

**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 17th MARCH 2026**

PRESENT: Cllr John Clayton, Chair
Cllrs: C Bell, T Davies, 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: Cllrs: K Roberts

440/25 Welcome and Apologies for Absence:

The Chair welcomed members to the meeting. Apologies for absence were received from Cllr C Brockley.

441/25 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 applications, as a member of Conwy CBC Planning Committee, and retired from the meeting during consideration of those items.

442/25 Minutes:

Resolved to approve and sign, as a correct record, the minutes of the last meeting, held on 24th February 2026.

Several members commented on a statement made by a member at the last meeting, challenging other member(s) to confirm if they had any interests to declare in a planning application, which had left them feeling uncomfortable. It was noted that all members are reminded to declare any personal and/or prejudicial interests at the start of every meeting and unless there is clear evidence of a member not declaring, other members should not be challenging them in this way. It is for each member to take personal responsibility for declaring interests and to defend themselves against any challenge which may be made via formal complaint to the Clerk, Monitoring Officer or Ombudsman.

It was noted that members attend Council meetings in their own time and inappropriate or challenging behaviour, whether politically motivated or not, can undermine the effectiveness of meetings and result in members not wishing to stand again at future elections.

Resolved to add an item to the next Council meeting to remind all members of the need to show respect to others and behave appropriately in meetings, as required by both the Code of Conduct and the Civility and Respect pledge.

443/25 Matters Arising from Previous Minutes

- a) **Min 395/25(b) – Rydal View Development:** Members noted the further update from Cllr Lee and Castle Green Developments. Cllr Lee will report back if any other issues arise.
- b) **Min 393/25(a) - PSPO:** Members noted that the proposed PSPO for Colwyn Bay

would come into force on March 31st 2026 and be in place until March 31st 2029.

444/25 Conwy CBC:

- a) **Review of 20mph Speed Limit:** Members received and considered an update regarding the review of the 20mph street limit on various roads in the Bay of Colwyn area. Members were surprised to see that it had been decided that Brompton Avenue would remain at 20mph. A response from ERF regarding the decision and the reasons was shared with members by Cllr J Nuttall.
- b) **Road Traffic Notice:** Members received and considered the Notice regarding the proposed 30mph street limit on various roads in the Bay of Colwyn area. Members were disappointed that their observations in support of residents who lived on Llanrwst Road had not been taken into account. Residents had attended a previous meeting to express their strong objections to the road being reinstated to 30mph, for safety reasons.

Resolved to submit the following observations to the consultation/notice:

- i) ***The Committee objects to the reinstatement of 30mph on Llanrwst Road from the junction with the Old Highway to the junction with Conway Road and requests that this length of road is kept at 20mph for safety reasons (due to the zoo exit, lack of pavements, narrowness and poor visibility/blind bend)***
- ii) ***The Committee requests clarification on the decision to retain 20mph on Brompton Avenue on safety grounds (querying the location of previous accidents) and recommends that 30mph is reinstated from the A55 junction /Fiveways roundabout to the traffic lights at Rhos Road, reverting to 20mph past The Ship/ Church Road / Dinerth Road /College entrance, on safety grounds, then back to 30mph along the wide/flat section past the golf course towards Penrhyn Bay.***
- c) **Play Ground Inspector:** Members noted the installation of the finger mazes at Rhos Park, Bryn Cadno Park and Brookfield Drive Park.

445/25 Quarterly Inspections: Members noted that the inspections of noticeboards and benches for Q4 are now due and the list will be reviewed/updated at the next meeting.

446/25 Old Colwyn Residents Association:

Members noted a copy of the minutes of the meeting held on 3rd March 2026. Cllr Higgins had attended the meeting and reported the main subject of discussion had been about the RLDP and the Peulwys Field development.

447/25 Licensing:

No Licensing applications had been submitted.

448/25 SP Energy Networks: Members received and noted the report from Cllr J Nuttall, who had attended the event held on 12th March at Venue Cymru, which had been emailed to members earlier today.

449/25 Planning:

a) **Planning Decisions:**

Members received and noted the planning decisions received from Conwy CBC for the period 16/02/2026 – 01/03/2026.

a) **Planning Aid Wales:**

- i) Cllr T Maclean gave a verbal report regarding the Infrastructure Planning for communities training course he had attended on 5th March. Cllr Maclean said it was a very interesting event. The transfer of assets/services from County Councils had been discussed. The course covered a lot of the processes and rationale for transfer of assets/services. The positive factors are more community control/responsibility/accountability. Additional knowledge and skills would be needed as more assets are transferred. The course had raised more questions than answers, but the trend shows more assets are being transferred to our sector. Members raised concerns about responsibility and the need for risk assessments. Condition of assets at handover is also a concern - would need to be upgraded/repaired prior to transfer. Concern over management of staff and contractors was also raised, especially in respect of public conveniences. Cllr Maclean was thanked for his report.
- ii) Cllr A Jones gave a verbal report regarding the Planning and Flood Risk in Wales training course she had attended on 11th March. Cllr Jones said that there were very few attendees from Conwy CBC. £6.1 billion had been paid out in 2025 due to flood damage. The resources/leaflets will be shared with members for future reference, covering: what to do after a flood, e.g. taking photos, marking tide heights, take insurance info, meter readings etc. Cllr A Jones was thanked for her report.

