

**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 5th MAY 2026**

PRESENT: Cllr Ann Jones, Chair
Cllrs: T Davies, J Higgins, A Jones, T Lee, T Maclean,
J Nuttall (Mayor), R Owen, D Wilkins and G Wynne (Deputy Mayor)

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

ABSENT: Cllrs: C Brockley and K Roberts

Before the meeting started the Clerk read out a statement about the meeting being recorded. This was for administration purposes only and the recording will be deleted as soon as the minutes are prepared.

513/25 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 Cllr J Clayton and P Hughes

514/25 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 J Higgins and D Wilkins declared that they were both candidates in the upcoming Senedd Elections.

515/25 Minutes:

Resolved to approve and sign, as a correct record, the minutes of the last meeting, held on 7th April 2026.

516/25 Matters Arising from Previous Minutes

- a) **Min 314/25(a)(i)** - Replacement Bench for Victoria Road: Members received and considered an email regarding the order for the bench and were asked to approve the delivery charge of £120. A query was made if the delivery charge had been quoted in the original quotation and that we needed to be mindful of any extra charges.

Resolved to approve the delivery charge of £120 for the Bench.

- b) **Min 491/25(a)** – Beach Matting: The Clerk updated the members and informed that she had been unable to arrange a face to face meeting with Matt Forbes, Conwy CBC regarding the location of the beach matting for the season, however she had spoken via email to Matt and it had been agreed that the mats would be put out in the same locations and they would monitor the situation and if any problems occurred these would be dealt with as required.

- c) **Min 492/25** – Quarterly Inspections:

- i) Further reports from members were received from members and the list for

Q4 was updated. It was noted that the backing on the noticeboard at Groes Road needed attention but this noticeboard was next in line for refurbishment.

- ii) Photographs of the damage to the ornamental bench in Queen's Gardens were submitted. Cllr Nuttall reported that she had brought this to our attention and suggested that we report the damage to ERF, as the bench had not been in situ very long.

Resolved to report the damage to ERF, Conwy CBC to ask them to rectify it.

517/25 Conwy CBC:

a) **Bus Shelters:**

- i) The Clerk gave an update regarding the requested financial statement and asked members to note that the statements for 2024/25 & 2025/26 had now been received and shared the email correspondence. The Clerk had also asked if the annual maintenance/cleaning has taken place. Some funding/grants had been obtained to pay for some of the work that had taken place. The Clerk recommended that we put our annual payment of £6,000 into an earmarked reserve until the balance is spent and asked for approval to submit this recommendation to the Policy and Finance Committee.

Resolved to approve the Clerk's recommendation that the Policy and Finance Committee approve that the annual payment of £6,000 is held in an earmarked reserve until it is needed by Conwy CBC

- ii) Cllr Nuttall reported that she had received information that a bus shelter in Rhos on Sea which was causing an obstruction and impossible for wheelchair/pushchair users to pass was being inspected tomorrow to see if the needs removing or turning around to alleviate the issues. We need to make sure the Town Council are not charged twice for this. Cllr Nuttall also reported that she had asked Conwy CBC to inspect the shelter by the Technical College for the same reasons as it was also impossible to pass without walking on the road. The Assistant Clerk reported that she had reported graffiti on that shelter as well.

Resolved for the Clerk to contact CCBC to state Town Council will not expect to pick up any costs for the changes needed to the new bus shelter.

Cllr A Jones reported that the living roof on the bus shelter at the 5-ways roundabout in Rhos on Sea looks dead.

Resolved for the Clerk to contact CCBC to report state of living roof.

518/25 Play Wales: Members noted the latest E-Bulletin from Play Wales.

519/25 Licensing:

Members received and noted the licensing applications received from Conwy CBC for the period 6/04/2026 – 01/05/2026.

520/25 Planning:

a) **Planning Decisions:**

Members received and noted the planning decisions received from Conwy CBC for the period 30/03/2026 – 26/4/2026.

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

Members noted documentation regarding a PAC for Penrhos Heights, Queen's Drive, Colwyn Bay and noted an extension has been requested for any comments

and can now be submitted on 6th May 2026. No comments were submitted at this time.

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.*

i) To receive and consider the planning applications received from Conwy CBC.

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

ii) Members noted the objections from Cllr C Hughes regarding planning application 0/53326 and thanked Cllr Hughes for the comprehensive report.

