

**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 24th FEBRUARY 2026**

PRESENT: Cllr Ann Jones, Chair
Cllrs: C Brockley, T Davies, P Hughes, 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: C Bell and K Roberts

389/25 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 Chair, Cllr J Clayton, and Cllr J Higgins.

390/25 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.

Cllr C Brockley declared an interest in agenda item 11(d) Planning Application 0/53162 and did not take part in any debate for that item.

391/25 Minutes:

Resolved to approve and sign, as a correct record, the minutes of the last meeting, held on 3rd February 2026.

392/25 Matters Arising from Previous Minutes

- a) **Min 377/25(a)(iii) – Street Furniture:** Members noted that, following the inspection of the St Davids Road noticeboard by Cllr Higgins, it is recommended that the spare cork backing be added to the Colwyn Avenue, Rhos on Sea, noticeboard by the contractor.

Resolved to ask the contractor to undertake this work.

- b) **Min 381/25(c) – Rydal View Development:**

Cllr Lee reported that ERF were now monitoring the issues caused by lorries entering and exiting the site, following her contact with Conwy CBC. It was noted that lorries were now parking at the bottom of the road, but there were still complaints about mud on the road from residents.

393/25 Conwy CBC:

- a) The Clerk reported that, following a query about any conflict between the new market license and the recently updated Public Spaces Protection Order (PSPO), she had received clarification from Licensing that markets and other events will be treated as a licensed premise, so the PSPO will not apply. The organisers of the event will be responsible for managing the event space and any alcohol

related issues.

Cllr C Brockley arrived at this juncture

- b) Members considered correspondence regarding the proposed street names for the Rydal View development. Respondents had pointed out inconsistencies in the suggested names, such as Lon meaning Lane and not Field. Members felt that more historical Welsh names/connections should be used, but supported the suggested use of Ffordd Wooller (a famous Welsh rugby player and ex-Rydal student) as one of the suggestions.

Resolved to recommend that the Colwyn Bay Heritage Society and local historians Gemma Campbell and Graham Roberts be contacted for more appropriate suggestions with historical links to the area.

Further resolved to delegate authority to the Clerk, if necessary due to deadlines, to share any further suggestions with Councillors by email and respond on behalf of the Council.

394/25 Old Colwyn War Memorial: Members noted email correspondence between the Clerk and the Church of Wales regarding the state of the land/overgrowth in the Churchyard . The Clerk reported that a letter will be sent to the owners from the legal department of the Church of Wales, as the terms of the sale of the former Church require that the owner keeps the churchyard in a good and tidy order.

395/25 Old Colwyn Residents Association:

Members noted a copy of the minutes of the meeting held on 3rd February 2026.

396/25 Reports to ERF:

a) **Old Colwyn Fishing Platform:**

An image showing damage to the fishing platform (damage to fibreglass caused by fire or BBQ) which has been reported to ERF, Conwy CBC, by Cllr Carlisle was noted by members .

b) **Litter on Street:**

Details of litter and fly-tipping in the back alley of Station Road, which has been reported to ERF, Conwy CBC by a resident was noted by members. This was a location that was an on-going problem area.

Resolved to request that a re-deployable CCTV camera be made available to operate in that area, should issues continue, in order to try and identify any culprits.

397/25 Awel y Mor:

Members noted the latest Newsletter.

398/25 Licensing:

Licensing applications submitted for the period 9/2/2026 to 13/2/2026 were noted by members.

