

**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 7th APRIL 2026**

PRESENT: Cllr John Clayton, Chair
Cllrs: T Davies, P Hughes, A Jones, T Lee, T Maclean,
J Nuttall (Mayor), R Owen and G Wynne (Deputy Mayor)

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

ABSENT: Cllrs: C Bell and K Roberts

VISITORS: One member of the public

487/25 Welcome and Apologies for Absence:

The Chair welcomed members and the member of the public to the meeting.
Apologies for absence were received from Cllr C Brockley, J Higgins and D Wilkins.

488/25 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 T Maclean declared an interest in Planning application no 0/53318 and retired from the meeting during consideration of that item.

489/25 Minutes:

Resolved to approve and sign, as a correct record, the minutes of the last meeting, held on 17th March 2026.

490/25 Matters Arising from Previous Minutes

- a) **Min 444/25(c) – Finger-mazes:** Members noted the update on the installation of the finger-maze boards and noted the project was completed by the deadline of 31st March 2026.

491/25 Conwy CBC:

- a) **Beach Matting:** Members were asked to consider the installation of the beach mats and possible locations to avoid the problems which occurred last year with the Colwyn Bay mat getting buried under sand making it inaccessible.
Resolved to delegate authority to the Clerk to meet with Matt Forbes, Conwy CBC to discuss possible locations to help avoid the issues that occurred last year.
- b) **Queen's Gardens:** Members noted correspondence regarding the annual easter egg event held in the gardens.

492/25 Quarterly Inspections: Following inspections of noticeboards and benches for Q4 by members, the list was reviewed/updated. Members were asked to report any further inspections to the office. The Clerk reported that the new digital board on Cefn Road, Old Colwyn had been installed earlier that day.

493/25 Licensing:

No Licensing applications had been submitted.

494/25 Planning:

a) **Planning Decisions:**

Members received and noted the planning decisions received from Conwy CBC for the period 02/03/2026 – 29/3/2026.

b) **Pre-Application Consultation (PAC):**

Members noted documentation regarding a PAC for 27, Ebberston Road West, Rhos on Sea. No comments were submitted at this time.

c) **Planning Aid Wales:** Members noted the latest information from PAW which highlighted the recent visit from Community Places, Northern Ireland to Colwyn Bay.

a) **Planning Applications:**

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

- *Cllr T Maclean (having declared an interest) retired from the meeting while planning application no 0/53318 was discussed.*

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

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The meeting closed at 7.17pm.

..... Chair

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

7/04/2026

Gwnaeth y pwyllgor y penderfyniad hwn ar sail y wybodaeth a oedd ar gael ar adeg y cyfarfod, ond ma'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
0/53172	D	<u>MAE Y CAIS UCHAF WEDI EI DYNNU YN OL / THIS APPLICATION HAS BEEN WITHDRAWN</u> Estyniad ar ffurf ystafell haul ar deras Safle: Apartment 12, Madoc Cove, 179, Marine Drive, Rhos on Sea, LL28 4LA Ymgeisydd: Mr Peter Jones Nodwyd Proposed sunroof extension on terrace Location: Apartment 12, Madoc Cove, 179, Marine Drive, Rhos on Sea, LL28 4LA Applicant: Mr Peter Jones Noted
0/53265	D	Dychwel arfaethedig annedd bresennol ac adeiladau allanol ac adeiladu annedd newydd Safle: Meifod Farm, Groes Road, Colwyn Bay, LL29 8YP Ymgeisydd: Mr Dylan Jones Dim Gwrthwynebiad Proposed demolition of existing dwelling and outbuildings and construction of replacement dwelling Location: Meifod Farm, Groes Road, Colwyn Bay, LL29 8YP Applicant: Mr Dylan Jones No Objections
0/53266	D	Cais ôl-weithredol i newid defnydd 2 fflat hunangynhwysol (gan gynnwys tynnu grisiau allanol, blocio drws allanol a ffurfio drws patio yn lle 2 ffenestr i'r drychiad cefn, ynghyd â newidiadau mewnol cysylltiedig) a'i ddychwelyd i'w defnydd gwreiddiol fel un annedd Safle: Redlands, 8, Walshaw Avenue, Colwyn Bay, LL29 7YA Ymgeisydd: Mr and Mrs Dewi and Julie Thomas Dim Gwrthwynebiad Retrospective application for change of use of 2 No self contained flats (including removal of external staircase, blocking up of external door and formation of patio door in lieu of 2 no windows to rear elevation, together with associated internal alterations) to revert to original use as a single

