

**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 3rd FEBRUARY 2026**

PRESENT: Cllr Ann Jones, Chair
Cllrs: C Brockley, T Davies, J Higgins, P Hughes, T Lee, T Maclean,
J Nuttall (Mayor), D Wilkins and G Wynne (Deputy Mayor)

OFFICERS: Rachael Gill, Deputy Clerk
Roz Dudley, Assistant Clerk

ABSENT: Cllrs: C Bell and K Roberts

374/25 Welcome and Apologies for Absence:

The Vice Chair took the Chair (as the Chair had submitted apologies) and welcomed members to the meeting. Apologies for absence were received from the Clerk, T Earley and Cllrs J Clayton and R Owen.

375/25 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.

Cllr A Jones declared an interest in agenda item 8(e) Planning Application 0/53122 (Family member) and retired from the meeting for that item.

376/25 Minutes:

Resolved to approve and sign, as a correct record, the minutes of the last meeting, held on 13th January 2026.

377/25 Matters Arising from Previous Minutes

a) Min 253/25(a) – Street Furniture:

- i) RD gave an update on the installation of the noticeboard on St David's Road, Old Colwyn and informed the Committee that the noticeboard has been installed. The contractor had submitted a picture of the board in place.
- ii) ***Resolved to approve payment of the invoice for £255 for installation and to delegate authority to the Clerk for payment.***
- iii) The Contractor had received a spare roll of backing cork with the new board and was offering to use it to replace backing from any of our older boards. Cllr JH offered to check the new backing on the St David's Road board and if suitable, it would be used to replace the backing on the board on Colwyn Avenue, Rhos on Sea as we had received comments that it was hard to put drawing pins in. Cllr JH will report back to the Committee.

b) Min 353/25(b) - Digital Noticeboards:

- i) Cefn Road, Old Colwyn: RG gave an update regarding the Old Colwyn installation. The contractors had arrived in site but realised that due to upgrades they had the wrong size bolts. They need to make a plate so will return to finish the installation. We will not be charged for the extra visit. RG will let members know the new date for installation.

- ii) Underpass, Colwyn Bay: RG reported that a fault had been reported on this digital Board. Street lighting had kindly been to reboot it which seems to have worked, but this board will be monitored.

378/25 Conwy CBC:

Members noted an update regarding the proposed PSPO for Colwyn Bay. A copy of the amendments had not been received and RG was asked to enquire about the amendments to the PSPO when she meets with the Police and Youth Liaison group next week and will report back to the Members.

379/25 Old Colwyn Residents Association:

Members noted a copy of the minutes of the meeting held on 6th January, which had been unavailable at the last meeting.

380/25 Licensing:

Licensing applications submitted for the period 05/1/2026 to 23/1/2026 were noted by members.

381/25 Planning:

a) **Planning Decisions:**

Members received and noted the planning decisions received from Conwy CBC for the period 22/12/2025 – 01/02/2026.

b) **Planning Aid Wales:** Members noted the latest details of training courses.

c) **Rydal View Development:** Members noted an email from a resident and Cllr Lee regarding the heavy plant equipment leaving the building site entrance. Cllr TL reported that the Road Sweeper had been seen cleaning the street. With regard to the issues with the heavy plant equipment, TL was encouraged to contact the Principal Planning Officer – Enforcement in CCBC.

d) **Site Visit:** A site visit for 2 planning applications (0/52507 – Priory Grange and 0/52909/10 – Land at Dolwen Road) was submitted. The site visit will take place on Tuesday 10th February. Members were asked to contact RD if they could attend and RD will email our observations from the meetings when the applications were considered by the Committee to the attendees.

e) **Planning Applications:**

- Cllr A Jones (having declared an interest as a family member) retired from the meeting whilst planning application 0/53122 was considered.

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

Members considered the planning applications received from Conwy CBC.

RD was asked to clarify if planning applications 0/53144/53145 were duplicate applications as they appeared to be identical. RG suggested we ask Verity from BT to get in touch with us so we can maximise the community benefits of the Street Hub.

RD and RG will report back to members once this information has been received.

