

**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 18th NOVEMBER 2025**

PRESENT: Cllr John Clayton, Chair
Cllrs: C Bell, T Davies, J Higgins, P Hughes, A Jones, T Lee, R Owen, D Wilkins

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

VISITORS: One Member of the Public

ABSENT: Cllrs: R Owen, K Roberts and G Wynne

264/25 Welcome and Apologies for Absence:

The Chair, Cllr J Clayton welcomed members & visitors to the meeting. Apologies for absence were received from Cllrs C Brockley, T Maclean and J Nuttall (Mayor) who it was noted was attending a Mayoral Engagement.

265/25 Declarations of Interest:

Members were reminded that they must declare the existence and nature of any personal and/or prejudicial interest: None were declared.

266/25 Minutes:

Resolved to approve and sign, as a correct record, the minutes of the last meeting, held on 21st October 2025.

267/25 Matters Arising from Previous Minutes

- a) **Min 194/25(a) - ERF Information Requests re: Bench Replacements and Min 225/25(a) - Bus Shelter Maintenance:** Members noted that the communication issues (not getting responses to questions) had been raised at the recent one-to-one session with CCBC reps and that we have been advised to forward details of our concerns to the new Portfolio Holder, Cllr Mike Priestley. The Clerk would copy Cllr Priestley into any future correspondence.
- b) **Min 224/25(b) – Conwy Play Development improving opportunities for play grants:** Members noted the grant bid was successful and the order for the 5 finger mazes has been placed.
- c) **Min 224/25(a) – Playground contributions:**
Members noted an update from the Play Inspector regarding the playgrounds funding record and what has been spent/committed from our current year budget. The Inspector also notified members that there was some equipment in storage that could be used to replace previously removed items and older equipment. The drainage in Rhos on Sea Play area is still under investigation.
Resolved to receive/note the update report.

268/25 Conwy CBC: Members received and noted the following correspondence from CCBC:

- a) Traffic Regulation Orders and Site Notices containing details and locations for:

- i) Various Roads in Old Colwyn
- b) Various Roads in Rhos on Sea.

269/25 Old Colwyn Residents Association:

Members noted the minutes of the meetings held on 7th October and 4th November.

270/25 Chwarae Cymru/Play Wales: Members noted the following Play Bulletins:

- a) Research: What do Children say about Play in Wales.

271/25 Transport for Wales:

Members noted the latest E-bulletin.

272/25 Licensing:

Licensing applications submitted for the period 20/10/2025 to 7/11/2025 were noted by members. The Clerk informed members that the Licensing Department had been contacted and had clarified that the application for Station Road/Sea View Road had been submitted by Together for Colwyn Bay.

273/25 Planning:

a) **Planning Decisions:**

Members received and noted the planning decisions received from Conwy CBC for the period 13/10/2025 – 09/11/2025.

b) **Planning Site Visit:**

Cllr Davies gave a brief verbal report after attending a recent site visit regarding Planning Application 0/52376 at Land off Heol Dirion, Colwyn Bay. The discussion had mainly been around whether the proposed flood mitigation measures were suitable for the development. It was noted that Residents still have concerns.

c) **Dinerth Road Site:** Members noted an update on Tree and Vegetation management works at the site.

d) **Planning Aid Wales -** Members noted information about future training courses.

e) **Planning Applications:**

Members considered the planning applications received from Conwy CBC and also noted the email submitted by Betws yn Rhos Community Council on behalf of some of their residents in relation to planning applications 0/52909/52910.

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

The meeting closed at 7.07 pm.