399/25 Planning:

a) **Planning Decisions:**

Members received and noted the planning decisions received from Conwy CBC for the period 02/02/2026 – 15/02/2026.

b) **Planning Aid Wales:**

i) Cllr A Jones gave a brief report regarding the Introduction to Planning Enforcement training course. She had found the course useful and recommended it to other members. The course had explained how enforcement takes place: complaints procedure, investigations, stop notices and enforcement notices. Cllr Jones said that the planning department would not progress minor issues unless it had caused harm. They assess public amenity/interest and any harm caused by the development, e.g. increased flood-risk, loss of light/residential amenity, overbearing buildings, character, appearance, harm to heritage/landscapes. The Planning Portal and Planning Aid Wales website have further information. Cllr Jones said she would forward the slides for onward distribution.

ii) Members noted the details of the latest training courses, but expressed concern at the short notice.

c) **Site Visit:** Cllr T Davies gave a brief report after attending a recent site visit for 0/52507 – Priory Grange and said that the impact on parking had been discussed but there were good transport links and it was on an active travel route. No one had been available to attend the site visit 0/52909/10 – Land at Dolwen Road. Cllr J Nuttall reported both applications had been approved by planning. Cllr Nuttall also informed members that the dog walking Application for Dolwen Road had been amended to increase the fence size from 1.2m to 2m and the trial time had been reduced to a year from 2 years.

d) **Planning Applications:**

- Cllr C Brockley (*having declared an interest as knowing the applicant*) did not take part in the debate whilst planning application 0/53162 was considered.

- 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 7.32 pm.

..... Chair

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

24/02/2026

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 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	LEFE L/ LEV EL	CAIS/APPLICATION
0/52503 Cynlluniau diwygiedig/Amended Plans	PC	Dymchwel annedd deulawr, cwt brics a garej concrit parod ac adeiladu 12 fflatiau hunangynhwysol ynghyd manau parcio, gwaith tirlunio a draeniau (Caniatad Cynllunio Amlinellol) Safle: 34, Church Road, Rhos on Sea, LL28 4DJ Ymgeisydd: Mr & Mrs Kelly Gwrthwynebiadau: 1. Dim yn cydfynd a chymeriad eiddo cyfagos, o ran maint/gwerthiant 2. Lleoliad prysur ger yr ysgol lle mae problemau eisoes yn cael eu profi gyda thraffig 3. Mae graddfa'r datblygiad wedi cynyddu'n sylweddol o'i gymharu â'r cais blaenorol a ganiatawyd, gan arwain at or-ddatblygiad posibl o'r safle ac effaith negyddol ar amwynder yr ardal leol. Demolition of an existing two-storey dwelling, brick outbuilding and pre-fabricated single garage, construction of 12 no. Self-contained apartments with associated car parking, landscaping and drainage (Outline Planning Permission). Location: 34, Church Road, Rhos on Sea, LL28 4DJ Applicant: Mr & Mrs Kelly Objections: 1. Out of character with neighbouring properties, in terms of size/sale 2. Busy location near school where problems are already experienced with traffic 3. Scale of development has been significantly increased from previous consented application, resulting in a potential over-development of the site and negative impact on the amenity of the local area.
0/52959	D	<u>MAE Y CAIS UCHAF WEDI EI DYNNU YN OL / THIS APPLICATION HAS BEEN WITHDRAWN</u> Newid Defnydd o glwb cymdeithasol (D2) i greu pum rhandy preswyl (dosbarth defnydd C3) gyda 100% ohonynt yn unedau fforddiadwy, ynghyd â'r gwaith cysylltiedig i addasu'r tu allan, darparu llefydd parcio, mynediad hygyrch i gerddwyr a thirlunio Safle: 426, Abergele Road, Old Colwyn, LL29 9AB Ymgeisydd: Aresti Developments Ltd 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