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

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

3/02/2026

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
0/53105	D	Trosi annedd C3 yn ddau o fflatiau dwy ystafell wely Safle: 36, Colwyn Crescent, Colwyn Bay, LL28 4RH Ymgeisydd: Mr Chun Ming LAM Gwrthwynebiadau <i>Mae'r Pwyllgor yn cefnogi pryderon y cymydog ynghylch problemau parcio ar y ffordd ac yn nodi nad yw'r Awdurdod Prifffyrdd yn cefnogi'r cais oherwydd darpariaeth parcio annigonol.</i> Conversion of C3 dwelling house to two, two bedroom flats Location: 36, Colwyn Crescent, Colwyn Bay, LL28 4RH Applicant: Mr Chun Ming LAM Objections <i>The Committee supports the neighbour's concerns regarding parking issues on the road and notes that the Highways Authority does not support the application due to inadequate parking provision.</i>
0/53109	D	Dymchwel cysgodfa ceir a garej gyda'r bwriad o gosi estyniad deulawr ar ochr y ty ac estyniad dormer yn y cefn Safle: 169, Marine Drive, Rhos on Sea, LL28 4LA Ymgeisydd: Mr Derek Forde <i>Nid oes gan y Pwyllgor unrhyw wrthwynebiadau, yn amodol ar gadw'r wal ffin a rennir fel y gofynnwyd gan y cymydog.</i> Demolition of car port and garage and proposal of two storey side extension and rear dormer extension Location: 169, Marine Drive, Rhos on Sea, LL28 4LA Applicant: Mr Derek Forde <i>The Committee has no objections, subject to the retention of the shared boundary wall as requested by the neighbour.</i>

0/53122	D	Cynnig i godi bloc o fflatiau (yn cynnwys 6 fflat), parcio, tirlunio, mynediad a datblygiad cysylltiedig Safle: Tir yn Meiriadog Road, Old Colwyn Ymgeisydd: Mr Huw Titchiner Dim Gwrthwynebiad Proposed erection apartment block (comprising of 6 no. Apartments), parking, landscaping, access and associated development Location: Land at Meiriadog Road, Old Colwyn Applicant: Mr Huw Titchiner No Objections
0/53124	D	Mewnlenni dros do fflat presennol ar y llawr gwaelod. Mae'r estyniad yn creu ystafell wely ar y llawr cyntaf ac ystafell wely ar y ail lawr Safle: Merton Place, 8, Pwllcrochan Avenue, Colwyn Bay, LL29 7BU Ymgeisydd: Mrs Ruth Field Nid oes gan y Pwyllgor unrhyw wrthwynebiadau mewn egwyddor ond mae'n gofyn am ymweliad â'r safle i fynd i'r afael â phryderon preifatrwydd y cymydog. Infill existing over a ground floor flat roof. The extension creates a bedroom at first floor and a bedroom at second floor Location: Merton Place, 8, Pwllcrochan Avenue, Colwyn Bay, LL29 7BU Applicant: Mrs Ruth Field The Committee has no objections in principle but requests that a site visit be undertaken to address the neighbour's privacy concerns.
0/53130	D	Tocio 1 Sycamorwydden, 3 Castanwydden, 1 Bisgwydden ac 1 Llwyfen (G978 – T991) er mwyn lleihau'r canghennau ar ochr y ffordd o 2-3m a chaniatau 1m ar gyfer y goleuadau stryd Tocio 1 Sycamorwydden T985 yn sgil pydredd Tocio 1 Grwp o goed ynn G978 yn sgil clefyd coed ynn Tocio 2 gastanwydden T988 a T991 er mwyn lleihau'r canghennau o 2-3m uwchben ty Alexandria Ail-dorri cyffion tenau 1 grwp Sycamorwydden i'r bon Tynnu tyfiant epicormig o waelod 4 pîsgwydden T976, 977, 981 a 985 Tynnu pren marw o goed a gwaredu eiddew o'r gwaelod Safle: Alexandra House (NW Police), Abergele Road, Colwyn Bay, LL29 9YF Ymgeisydd: Mr Dean Bergeson Dim Gwrthwynebiad 1 x Sycamore, 3 x Horse Chestnut, 1 x Lime and 1 x Wych Elm (G978 – T991) prune to shorten roadside branches by 2-3m and clear streetlights by 1m 1 x Sycamore T985 to fell due to decay 1 x Ash group G978 to fell due to Ash Dieback disease 2 x Horse Chestnuts T988 & T991 prune to reduce branches by 2-3m from over Alexandria House 1 x Sycamore group of thin coppice stems to be re-coppiced 4 x Limes T976, 977, 981 & 985 to have lower epicormic growth removed Deadwood to be removed from trees and ivy removed from base Location: Alexandra House (NW Police), Abergele Road, Colwyn Bay, LL29 9YF Applicant: Mr Dean Bergeson