..... Chair

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

18/11/2025

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
0/52898	D	Codi Un Annedd Sengl (Cais Amlinellol). Adnewyddu Caniatâd Cynllunio a roddwyd o dan gyfeirnod 0/50076 Safle: Land adjacent to 46, Pen y Bryn Road, Upper Colwyn Bay, Conwy, LL29 6AG Ymgeisydd: Mr A Bates Dim Gwrthwynebiad Erection of Single Detached Dwelling (Outline Application). Renewal of Planning permission granted under code ref 0/50076 Location: Land adjacent to 46, Pen y Bryn Road, Upper Colwyn Bay, Conwy, LL29 6AG Applicant: Mr A Bates No objections
0/52908	D	Newid defnydd arfaethedig o'r llawr gwaelod a'r islawr presennol i uned llety fflat hunangynhwysol a gwaith cysylltiedig Safle: 1, Aucklands, Ground Floor Office, Mostyn Road, Colwyn Bay, LL29 8PB Ymgeisydd: Mr Jason Taft Dim Gwrthwynebiad Proposed change of use of existing ground floor flat and basement floor accommodation to a self-contained flat accommodation unit & associated works Location: 1, Aucklands, Ground Floor Office, Mostyn Road, Colwyn Bay, LL29 8PB Applicant: Mr Jason Taft No objections
0/52909	D	Amrywio amod rhif 1 o ganiatâd cynllunio 0/45161 (Cymeradwyo materion a gadwyd yn ôl o ran caniatâd cynllunio amlinellol 0/42351 (Datblygiad tir gyferbyn â Bryn Rodyn, (Ffordd Dolwen) Hen Golwyn ar gyfer tai preswyl (Caniatâd Cynllunio Amlinellol)(Cam 1) Safle: Land at Dolwen Road, Old Colwyn, LL29 8UP Ymgeisydd: Mr Sean McBride Gwrthwynebiadau: Mae'r Pwyllgor yn cefnogi pryderon trigolion ynghylch yr amrywiadau arfaethedig o dan amod 1, sydd/a allai fod yn niweidiol i'r

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		trigolion sydd wedi prynu eiddo yn seiliedig ar y cynlluniau a gymeradwywyd, yn benodol ynghylch: • Adeiladu wal gynnal timbalok, yn hytrach na Wal Fawr Tobermor Secura a gymeradwywyd. Am resymau diogelwch, dylid glynu wrth y cynlluniau/deunyddiau a gymeradwywyd. • Ar y cynlluniau gwreiddiol, roedd wal gynnal i'w hadeiladu i gynnal yr orsaf bwmpio. Penderfynwyd nad oes ei hangen mwyach. A gynhaliwyd arolwg tir i gadarnhau hyn? Gofynnir am dystiolaeth ysgrifenedig i gadarnhau a yw'n ddiogel tynnu hwn o'r cynlluniau, fel arall bydd unrhyw waith adfer yn y dyfodol yn disgyn ar y trigolion. • Tynnu'r wal gynnal wrth safle 6 a'r ardal chwarae. Ni roddwyd unrhyw gymeradwyaeth i dynnu hwn o'r datblygiad ac mae dystiolaeth o symudiad tir. Rydym yn cefnogi ceisiadau i ddarparu'r wal gynnal, yn unol â'r cynlluniau a gymeradwywyd. • Amnewid ffordd uchel Bitmac i gyrbau is • Newidiadau i arwyneb llwybrau 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) Location: Land at Dolwen Road, Old Colwyn, LL29 8UP Applicant: Mr Sean McBride Objections: The Committee supports residents concerns with regards to the proposed variations under condition 1, which are/could be detrimental to the residents who have purchased properties based on the plans that were approved, specifically regarding: • The construction of the timbalok retaining wall, rather than the approved Tobermor Secura Grand Wall. For safety reasons, the approved plans/materials should be adhered to. • On the original plans , a retaining wall was to be constructed to support the pumping station. It has been decided it is no longer necessary. Has a ground survey been undertaken to confirm this? Written evidence is requested to confirm if this is safe to be removed from the plans, otherwise any future remedial works will fall on the residents. • The removal of the retaining wall by plot 6 and the play area. No approval has been given to remove this from the development and there is evidence of ground movement. We support requests that the retaining wall be provided, in accordance with the approved plans. • The replacement of Bitmac raised road to dropped kerbs • Changes to pathway surfacing
0/52910	D	Amrywio amod rhif 1 o ganiatâd cynllunio 0/45161 (Cymeradwyo materion a gadwyd yn ôl o ran caniatâd cynllunio amlinellol 0/42351 (Datblygiad tir gyferbyn â Bryn Rodyn, (Ffordd Dolwen) Hen Golwyn ar gyfer tai preswyl (Caniatâd Cynllunio Amlinellol)(Cam 1) Safle: Land at Dolwen Road, Old Colwyn, LL29 8UP Ymgeisydd: Mr Sean McBride Gwrthwynebiadau: Mae'r Pwyllgor yn cefnogi pryderon trigolion ynghylch yr amrywiadau arfaethedig o dan amod 1, sydd/a allai fod yn niweidiol i'r