-
The meeting closed at 7.30pm.

..... Chair

CYNGOR TREF BAE COLWYN BAY TOWN COUNCIL
CEISIADAU CYNLLUNIO/PLANNING APPLICATIONS
05/05/2026

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
0/53326	D	Newid defnydd o gartref nyrsio C2 i dy amlfeddiannaeth ar gyfer hyd at 16 o bobl (sui generis) Safle: 12, Belgrave Road, Colwyn Bay, LL29 8EY Ymgeisydd: Mr Z Choudhry Mae Cyngor Tref Bae Colwyn yn gwrthwynebu'r cais hwn yn gryf gan ei fod yn groes i Bolisiâu HOU/10, DP6 a DP8 o Gynllun Datblygu Lleol Conwy a fabwysiadwyd. Byddai'r cynnig yn tanseilio ymdrechion hirhoedlog i leihau'r crynhoad o HMOs yn yr ardal hon ac adfer cymunedau preswyl cytbwys a chynaliadwy. Mae'r Cyngor o'r farn y byddai cyflwyno HMO i un ar bymtheg o bobl yn y lleoliad hwn yn dwysáu'r pwysau cymdeithasol ac amgylcheddol presennol, yn niweidio amwynder preswyl, yn cynyddu'r pwysau parcio ac isadeiledd, ac yn mynd yn groes i amcanion adfywio parhaus ar gyfer Bae Colwyn. O ystyried y problemau hanesyddol sy'n gysylltiedig â chrynhoad o HMO yn yr ardal, ynghyd â'r buddsoddiad a'r ymyrraeth sylweddol a wnaed i fynd i'r afael â'r effeithiau hynny, byddai cymeradwyo'r cais hwn yn gam yn ôl i'r gymuned ac yn gosod cysail niweidiol ar gyfer datblygiadau yn y dyfodol. Am y rhesymau hyn, mae Cyngor Tref Bae Colwyn yn gofyn yn barchus am wrthod caniatâd cynllunio. Change of use from C2 nursing home to house in multiple occupation for up to 16 people (sui generis) Location: 12, Belgrave Road, Colwyn Bay, LL29 8EY Applicant: Mr Z Choudhry Bay of Colwyn Town Council strongly objects to this application as it is contrary to Policies HOU/10, DP6 and DP8 of the adopted Conwy Local Development Plan. The proposal would undermine long standing efforts to reduce the concentration of HMOs in this area and restore balanced, sustainable residential communities. The Council considers that the introduction of a sixteen person HMO in this location would intensify existing social and environmental pressures,

		harm residential amenity, increase parking and infrastructure pressures, and conflict with ongoing regeneration objectives for Colwyn Bay. Given the historic issues associated with HMO concentration in the area, together with the significant investment and intervention undertaken to address those impacts, approval of this application would represent a backward step for the community and set an harmful precedent for future development. For these reasons, Bay of Colwyn Town Council respectfully requests that planning permission be refused.
0/53331	D	Estyniad orendy unllawr â tho fflat i gefn yr annedd bresennol Safle: 218, Llanelian Road, Old Colwyn, LL29 8UW Ymgeisydd: Mrs Sarah Jeffrey Dim Gwrthwynebiad Single storey orangery style flat roof extension to rear of existing dwelling Location: 218, Llanelian Road, Old Colwyn, LL29 8UW Applicant: Mrs Sarah Jeffrey No Objection
0/53335	PC	Codi uchder rhannau isaf i'r Dwyrain a'r Gorllewin o fwa canolog ty adar presennol (Ailgywyno yn dilyn tynnu'r cais presennol yn ôl, cyf 0/52878) Safle: Welsh Mountain Zoo, Old Highway, Colwyn Bay, LL28 5UY Ymgeisydd: Mr Andrew Marshall Dim Gwrthwynebiad Construction of increased height of existing lower sections to East and West of centre arched section to existing aviary (Resubmission following withdrawal of previous application ref 0/52878) Location: Welsh Mountain Zoo, Old Highway, Colwyn Bay, LL28 5UY Applicant: Mr Andrew Marshall No Objection
0/53340	D	Estyniad uwchben adeilad unllawr presennol i ddarparu ystafelloedd gwely a storfa ychwanegol i'r cartref ynghyd â newidiadau i'r ddarpariaeth barcio bresennol Safle: Eithiniog, Old Highway, Colwyn Bay, LL28 5YA Ymgeisydd: Sanjay Agarwal Dim Gwrthwynebiad Extension above existing single storey building to provide additional bedrooms and storage to the home along with alterations to existing parking provision Location: Eithiniog, Old Highway, Colwyn Bay, LL28 5YA Applicant: Sanjay Agarwal No Objection
0/53344	D	Creu porth newydd (A), ac addasiadau i'r porth presennol (B) oddi ar Queen's Drive i Beecholme (Pwllcrochan Avenue), llwybr newydd i borth A, a goleuadau newydd ar lwybrau presennol ac arfaethedig sy'n cysylltu pyrth