		No Objections
0/53131	D	Lleihau maint 1 goeden fedw o 40% Safle: 6, Pine Court, Upper Colwyn Bay, LL28 5YL Ymgeisydd: Mr Martin Harrison <i>Nid yw'r Pwyllgor yn codi unrhyw wrthwynebiadau ond mae'n gofyn am gyfyngu'r gostyngiad yn nifer y goed Bedw i 30%, yn hytrach na'r 40% a gynigiwyd yn y cais.</i> To reduce 1 x Birch Tree by 40% Location: 6, Pine Court, Upper Colwyn Bay, LL28 5YL Applicant: Mr Martin Harrison <i>The Committee raises no objections but requests that the reduction of the Birch tree be limited to 30%, rather than the 40% proposed in the application.</i>
0/53142	D	Gosod inswleiddiad wal allanol a phaneli solar Safle: 190, Conway Road, Colwyn Bay, LL29 7LU Ymgeisydd: Mr Matthew Gill Dim Gwrthwynebiad Installation of exterior wall insulation and solar panels Location: 190, Conway Road, Colwyn Bay, LL29 7LU Applicant: Mr Matthew Gill No Objections
0/53143	D	Gosod deunydd inswleiddiad waliau allanol/system rendro a phaneli solar Safle: Victoria House, 174, Conway Road, Colwyn Bay Ymgeisydd: Mr Matthew Gill Dim Gwrthwynebiad Installation of external wall insulation/render system and solar panels Location: Victoria House, 174, Conway Road, Colwyn Bay Applicant: Mr Matthew Gill No Objections
0/53144	PC	Gosod 1 Canolbwynt Stryd BT a chael gwared ar giosgau ffon BT cysylltiedig Safle: Pavement O/S 6, Seaview Road, Colwyn Bay, LL29 8DG Ymgeisydd: Miss Verity Cheyne Dim Gwrthwynebiad The Installation of 1 no. BT Street Hub and removal of associated BT payphones Location: Pavement O/S 6, Seaview Road, Colwyn Bay, LL29 8DG Applicant: Miss Verity Cheyne

		No Objections
0/53145	D	Gosod 1 Canolbwynt Stryd BT a chael gwared ar giosgau ffon BT cysylltiedig Safle: Pavement O/S 6, Seaview Road, Colwyn Bay, LL29 8DG Ymgeisydd: Miss Verity Cheyne Dim Gwrthwynebiad The Installation of 1 no. BT Street Hub and removal of associated BT payphones Location: Pavement O/S 6, Seaview Road, Colwyn Bay, LL29 8DG Applicant: Miss Verity Cheyne No Objections
0/53146	D	Gosod deunydd inswleiddiad waliau allanol/system rendro a gosod phaneli solar (Fflatiau Presennol) Safle: 214, Conway Road, Colwyn Bay. LL29 7LU Ymgeisydd: Mr Matthew Gill Dim Gwrthwynebiad Installation of external wall insulation/render system and installation of solar panels (Existing Flats) Location: 214, Conway Road, Colwyn Bay. LL29 7LU Applicant: Mr Matthew Gill No Objections
0/53147	D	Lleihau canghennau ochrol ar goed ffawydd A,B,C,D a T1 Sycamorwydden oddeultu 2-3 metr er mwyn gallu clirio eiddo a lleihau'r siawns y bydd canghennau yn torri Safle: 16, Ebberston Road West, Rhos on Sea, LL28 4AP Ymgeisydd: Mrs Julia Houghton Dim Gwrthwynebiad Reduce lateral limbs on Beeches A,B,C,D and T1 Sycamore by approximately 2-3 metres to allow clearance of properties and reduce chance of limb failure Location: 16, Ebberston Road West, Rhos on Sea, LL28 4AP Applicant: Mrs Julia Houghton No Objections
0/53149	D	Gosod inswleiddiad wal allanol a phaneli solar Safle: 192, Conway Road, Colwyn Bay. LL29 7LU Ymgeisydd: Mr Matthew Gill Dim Gwrthwynebiad Installation of external wall insulation and solar panels Location: 192, Conway Road, Colwyn Bay, LL29 7LU Applicant: Mr Matthew Gill

		No Objections
0/53154	D	Newid defnydd o floc swyddfa tri llawr i un fflat dwy ystafell wely a phump o fflatiau un ystafell wely Safle: 27, Princes Drive, Colwyn Bay, LL29 8HT Ymgeisydd: Mr Chun Ming LAM <i>Nid oes digon o wybodaeth a dogfennaeth yn y cais i ystyried/penderfynu ar y newid defnydd arfaethedig.</i> Change of use from three storey office block to one, two bedroom flat and five, one bedroom flats Location: 27, Princes Drive, Colwyn Bay, LL29 8HT Applicant: Mr Chun Ming LAM <i>There is insufficient information and documentation in the application to consider/determine the proposed change of use.</i>