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0/52913	D	Lleihau grwp o goed sycamorwydd o tua 5m o uchder a 3-4 metr o led Safle: 2, Llawr Pentre, Old Colwyn, LL29 9RP Ymgeisydd: Mr Paul Friett Dim gwrthwynebiad i ostyngiad ond cais i uchafswm o 30% o'r uchder/lled cyfredol Reducing group of sycamore trees in height by approximately 5m in height and reduction of 3-4 meters in width Location: 2, Llawr Pentre, Old Colwyn, LL29 9RP Applicant Mr Paul Friett

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		No Objection to a reduction but request to a max. of 30% of current height/width
0/52915	D	Newid defnydd eiddo manwerthu gwag ar y llawr gwaelod yn glinig harddwch ac estheteg arbenigol Safle: 370, Abergele Road, Old Colwyn, LL29 9LU Ymgeisydd: Eleri & Helen Williams & Hughes Dim Gwrthwynebiad Change of use of existing vacant retail premises on the ground floor into specialist beauty and aesthetics clinic Location: 370, Abergele Road, Old Colwyn, LL29 9LU Applicant: Eleri & Helen Williams & Hughes No objections
0/52924		Estyniad llawr cyntaf i'r ochr dros y garej a'r gegin bresennol i greu dwy ystafell wely newydd ac ensuite Safle: 31, Marston Road, Rhos on Sea, LL28 4SG Ymgeisydd: Mrs Rhian Williams Dim Gwrthwynebiad First floor side extension over existing garage and kitchen to form 2 new bedrooms and an ensuite Location: 31, Marston Road, Rhos on Sea, LL28 4SG Applicant: Mrs Rhian Williams No objections
0/52928		Trosi rhan o'r llawr gwaelod a'r lloriau uwch i greu tri o fflatiau hunangynhwysol (2 ag 1 ystafell wely ac 1 â 3 ystafell wely) Safle: 91, Abergele Road, Colwyn Bay, LL29 7SA Ymgeisydd: Mr Hamza Rauf Dim Gwrthwynebiad Conversion of part ground and upper floors to form 3 self-contained flats (2 x 1 bed + 1 x 2 bed) Location: 91, Abergele Road, Colwyn Bay, LL29 7SA Applicant: Mr Hamza Rauf No objections
0/52952		Amrywio amod rhif 1 o ganiatâd cynllunio 0/47809 (Amrywio amodau 2,6,7,8 a 12 caniatâd 0/42328 (Codi annedd a garej integrol, addasu'r mynediad presennol a chodi garej ar gyfer rhif 210, a gwaith cysylltiedig) er mwyn caniatáu newidiadau i'r cynlluniau a gymeradwywyd) i ganiatau estyniad i'r dyddiad cychwyn) Safle: Tir i'r tu cefn o 210, Llanrwst Road, Upper Colwyn Bay, LL28 5YS Ymgeisydd: Mr Colin Wickens Dim Gwrthwynebiad Variation of condition no 1 of planning approval 0/47809 (Variation of condition nos 2.6.7.8 and 12 of planning approval 0/42328(Proposed erection of a dwelling and integral garage, alterations to existing access and erection of garage for no 210, and other associated works) to allow for changes to approved plans) to allow for an extension to the commencement date Location: Land to the rear of 210, Llanrwst Road, Upper Colwyn Bay, LL28 5YS

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		Applicant: Mr Colin Wickens No objections
0/52957		T1 Teneuo pinwyddden 1-2m; T2 & T3 Tocio dwy onnen Safle: 1, Manderley, Upper Colwyn Bay, LL28 5YN Ymgeisydd: Mr Calderbank Dim Gwrthwynebiad T1 Reduce pine tree 1-2m; T2 & T3 Pollard two Ash Trees Location: 1, Manderley, Upper Colwyn Bay, LL28 5YN Applicant Mr Calderbank No objections
0/52959		Newid defnydd o glwb cymdeithasol (D2) i greupum rhandy preswyl (dosbarth defnydd C3) gyda 100% ohonynt yn unedau fforddiadwy, ynghyd â'r gwaith cysylltiedig i addasu'r to allan, darparu llefydd parcio, mynediad hygrych i gerddwyr a thirlunio Safle: 426, Abergele Road, Old Colwyn, LL29 9AB Ymgeisydd: Aresti Developments Ltd Dim Gwrthwynebiad Change of use from a social club (D2) into five residential apartments (C3 use class) to be provided as 100% affordable units along with associated works for external alterations, parking provision, accessible pedestrian access and landscaping works Location: 426, Abergele Road, Old Colwyn, LL29 9AB Applicant Aresti Developments Ltd No objections