

**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 JULY 2026**

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

OFFICERS: Roz Dudley, Assistant Clerk

ABSENT: Cllrs: K Roberts and D Wilkins

Before the meeting started the Assistant 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.

79/26 Welcome and Apologies for Absence:

The Chair welcomed members to the meeting. Apologies for absence were received from the Clerk, R Gill and J Clayton.

80/26 Declarations of Interest:

Members were reminded that they must declare the existence and nature of any personal and/or prejudicial interest. Cllr A Jones declared an interest in item 7(b) and retired from the meeting during consideration of that item.

81/26 Minutes:

Resolved to approve and sign, as a correct record, the minutes of the last meeting, held on 16th June 2026.

82/26 Matters Arising from Previous Minutes

- a) **Min 58/26 – Quarterly Inspections:** The inventory list for this quarter was updated with any reports from members. Cllr R Owen would report back on the picnic benches.
- b) **Min 60/26 – Missing VARS Sign in Old Colwyn:** It was noted that Cllr Bell had not actioned minutes 237/25(f) & 279/25(f) so the sign had not been collected. This item has been brought back to GPP after receiving the email from the Old Colwyn Resident's Association at the last meeting. Questions were asked if it was still essential with the 20mph speed limit.

Resolved to contact the County Councillors to ask about the necessity of the sign and to contact OCRA to thank them for bringing it to our attention and to inform them that we are making further enquiries.

83/26 Conwy Empty Homes Pilot:

Members noted the information and that the Clerk will give an update at the next meeting after meeting with Katie Clubb at the Colwyn Bay Regeneration Task Force Meeting on 15th July.

84/26 Licensing:

Licensing Applications submitted for the period up to 19th June 2026 were noted by members.

85/26 Planning:

a) **Planning Decisions:**

Members received and noted the planning decisions received from Conwy CBC for the period 08/06/2026 – 21/06/2026.

b) **Planning Site Visit:**

Cllr T Davies gave a report after attending the site visit for planning application 0/53122 - Land at Meiriadog Road, Old Colwyn. Members noted that the Committee has been asked to submit any comments to the Planning Department by the morning.

Resolved to contact the Planning Department and notify them that the Committee had no objections to the application.

c) **Certificate of Lawfulness:**

Members noted the clarification received in response to our enquiry regarding the Town Council's role regarding these applications.

d) **Planning Applications:**

To receive and consider the planning applications received from Conwy CBC and an email from Cllr Lee regarding planning application no 0/53481 and the apparent lack of neighbour consultation.

Resolved to delegate authority to the Assistant Clerk and Chair to ask for clarification on the neighbour consultation from the planning department and to ask for an extension so the application can be deferred to our next committee meeting.

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

The meeting closed at 19.35pm.

..... Chair

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

07/07/2026

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
0/52871 Cynlluniau diwygiedig/ gwybodaeth ychwanegol Amended Plans/ Additional Information		Gosod basgedi rhwylllog yn y cwrs dwr presennol, a chaniatâd ôl-weithredol ar gyfer newid lefelau ar y cae thwng y cartrefi newydd yn Yr Helyg, Bae Colwyn Safle: Land off Yr Helyg, Colwyn Bay Ymgeisydd: Anwyl Homes Dim Gwrthwynebiad Installation of gabion baskets to the existing watercourse, and retrospective permission for a change in levels on the field between the new homes at Yr Heleg, Colwyn Bay Location: Land off Yr Helyg, Colwyn Bay Applicant: Anwyl Homes No Objections
0/53449	D	Codi adeiledd unllawr yng ngardd gefn yr eiddo Safle: 11, Brewis Road, Rhos on Sea, LL28 4UA Ymgeisydd: Mr Richard Lewis Dim Gwrthwynebiad Erection of single storey structure in the rear garden of the property Location: 11, Brewis Road, Rhos on Sea, LL28 4UA Applicant: Mr Richard Lewis No Objections
0/53451	PC	Datblygiad preswyl fel cynllun amgen i'r hyn a gymeradwywyd o dan gymeradwyaeth gynllunio cyfeirnod 0/46130 ar gyfer camau 4 a 5 o'r datblygiad ynghyd â gwaith cysylltiedig Safle: Penrhos Heights, Queen's Drive, Colwyn Bay, LL29 7BH Ymgeisydd: Watkin Property Ventures Developments Ltd Dim Gwrthwynebiad Residential development as an alternative scheme to that approved under planning approval reference 0/46130 for phases 4 & 5 of the development together with associated works Location: Penrhos Heights, Queen's Drive, Colwyn Bay, LL29 7BH Applicant: Watkin Property Ventures Developments Ltd No Objections
0/53456	D	Cypreswydden Monterey (a nodwyd â thagiau coed #1143 #1147 yn adroddiad yr Asesiad Gweledol o Goed). Tacluso coryn i gael gwared â phren marw (diamedr >35mm). Lleihau hyd canghennau at fan twf addas