		dwelling Location: Redlands, 8, Walshaw Avenue, Colwyn Bay, LL29 7YA Applicant: Mr and Mrs Dewi and Julie Thomas No Objections
0/53268	D	Dymchwel portsh, addasu cefn yr annedd ac adeiladu decin pren allanol Safle: 4, Queen's Avenue, Old Colwyn, LL29 9EH Ymgeisydd: Mr John Seed Dim Gwrthwynebiad Demolition of porch, alteration to rear elevation of dwelling and construction of external timber decking Location: 4, Queen's Avenue, Old Colwyn, LL29 9EH Applicant: Mr John Seed No Objections
0/53281	D	Estyniad cefn unllawr arfaethedig, amnewid y balconi presennol, codi balconi Juliette, ymestyn y patio presennol a chanopi portsh newydd dros y drws ffrynt Safle: 21, Ebberston Road West, Rhos on Sea, LL28 4AP Ymgeisydd: Mrs Kara Ashman Dim Gwrthwynebiad Proposed single storey rear extension, replacement of existing balcony, erection of juliette balcony, extending the existing raised patio and new porch canopy over the front entrance door Location: 21, Ebberston Road West, Rhos on Sea, LL28 4AP Applicant: Mrs Kara Ashman No Objections
0/53286	D	Cais ôl-weithredol ar gyfer cadw balconi wedi'i ledu ar lefel y llawr gwaelod. Cynyddu uchder y ffens ffin ac adeiladu strwythur pren uwch yn ardal decin yr ardd Safle: The Oaks, Fron Road, Old Colwyn, LL29 8AG Ymgeisydd: Mr Nathan Jones Gwrthwynebiad – cefnogodd y Pwyllgor bryderon y cymdogon ynghylch diffyg preifatrwydd yn eu tai. Retrospective application for the retention of widened balcony construction at ground level. Increased height of boundary fencing and construction of increased height timber retaining structure to existing garden decking area Location: The Oaks, Fron Road, Old Colwyn, LL29 8AG Applicant: Mr Nathan Jones Objection – the Committee supported the neighbour's concerns with respect to lack of privacy into their houses.

0/53305	D	Estyniadau, adnewyddu ac addasiadau arfaethedig i'r annedd bresennol a gwaith cysylltiedig Safle: 169, Llanrwst Road, Upper Colwyn Bay, LL28 5YS Ymgeisydd: Ms Rebecca Colton Dim Gwrthwynebiad Proposed extensions, renovation and alterations to the existing dwelling & associated works Location: 169, Llanrwst Road, Upper Colwyn Bay, LL28 5YS Applicant: Ms Rebecca Colton No Objections
0/53311	D	Newid defnydd o glwb cymdeithasol (Sui generis) i gartref plant C2 Safle: The Victoria Club, 426, Abergele Road, Old Colwyn, LL29 9AB Ymgeisydd: Mr Alex Aresti Gwrthwynebiad: Ni wrthwynebodd y Pwyllgor mewn egwyddor gartref plant ond mynegwyd bryder ynghylch y lleoliad gan ei fod wedi'i leoli ar ffordd brysur ac o bosibl yn beryglus i blant. Nododd yr aelodau fod rhywfaint o barcio ar gael yng nghefn yr adeilad ond bod parcio/traffig yn broblem yn yr ardal honno. Mynegwyd pryder hefyd ynghylch y llefydd gwyrdd cyfyngedig sydd ar gael ar y safle. Change of use from a social club (Sui Generis) into C2 children's home Location: The Victoria Club, 426, Abergele Road, Old Colwyn, LL29 9AB Applicant: Mr Alex Aresti Objection: The Committee did not object in principle to a Children's home but expressed concern at the location as it is located on a busy road and potentially dangerous for children. Members noted that some parking was available at the back of the building but parking/traffic is an issue in that area. Concern was also raised with the limited availability of green space on the site.
0/53312	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

0/53318		Newid defnydd arfaethedig o storfa a gofod swyddfa i 2 uned storio Safle: 4A, Rhiw Road, Colwyn Bay, LL29 7TE Ymgeisydd: Mr N Butterworth Dim Gwrthwynebiad Proposed change of use from storage and office accommodation to 2 no storage units Location: 4A, Rhiw Road, Colwyn Bay, LL29 7TE Applicant: Mr N Butterworth No Objections
0/53319		Amrywio amod rhif 2 & 14 o ganiatad cynllunio 0/51857 (Amrywio amodau 2,7,8,10,12,15,16,18,20 a 21 yng nghaniatâd cynllunio 0/49674 (Dymchwel estyniad i Pwllcrochan House ac adeilad Gwyddoniaeth a TG yr Ysgol Baratoi, Neuadd Ymgynnull a'r adeiladau allanol cysylltiedig ac adeiladu 63 annedd newydd, a darparu 31 o randai yn Pwllcrochan Hoise ynghyd â darparu gofod agored cyhoeddus ar y safle ac isadeiledd safle angenrheidiol) er mwyn gallu diwygio'r cynllun cymeradwy ac amrywio geiriad yr amodau i sicrhau cydymffurfiaeth a chynlluniau cymeradwy Safle: Rydal Penrhos Preparatory School, Pwllcrochan Avenue, Colwyn Bay, LL29 7BP Ymgeisydd: Mr Phil Hargreaves Dim Gwrthwynebiad Variation of condition nos 2 & 14 of planning apporval 0/51857 (Variation of conditions 2,7,8,10,12,15,16,18,20 & 21 of planning consent 0/49674 (Demolition of extensions to Pwllcrochan House and Preparatory School Science and IT building, Assembly Hall and associated outbuildings and erection of 63 no new dwellings and provision of 31 no apartments in Pwllcrochan House together with the provision of on-site public open space and requisite site infrastructure) to allow for amendments to the approved scheme and variation of wording of conditions to require compliance with approved plans). Location: Rydal Penrhos Preparatory School, Pwllcrochan Avenue, Colwyn Bay, LL29 7BP Applicant: Mr Phil Hargreaves No Objections