

**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 30th SEPTEMBER 2025**

PRESENT: Cllr John Clayton, Chair
Cllrs: C Brockley, T Davies, P Hughes, T Lee, J Nuttall (Mayor), R Owen,
D Wilkins.

OFFICERS: Roz Dudley, Assistant Clerk

ABSENT: Cllr C Bell and G Wynne (Deputy Mayor)

191/25 Welcome and Apologies for Absence:

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

192/25 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.

193/25 Minutes:

Resolved to approve and sign, as a correct record, the minutes of the last meeting, held on 2th September 2025.

194/25 Matters Arising from Previous Minutes

(a) Min 149/25(c) - Bench, Victoria Road, Colwyn Bay:

The Clerk reported that there was no update with regard our requests about costs of benches made out of alternative/longer lasting material. The Clerk had also referred this item to the Policy and Finance Committee for their consideration. The Policy and Finance Committee had noted that CCBC will not be replacing public benches. Whilst we are awaiting further quotes, the committee members had requested from CCBC information if they are taking requests for memorial benches, and if the quote of £1,500 per bench includes installation and maintenance during its lifetime.

Resolved to wait for the information already requested about alternative types of bench and also to wait for the reply to the enquiry if CCBC is currently accepting funded requests for new memorial benches from the public, or just from T&C Councils, and whether the price quoted includes installation and routine maintenance during its lifespan.

(b) Min 150/25(a)(i) – Play Equipment:

(i) *Resolved to approve a quote and to ratify work to repair the damaged Zip wire in Rhos Paddling Pool play area.*

(ii) Conwy Play Development improving opportunities for play grants:

The Clerk submitted information regarding £5000 funding available for Town and Community Councils. It was noted that Applications close 20th October 2025 and projects must be completed by 23rd March 2026 and that the Clerk

had requested information regarding how the funding could be used as the Town Councils do not own the play grounds.

Resolved due to the short notice, that delegation be given to the Clerk to make a decision about applying for the grant if the Town Council meets the criteria and time allows.

195/25 Conwy CBC: Members received and considered the following correspondence from CCBC:

a) **Beach Mats:**

An e-mail regarding the removal/storage and re-installation of the beach mats in 2026. The Clerk reported that a site visit would be arranged prior to the installation next year so the members can see how much effort is involved in laying/removing them and to discuss location to see if they can be less exposed to the elements, which caused problems this year.

b) **The County Borough of Conwy (Disabled Person's Parking Places) (No 1) Order 2025:**

Members noted the notices for various roads in the Colwyn area.

c) **Review of 20mph Speed limit Resident's Opinions:**

Members were in agreement with the proposals submitted to change some roads back from 20mph to 30mph and felt the changes would have a positive impact.

196/25 Street Furniture:

a) Correspondence was submitted regarding a damaged bench on Abbey Road which was noted by members. The Clerk reported that the Policy & Finance Committee had resolved to recommend increasing the street furniture budget, to provide funds for two bench replacements per annum, from 2026/27 onwards (£3,000 p.a. approx.) to replace benches which residents report as missing/damaged and are used regularly.

b) No update had been received about a missing picnic bench on the promenade, which was noticed following the recent inspection and has been reported to ERF.

197/25 Fireworks Marine Licence:

Members noted documents relating to the granting of the Marine Licence needed for the Fireworks display in November.

198/25 Owain GlynDwr Day:

Members noted an email from the Owain Glyndwr Society.

199/25 Play Wales:

a) Members noted the latest Play Wales E-Bulletin.

b) Play Wales Consultations: This information had only been received today and as the deadline for the first consultation was 17th October 2025, any comments were asked to be emailed to the Clerk.

200/25 Transport for Wales:

Members noted the latest E-bulletin.

201/25 Licensing:

Licensing applications submitted for the period 08/09/2025 to 12/09/2025 were noted by members.

202/25 Planning:

a) **Planning Decisions:**

Members noted the planning decisions received from Conwy CBC for the period 18/8/2025 – 14/09/2025.

b) **Planning Aid Wales:**

i) Members noted the latest training courses information.

ii) Members noted and thanked Cllr T Davies for his report on his recent training course. The presentation slides would be emailed to the Committee.

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

c) **Planning Applications:**

i) To receive and consider the planning applications received from Conwy CBC and the Town Council observations with regard to the amended planning application 0/52376 – Land off Heol Dirion.

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

The meeting closed at 7.10 pm.