		â'r maes pascio Safle: Beecholme, Queen's Drive, Colwyn Bay, LL29 7BW Ymgeisydd: Mr Stephen Jones Dim Gwrthwynebiad Formation of new gateway (A), and alterations to existing gateway (B) off Queen's Drive, to Beecholme (Pwllcrochan Ave), new path to gateway A, and new lighting to existing and proposed paths linking gateways to carpark Location: Beecholme, Queen's Drive, Colwyn Bay, LL29 7BW Applicant: Mr Stephen Jones No Objection
0/53346	D	Estyniad un llawr arfaethedig yn y blaen ar gyfer portsh mynediad a ffenestr fae newydd, mân newidiadau allanol a newidiadau i'r dreif a mynediad i gerbydau Safle: 37, Cayley Promenade, Rhos on Sea, LL28 4DU Ymgeisydd: Mr and Mrs R Baddeley Nid oes gan y Cyngor Tref unrhyw wrthwynebiad i'r cais hwn ond mae'n argymhell bod yr ymgeisydd yn cydymffurfio â'r amodau a osodwyd gan yr Adran Briffyrdd yn eu hadroddiad. Proposed front single storey extension for new entrance porch and bay window, minor external alterations and alterations to driveway & vehicular access Location: 37, Cayley Promenade, Rhos on Sea, LL28 4DU Applicant: Mr and Mrs R Baddeley The Town Council has No Objections to this application but recommends that the applicant complies with the conditions set by the Highway's Department in their report.
0/53352		Tystysgrif cyfreithlondeb ar gyfer y defnydd presennol fel C4 – Ty Amifeddiannaeth Safle: 4, Brompton Avenue, Rhos on Sea, LL28 4TE Ymgeisydd: Ms Eleanor Knight-Jones Dim Gwrthwynebiad Certificate of lawfulness for the existing use as a C4 – House in Multiple Occupation (HMO) Location: 4, Brompton Avenue, Rhos on Sea, LL28 4TE Applicant: Ms Eleanor Knight-Jones No Objection
0/53368		Cais i newid defnydd Adeilad Eglwys i fod yn 2 annedd pâr a newid defnydd Adeilad Capel i fod yn un annedd ar wahân Safle: Horeb Methodist Church, Rhiw Road, Colwyn Bay LL29 7TL Ymgeisydd: Mr Ian Steward Dim Gwrthwynebiad Proposed change of use of Church Building in to 2.no semi-detached

		dwelling and change of use of Chapel Building in to single detached dwelling. Location: Horeb Methodist Church, Rhiw Road, Colwyn Bay LL29 7TL Applicant: Mr Ian Steward No Objection
0/53369		T1 Ffynidwydden y Cawcasws x 1 - Tynnu. T2 Cóniffer x 1 - Tynnu. G1 Cóniffer x 3 - Tynnu. G2 Cóniffer x 14 - Lleihau 3 metr a thocio'r canghennau ochr 1-2 fetr G3 Cóniffer x 14 - Lleihau 3 metr a thocio'r canghennau ochr 1-2 fetr Safle: Pembroke Lodge Nursing Home, 3 Pwllcrochan Avenue, Colwyn Bay LL29 7DA Ymgeisydd: Mr Hari Shan Dim Gwrthwynebiad T1 Nordmann Fir x 1 - Remove T2 Conifer x1 - Remove G1 Conifer x 3 - Remove G2 Conifer x 14 - Reduce by 3 metres and trim side branches by 1-2 metres G3 Conifer x 14 - Reduce by 3 metres and trim side branches by 1-2 metres Location: Pembroke Lodge Nursing Home, 3 Pwllcrochan Avenue, Colwyn Bay LL29 7DA Applicant: Mr Hari Shan No Objection