Cyfeirnod/ Reference	LEFE L/ LEV EL	CAIS/APPLICATION
		for external alterations, parking provision, accessible pedestrian access and landscaping works Location: 426, Abergele Road, Old Colwyn, LL29 9AB Applicant: Aresti Developments Ltd
0/52989 Cynlluniau diwygiedig/Amended Plans	PC	Datblygiad arfaethedig 23 o fflatiau (cartrefi fforddiadwy) ar dir hen Gartref Nyrsio Guys Cliff, gan gynnwys dymchwel yr hen gartref nyrsio Safle: 79-81, Guys Cliff Care Home, Conway Road, Colwyn Bay, LL29 7LN Ymgeisydd: Ms Natasha Campbell Dim Gwrthwynebiad Proposed development of 23 no. Apartments (affordable homes) on land at Former Guys Cliff Care Home, including demolition of former nursing home Location: 79-81, Guys Cliff Care Home, Conway Road, Colwyn Bay, LL29 7LN Applicant: Ms Natasha Campbell No Objections
0/53105	D	<u>MAE Y CAIS UCHAF WEDI EI DYNNU YN OL / THIS APPLICATION HAS BEEN WITHDRAWN</u> Trosi annedd C3 yn ddau o fflatiau dwy ystafell wely Safle: 36, Colwyn Crescent, Colwyn Bay, LL28 4RH Ymgeisydd: Mr Chun Ming LAM Conversion of C3 dwelling house to two, two bedroom flats Location: 36, Colwyn Crescent, Colwyn Bay, LL28 4RH Applicant: Mr Chun Ming LAM
0/53155	D	Balconi arfaethedig dros do fflat presennol yng nghefn yr annedd Safle: 37, Llysfaen Road, Old Colwyn, LL29 9HB Ymgeisydd: Ms K Anfield Dim Gwrthwynebiad Proposed balcony over existing flat roof at rear of dwelling Location: 37, Llysfaen Road, Old Colwyn, LL29 9HB Applicant: Ms K Anfield No Objections
0/53158	D	Newid un ffenestr gegin am un o faint llai. Newid ffenestr ystafell ymolchi am un o faint llai. Newid ffenestr y gegin i ddrws gwydr a balconi gwydr steil Juliet Safle: 5, First Floor Flat, Llannerch Road East, Rhos on Sea, LL28 4DH Ymgeisydd: Mr Carlo Trntini Dim Gwrthwynebiad Replace one kitchen window with one of reduced size. Replace bathroom window with one of reduced size. Change kitchen window to french door and juliet style glass balcony Location: 5, First Floor Flat, Llannerch Road East, Rhos on Sea, LL28 4DH Applicant: Mr Carlo Trntini No Objections

Cyfeirnod/ Reference	LEFE L/ LEV EL	CAIS/APPLICATION
0/53161	D	Trawsnewid siop fanwerthu bresennol yn fusnes cegin fasnachol i baratoi gwasanaeth darparu pryd ar glud Safle: 338, Abergele Road, Old Colwyn, LL29 9LP Ymgeisydd: Mrs Fiona Edwards Dim Gwrthwynebiad Conversion of existing retail shop to commercial kitchen business for preparation of meals on wheels delivery service Location: 338, Abergele Road, Old Colwyn, LL29 9LP Applicant: Mrs Fiona Edwards No Objections
0/53162	PC	Datblygu 2 (o 4) gwrth tennis awyr agored sy'n cael eu tanddefyddio yn 2 gwrth tennis padel dan do Safle: Eirias Park, Abergele Road, Colwyn Bay, LL29 7SP Ymgeisydd: Mr Mally Tideswell Dim Gwrthwynebiad Development of 2 (of 4) under utilised outdoor tennis courts into 2 covered padel tennis courts Location: Eirias Park, Abergele Road, Colwyn Bay, LL29 7SP Applicant: Mr Mally Tideswell No Objections
0/53168	D	Gosod system rendro/inswleiddiad wal allanol a gosod paneli solar (fflatiau presennol) Safle: 202, 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: 202, Conway Road, Colwyn Bay, LL29 7LU Applicant: Mr Matthew Gill No Objections
0/53172	D	Estyniad ar ffurf ystafell haul ar deras Safle: Apartment 12, Madoc Cove, 179, Marine Drive, Rhos on Sea, LL28 4LA Ymgeisydd: Mr Peter Jones Dim Gwrthwynebiad Proposed sunroof extension on terrace Location: Apartment 12, Madoc Cove, 179, Marine Drive, Rhos on Sea, LL28 4LA Applicant: Mr Peter Jones No Objections
0/53181	PC	Mae'r cynnig yn cynnwys gosod canopi i greu gorchudd ar gyfer ardal chwarae i blant Ysgol Gynradd Sant Josephs: Canopi: Bydd canopi 6.2m o hyd x 2.9m o led x 2.8m o uchder yn cael ei osod ar fuarth blaen y ysgol. Bydd y canopi ar lefel y ddaear lle bydd plant staff yn mynd pan fyddant y tu allan. Gwaith tir: Ar ochr ogledd-orllewinol y canopi, bydd 3 thrawst cynnal SHS alwminiwm 100m wedi'u rhoi'n sownd yn y ddaear trwy sylfeini concrit ar gyfer pob trawst cybbal. Bydd pob sylfaen yn 500mm x 500mm x 500mm yn y ddaear ac wedi'u gorchuddio wedyn. Bydd ochr de-ddwyreiniol y canopi