b) **Site Visit:** Cllr A Jones gave a brief report after attending a recent site visit:

- i) 0/529889 – Guys Cliffe - Cllr Jones reported that the planning committee had heard the concerns regarding the height/scale, but agreed that the developer had responded to the issues that had been raised previously.
- ii) 0/53009 – Tan y Bryn Road –Cllr Jones reported that the design of the building and ground levels beneath had been altered, so it appears to look better, but understood it had been declined again.

c) **Planning Applications:**

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

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

The meeting closed at 7.20pm.

..... Chair

CYNGOR TREF BAE COLWYN BAY TOWN COUNCIL
CEISIADAU CYNLLUNIO/PLANNING APPLICATIONS
17/03/2026

Cyfeirnod/ Reference	LEFE L/ LEV EL	CAIS/APPLICATION
0/52878	PC	<u>MAE Y CAIS UCHAF WEDI EI DYNNU YN OL / THIS APPLICATION HAS BEEN WITHDRAWN</u> Cynyddu uchder adrannau is presennol, i Ddwyrain a Gorllewin adran ganol grom ty adar presennol Safle: Welsh Mountain Zoo, Old Highway, Colwyn Bay, LL28 5UY Ymgeisydd: Mr Andrew Marshall Nodwyd Construction of increased height of existing lower sections to East and West of centre arched section to existing aviary Location: Welsh Mountain Zoo, Old Highway, Colwyn Bay, LL28 5UY Applicant: Mr Andrew Marshall Noted
0/53209	D	Estyniad portsh arfaethedig ac addasiadau mewnol Safle: Morven, 47, Pen y Bryn Road, Upper Colwyn Bay, LL29 6AG Ymgeisydd: Mrs Beverley Barnes Dim Gwrthwynebiad Proposed porch extension and internal alterations Location: Morven, 47, Pen y Bryn Road, Upper Colwyn Bay, LL29 6AG Applicant: Mrs Beverley Barnes No Objections
0/53224	D	Arddangos hysbysebion ar bob ochr y canolbwynt stryd byd-eang newydd Safle: BT Phone Box, Tir allan 70, Abergele Road, Colwyn Bay, LL29 7PP Ymgeisydd: Rana-Jaswal Dim Gwrthwynebiad Display of advertisements on both sides of a new global street hub Location: BT Phone Box, tir allan 70, Abergele Road, Colwyn Bay, LL29 7PP Applicant: Rana-Jaswal No Objections
0/53241	D	Amrywio amod rhif 2 caniatad cynllunio 0/47552 (Amrywio amod rhif 1 (cynlluniau sydd wedi'u cymeradwyo) caniatad cynllunio 0/41334 (Dymchwel yr adeiladau presennol a chodi 22 o fflatiau (Cymeradwyo Materion a Neilltuwyd i'w Cymeradwyo'n Ddiweddarach dan God rhif 0/34855)) i

		amnewid yr hyn a gymeradwywyd gyda chynlluniau fel yr adeiladwyd) er mwyn caniatad newidiadau i fynedfa/mynediad cerbydau Safle: Cedar Court, 65, Victoria Park, Colwyn Bay, LL29 7AJ Ymgeisydd: Long Term Reversions (Harrogate) Limited Dim Gwrthwynebiad Variation of condition no 2 of planning approval 0/47552 (Variation of condition no 1 (approved plans) of planning approval 0/41334 (Demolition of existing buildings and erection of 22 no apartments (Approval of Matters reserved for subsequent approval under code ref 0/34855)) to substitute approved for as built plans) to allow for changes to the vehicle entrance/access Location: Cedar Court, 65, Victoria Park, Colwyn Bay, LL29 7AJ Applicant: Long Term Reversions (Harrogate) Limited No Objections
0/53242	D	Newid defnydd safle manwerthu sy'n wag ar hyn o bryd i glinig estheteg a harddwch Safle: 390, Abergele Road, Old Colwyn, LL29 9LU Ymgeisydd: Miss Victoria Steward Dim Gwrthwynebiad Change of use of existing vacant retail into specialist aesthetics and beauty clinic Location: 390, Abergele Road, Old Colwyn, LL29 9LU Applicant: Miss Victoria Steward No Objections