Cyfeirnod/ Reference	LEFEL / LEVEL	CAIS/APPLICATION
		#1143, #1144. #1145 ac #1147 i ddarparu lle clir o 2m, o leiaf, oddi wrth adeilad cyfagos ac o leiaf 1m oddi wrth linellau ffôn BT Safle: 3, Crossley Grove, Rhos on Sea, LL28 4HD Ymgeisydd: Mrs M L Aldridge Dim Gwrthwynebiad Monterey Cypress (identified by tree tags #1143 #1147 in VTA report) Crown clean to remove deadwood (>35mm diam). Reduce length of branches back to suitable growth point of #1143, #1144, #1145 and #1147 to provide minimum 2m clearance from neighbouring building and minimum 1 clearance from BT phone lines Location: 3, Crossley Grove, Rhos on Sea, LL28 4HD Applicant: Mrs M L Aldridge No Objections
0/53465	D	Tynnu 1x Coeden llawrwydden Safle: Green Bank Cottage, 19, Station Road, Old Colwyn, LL29 9PW Ymgeisydd: Mr Stanley Cadman Removal of 1x Bay Tree Location: Green Bank Cottage, 19, Station Road, Old Colwyn, LL29 9PW Applicant: Mr Stanley Cadman Objection to the removal of this tree
0/53475	D	Amrywio amod rhif 2 a 4 caniatâd cynllunio 0/49891 (Newid arfaethedig i faint ôl troed cyffredinol a newidiadau gweddolun i leiniau 38 i 45, newid y math o dy ar lain 60 gyda phlot ychwanegol 118) er mwyn caniatau cynlluniau diwygiedig i adlewyrchu lleoliad diwygiedig y fynedfa Safle: Plots 60 & 118, Penrhos Heights, Queen's Drive, Colwyn Bay, LL29 7BD Ymgeisydd: Watkin Property Ventures Developments Ltd Dim Gwrthwynebiad Variation of Condition nos 2 & 4 of planning approval 0/49891 (Proposed change to overall footprint size and elevational changes to plots 38 & 45, change of house type on plot 60 with additional plot 118) to allow for amended plans to reflect the amended location of access Location: Plots 60 & 118, Penrhos Heights, Queen's Drive, Colwyn Bay, LL29 7BD Applicant: Watkin Property Ventures Developments Ltd No Objections
0/53486		Estyniad mewnlenni dros do fflat presennol ar y llawr gwaelod i greu dwy ystafell wely ychwanegol ar lefel y llawr cyntaf a'r ail lawr Safle: Merton Place, 8, Pwllcrochan Avenue, Colwyn Bay, LL29 7BU Ymgeisydd: Mrs Ruth Field Dim Gwrthwynebiad Infill extension over an existing ground floor flat to create two additional bedrooms at first and second floor level Location: Merton Place, 8, Pwllcrochan Avenue, Colwyn Bay, LL29 7BU Applicant: Mrs Ruth Field No Objections

Cyfeirnod/ Reference	LEFEL / LEVEL	CAIS/APPLICATION
0/53481		Newydd defnydd o C1 Gwesty i ddefnydd C2 Sefydliad Preswyl (Cartref gofal preswyl i blant) Safle: Colbourne Hotel, 8, Seabank Road, Colwyn Bay, LL28 4BT Ymgeisydd: Mr Lee Dixon Change of use from C1 Hotel/Guest House to C2 Residential Institutions (Children’s residential care home) Location: Colbourne Hotel, 8, Seabank Road, Colwyn Bay, LL28 4BT Applicant: Mr Lee Dixon Defer this for clarification from the Planning Officer/Department