..... Chair

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

30/09/2025

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 bartion 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
0/52376 Cais disgrifiad/ Amended Application	D	Cais i ddatblygu 27 annedd (tai fforddiadwy) ar dir Heol Dirion, Bae Colwyn Safle: Land off Heol Dirion Colwyn Bay, LL29 8QA Ymgeisydd: Mr Bryn Bolton Mae Amcan 4 Cynllun Lle Bae Colwyn (www.colwynplaceplan.com) yn cefnogi datblygiad o gymysgedd o ddeiliadaethau a thai fforddiadwy, ac mae'r datblygiad arfaethedig hwn yn gam cadarnhaol i helpu i gyrraedd y nod hwnnw. Nid oedd gan y Pwyllgor unrhyw wrthwynebiad i'r cais, gan gydnabod yr angen am dai fforddiadwy yn yr ardal. Fodd bynnag, fe nodwyd y pryderon a'r argymhellion a ganlyn: Oherwydd problemau gyda llifogydd dŵr wyneb ar ddatblygiadau cyfagos, rhaid cael strategaeth ddraenio gynhwysfawr yn ei lle, gyda sicrwydd bod Dŵr Cymru wedi gwneud darpariaethau digonol. Mae'r Pwyllgor yn gofyn i'r datblygwr ystyried ymgorffori nodweddion cynaliadwy megis paneli solar, pypiau gwres, a phalmentydd athraidd i wella fforddiadwyedd a chynaliadwyedd i breswylwyr y dyfodol. Mae'r Pwyllgor yn annog y datblygwr yn gryf i ymgysylltu â Rheolwr y Cynllun Lle cyn gynted â phosibl er mwyn deall amcanion y Cynllun Lle yn well a sicrhau aliniad â blaenoriaethau lleol. Proposed development of 27 no. Dwellings (affordable homes) on land at Heol Dirion, Colwyn Bay Location: Land off Heol Dirion Colwyn Bay, LL29 8QA Applicant: Mr Bryn Bolton The Bay of Colwyn Place Plan Objective 4 (www.colwynplaceplan.com) supports the development of a mix of tenures and affordable homes, and this proposed development is a positive step in helping to achieve that goal. The Committee raised no objections to the application, recognising the need for affordable housing in the area. However, the following concerns and recommendations were noted: Due to issues with surface water flooding on nearby developments, a comprehensive drainage strategy must be in place, with assurance that Welsh Water has made sufficient provisions. The Committee requests that the developer consider incorporating sustainable features such as solar panels, heat pumps, and permeable paving to enhance affordability and sustainability for future residents.

Cyfeirnod/ Reference	LEFEL / LEVEL	CAIS/APPLICATION
		The Committee strongly encourages the developer to engage with the Place Plan Manager at the earliest possible stage to better understand the Place Plan objectives and ensure alignment with local priorities.
0/52412 Cynlluniau diwygiedig/ Amended Plans	D	Cais i godi annedd ar wahân a gwaith datblygi cysylltiedig sy'n cynnwys mynediad a thirlunio Safle: Braeside, 26, Pwllcrochan Avenue, Colwyn Bay, LL29 7BW Ymgeisydd: Mr Jim Barry Dim Gwrthwynebiad Proposed erection of detached dwelling and associated development including access and landscaping Location: Braeside, 26, Pwllcrochan Avenue, Colwyn Bay, LL29 7BW Applicant: Mr Jim Barry No objections
0/52774	D	Estyniad cefn unllawr a tho fflat yn lle'r ystafell haul bresennol Safle: 192, Dinerth Road, Rhos on Sea, LL28 4UP Ymgeisydd: Mr Matthew Brierley Dim Gwrthwynebiad Single Storey flat roofed rear extension in lieu of existing conservatory Location: 192, Dinerth Road, Rhos on Sea, LL28 4UP Applicant: Mr Matthew Brierley No objections
0/52779	D	Gwaith ty mewn, estyniadau, traswnwid yr atig a lledu'r mynediad presennol i gerbydau Safle: 32, Brompton Avenue, Rhos on Sea, LL28 4TF Ymgeisydd: Mr Owen Williams Interior works, extensions, loft conversion and widening of existing vehicle access Location: 32, Brompton Avenue, Rhos on Sea, LL28 4TF Applicant: Mr Owen Williams Members noted the concerns from residents regarding surface water drainage and protection for tree routes. The committee has no objections subject to suitable conditions being put in place to address these concerns.
0/52782	PC	Gosod Isadeiledd dyfarnwr Fideo (VAR) sy'n cynnwys codi ciosg pren (ystafell gweithrediadau fideo) a datblygiad cysylltiedig Safle: Colwyn Bay Football Club, Llanelian Road, Old Colwyn, LL29 8UN Ymgeisydd: Mr Phil Thomas Dim Gwrthwynebiad Installation of Video Assistant Referee (VAR) infrastructure comprising the construction of 1 no timber kiosk (Video Operations Room) and associated development Location: Colwyn Bay Football Club, Llanelian Road, Old Colwyn, LL29 8UN Applicant Mr Phil Thomas No objections