Cyfeirnod/ Reference	LEFE L/ LEV EL	CAIS/APPLICATION
		wedi'i roi'n sownd i wal frics yr ysgol. Bydd y to wedi'i wneud o drawstiau cynnal alwminiwm SHS 110mm x 50mm a haenau polycarbonad aml-wal clir sefydlog UV 16mm o drwch, sy'n gadael golau trwodd ond yn cysgodi myfyrwyr ac athrawon rhag pelydrau uwchfioled niweidiol yr haul. Bydd dwr wyneb yn cael ei ryddhau trwy ddefnyddio'r draeniau presennol. Safle: St Joseph's R C School, Brackley Avenue, Colwyn Bay, LL29 7UU Ymgeisydd: Mr Huw Williams Dim Gwrthwynebiad This proposal involves the installation of a canopy as a covered play area for primary school children at Ysgol Sant Josephs: Canopy: A 6.2m length x 2.9m width x 2.8m height canopy will be installed in the front yard of the school. The canopy will be on level ground where the children and staff has access to when outside. Groundworks: On the North West side of the canopy, there will be 3 aluminium 100mm SHS beam supports secured to the ground through concrete foundations for each support with the foundation being 500mm x 500mm x 110mm x 50mm SHS aluminium supports and 16mm THK UV stable clear multiwall polycarbonate which lets light through but shelters students and teachers alike from harmful rays from the sun. Surface water will be discharged utilising existing drainage Location: St Joseph's R C School, Brackley Avenue, Colwyn Bay, LL29 7UU Applicant: Mr Huw Williams No Objections
0/53184	D	Tynnu 2 x goeden ffawydd (T1 & T2) Safle: Beechmount, 26, Victoria Park, Colwyn Bay, LL29 7AJ Ymgeisydd: Peter Dean-Lewis To remove 2 x Beech Trees (T1 & T2) Location: Beechmount, 26, Victoria Park, Colwyn Bay, LL29 7AJ Applicant: Peter Dean-Lewis Objection to removal of the 2 Beech Trees. Discussions between the Town Council Tree Warden and the applicant resulted in the applicant agreeing to a 30% reduction through pollarding.
0/53197	D	Man Parcio wedi'i godi arfaethedig Safle: 1, Tan y Wal Terrace, Old Colwyn, Colwyn Bay, LL29 9AR Ymgeisydd: Mr James Heath Dim Gwrthwynebiad Proposed raised parking area Location: 1, Tan y Wal Terrace, Old Colwyn, Colwyn Bay, LL29 9AR Applicant: Mr James Heath No Objections
0/53203		Derwen T21 yn uned gaedig yr Arth Frown – Lleihau'r corun o 5m Safle: Welsh Mountain Zoo, Old Highway, Colwyn Bay, LL28 5UY Ymgeisydd: Mr Christopher Haslam Dim Gwrthwynebiad T21 Oak in Brown Bear enclosure – Crown reduce by 5m Location: Welsh Mountain Zoo, Old Highway, Colwyn Bay, LL28 5UY Applicant: Mr Christopher Haslam No Objections

