB Ymgeisydd: Mr Stuart Lunt Nid oedd unrhyw wrthwynebiad i gael gwared ag un goeden; fodd bynnag, yn dilyn trafodaethau gyda warden coed y Cyngor Tref, cytunodd yr ymgeisydd i gadw'r goeden sy'n weddill ac i blannu coed ffrwythau ychwanegol. Remove 2 no Apple Trees (Malus Domestica) Location: Woodcote, 37, Coed Pella Road, Colwyn Bay, LL29 7BB Applicant: Mr Stuart Lunt There was no objection to the removal of one tree; however, following discussions with the Town Council's tree warden, the applicant agreed to

		retain the remaining tree and to plant additional fruit trees.
0/52729	PC	Ddatblygu preswyl yn cynnwys codi 11 annedd ynghyd a cgreu mynediad newydd i gerbydau, ffordd fynediad, tirlunio a gwaith cysylltiedig Safle: Former Sports Court, Oak Drive, Colwyn Bay, LL29 7YN Ymgeisydd: Northfield Property Development Ltd Dim Gwrthwynebiad Cydnabu'r Pwyllgor fod y pryderon a arweiniodd at y gwrthodiad ym mis Mai 2024—yn benodol ynghylch dimensiynau'r ffordd fynediad, darpariaethau parcio ceir, a threfniadau system draenio gynaliadwy—wedi cael sylw boddhaol yn y cais presennol. Er bod y Pwyllgor wedi nodi'r gwrthwynebiadau a godwyd gan drigolion, nid oeddent yn seiliedig ar ystyriaethau cynllunio perthnasol o ystyried y cyd-destun gyda datblygiadau cyfagos ac felly ni ellid eu cefnogi. Residential development comprising of the erection of 11 dwellings together with the creation of a new vehicular access, access road, landscaping and associated works Location: Former Sports Court, Oak Drive, Colwyn Bay, LL29 7YN Applicant: Northfield Property Development Ltd No Objections The Committee acknowledged that the concerns which led to the refusal in May 2024—specifically regarding the dimensions of the access road, car parking provisions, and sustainable drainage system arrangements—had been satisfactorily addressed in the current application. While the Committee took note of the objections raised by residents, these were not based on material planning considerations given the context with neighbouring developments and therefore could not be supported.
0/52730	D	Balconi arfaethedig i gefn yr annedd ac addasu agoriad ffenestr presennol i ganiatau drysau patio Safle: 194, Llanrwst Road, Upper Colwyn Bay, LL28 5YS Ymgeisydd: Mr K Pritchard Dim Gwrthwynebiad Proposed balcony to rear of dwelling and alteration to existing window opening to allow for patio doors Location: 194, Llanrwst Road, Upper Colwyn Bay, LL28 5YS Applicant Mr K Pritchard No Objections

0/52750	Newid defnydd o Safle Tir Llwyd i greu gardd gwrw newydd yn atodiad i'r ty tyfarn cyfagos, gydag oriau gweithredu yn cyd-fynd ag oriau gweithredu'r ty tafarn. Cyflwyno Caniatad Adeilad Rhestredig gyda'r cais blaenorol ar gyfer caniatad cynllunio (gardd gwrw – 0/51802) – llunio ardal yfed allanol, waliau ffiniau allanol, grisiau mynediad a ramp ynghyd a threiddiadau i'r wal wag bresennol er mwyn cael mynediad i'r ardal allanol o'i ty tafarn. Bydd y gwaith yn cynnwys gosod caniopiau gwydr arfaethedig ar wal allanol ar yr un lefel a'r canopi presennol ar Princes Drive ar flaen yr eiddo (Caniatad Adeilad Rhestredig) Safle: 24-26, The Picture House, Princes Drive, Colwyn Bay, LL29 8LA Ymgeisydd: Mr Paul Curran Dim gwrthwynebiadau mewn egwyddor i'r cais hwn; fodd bynnag, mae pryderon wedi'u codi ynghylch lefelau sŵn uchel yn hwyrach yn y nos, a allai effeithio ar drigolion cyfagos a bydd angen monitro parhaus arnynt.Change of use from a Brownfield Site to create a new beer garden ancillary to the adjoining Public House, operating hours to match those of the pub. LBC to be submitted alongside previous application for planning permission (beer garden – 0/51802) – forming of external drinking area, external boundary walls, access steps and ramp as well as penetrations to existing blank façade for access to external area from within public house. Works include proposed glazed canopies to be fixed to external wall at same level as existing canopy to Princes Drive at the front of the property (Listed Building Consent) Location: 24-26, The Picture House, Princes Drive, Colwyn Bay, LL29 8LA Applicant: Mr Paul Curran No objections in principle to this application; however, concerns have been raised regarding elevated noise levels later in the evening, which may affect nearby residents and will require ongoing monitoring
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