Cyfeirnod/ Reference	LEFEL / LEVEL	CAIS/APPLICATION
0/52793/ & 0/52794 (Caniatad Adeilad Rhestredig/Listed Building Consent)	D	Is-rannu fflat a ganiatad eisoes i greu fflat ychwanegol, tynnu'r grisiau allanol segur a gwaith ar y ffynnon olau ble mae'r allanfa Safle: Imperial Hotel, 45, Station Road, Colwyn Bay, LL29 8BP Ymgeisydd: Imperial Developments Ltd Dim Gwrthwynebiad Proposed subdivision of an approved apartment to form an additional apartment, proposed removal of redundant external stairs, proposed works to exiting lightwell Location: Imperial Hotel, 45, Station Road, Colwyn Bay, LL29 8BP Applicant: Imperial Developments Ltd No objections
0/52796	D	Gwaith adferol i'r goeden Safle: 400, Abergele Road, Old Colwyn, LL29 9PA Ymgeisydd: Mr Sydney Arslanian Dim Gwrthwynebiad Remedial works to tree Location: 400, Abergele Road, Old Colwyn, LL29 9PA Applicant: Mr Sydney Arslanian No objections
0/52812	PC	Newid defnydd llety preswyl ategol i ffurfio swyddfeydd ychwanegol Safle: Welsh Mountain Zoo, Old Highway, Colwyn Bay, LL28 5UY Ymgeisydd: Mr Andrew Marshall Dim Gwrthwynebiad Change of use of ancillary residential accommodation to form additional offices Location: Welsh Mountain Zoo, Old Highway, Colwyn Bay, LL28 5UY Applicant: Mr Andrew Marshall No objections
0/52828		Amrywio amod rhif 4 & 8 Caniatâd Cynllunio & cael gwared ar amod rhif 5 & 7 caniatâd cynllunio 0/49968 (Stand Newydd Arfaethedig gyda Seddi a Maes Parcio i'r cefn) Er mwyn i waith tirlunio gael ei gwblhau (Amod 4) ac i'r gwaith gwelia priffyrdd fod yn unol â'r llun a gyflwynwyd (amod 8) Safle: Colwyn Bay Football Club, Llanellian Road, Old Colwyn, LL29 8UN Ymgeisydd: Mr Brian Madden Dim Gwrthwynebiad Variation of Condition nos 4 and 8 and removal of condition nos 5 and 7 of planning approval 0/49968 (Proposed replacement stand with seating and car parking area to rear) to allow for landscaping works to be completed (condition 4) and highway improvement works to be in accordance with submitted drawing (condition 8) Location: Colwyn Bay Football Club, Llanellian Road, Old Colwyn, LL29 8UN Applicant: Mr Brian Madden No objections

Cyfeirnod/ Reference	LEFEL / LEVEL	CAIS/APPLICATION
0/52833		Cais Ôl-weithredol. Gwaith tirlunio, ardal arfaethedig â glaswellt artiffisial Safle: Rydal Penrhos Senior School, Pwllcrochan Avenue, Colwyn Bay, LL29 7BT Ymgeisydd: Mr R Smith Dim Gwrthwynebiad Retrospective application. Landscaping works, proposed artificial grass area Location: Rydal Penrhos Senior School, Pwllcrochan Avenue, Colwyn Bay, LL29 7BT Applicant: Mr R Smith No objections
0/52834		Newid defnydd i drosi'r hen gapel a chnocio drwodd i'r annedd bâr bresennol i greu annedd ar wahân 5 ystafell wely Safle: Nant y Meifod, Ty Capel, Groes Road, Colwyn Bay, LL29 8YP Ymgeisydd: C Johnson Dim Gwrthwynebiad Change of use to convert the former Chapel and knock through to existing semi-detached dwelling to create a 5 bedroom detached dwelling Location: Nant y Meifod, Ty Capel, Groes Road, Colwyn Bay, LL29 8YP Applicant: C Johnson No objections