

**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 1ST SEPTEMBER 2026**

PRESENT: Cllr Tom Maclean, Chair
Cllrs: C Bell, C Brockley, J Clayton, T Davies, J Higgins, T Lee, R Owen and D Wilkins

OFFICERS: Rachael Gill, Clerk
Roz Dudley, Assistant Clerk

ABSENT: Cllrs: 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.

131/26 Welcome and Apologies for Absence:

The Vice Chair, Cllr T Maclean took the Chair as Cllr A Jones had submitted apologies and welcomed members to the meeting. Apologies for absence were received from Cllrs P Hughes, Ann Jones and Greg Wynne (Mayor).

132/26 Declarations of Interest:

Members were reminded that they must declare the existence and nature of any personal and/or prejudicial interest. Cllr C Brockley declared a personal and /or prejudicial interest in item 8(d) Planning Application no 0/53617 as he knew the applicant. Cllr C Brockley left the meeting when this item was considered.

133/26 Minutes:

Resolved to approve and sign, as a correct record, the minutes of the last meeting, held on 4th August 2026.

Cllr D Wilkins arrived at this juncture

134/26 Matters Arising from Previous Minutes

Min 109/26(a) – Groes Road Noticeboard : Members received and considered an estimate for replacing the noticeboard on Groes Road as part of the noticeboard replacement programme. Members approved the estimate and noted that the noticeboard would be stored until the installer could replace it.

Resolved to delegate authority to the Clerk to place the order for the noticeboard. Once delivered and installed, the committee will be notified.

Cllr C Bell arrived during the following item

135/26 Conwy CBC:

PSPO Dog Order Consultation:

- a) To receive notice of the Public Consultation which will run from 14/8 – 11/9/2026.
- b) To receive email correspondence from a member of the public.

- c) To receive the GPP minute from 10th October 2023 regarding the consideration of the PSPO Dog Order Consultation at that Committee Meeting.
- d) To receive a summary of all the emails received (from local residents) collating all the issues raised (prepared by the Clerk).

Resolved to defer this item and consider it as an urgent item at Monday night's Council Meeting. The consultation form with the Town Council observations, from that meeting, will then be submitted to Conwy CBC.

136/26 Old Colwyn Resident's Association:

Members received and noted a copy of the minutes from the meeting held on 4th August 2026.

137/26 Licensing:

No Licensing Applications had been submitted

138/26 Planning:

a) Planning Decisions:

Members received and noted the planning decisions received from Conwy CBC for the period 20/07/2026 – 16/08/2026.

b) Appeals:

Members received and noted the following notices of appeals:

- i) DC/0/53224 & DC/0/53225 - Land outside 70, Abergele Road, Colwyn Bay
- ii) DC/0/53380 – 12, Peulwys Lane, Old Colwyn, LL29 8YD
- iii) Members received and noted the Appeal Decision for Land at Bryn Rhodyn, Dolwen Road, Old Colwyn, LL29 8UU.

c) Planning Aid Wales: Members received and noted a document called Implementation of the Planning (Wales) Act 2026 and the Planning (Consequential Provisions) Wales Act 2026.

d) Planning Applications:

Cllr C Brockley left the meeting when item 0/53617 was considered as he had declared an interest.

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.

The meeting closed at 19.20pm.

..... Chair

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

01/09/2026

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
0/53545 Cynlluniau diwygiedig/Gwybodaeth ychwanegol Amened plans/additional information		Trawsnewid annedd C3 yn annedd dwy ystafell wely ac annedd tair ystafell wely Safle: 36, Colwyn Crescent, Rhos on Sea, LL28 4RH Ymgeisydd: Mr Chun Ming LAM Conversion of C3 Dwelling House into a two bedroom dwelling house and a three bedroom dwelling house Location: 36, Colwyn Crescent, Rhos on Sea, LL28 4RH Applicant: Mr Chun Ming LAM <i>This notification was received on 6/8 but a decision appears to have been made on 25/8. The application was refused.</i>
0/53557		Gosod tanc dwr ar dir i'r de o'r Lawnt Fowlio ar gyfer cyflenwad dwr dyfrhau ynghyd ag adeiladu sied storio ar gyfer peiriant torri gwair ac offer garddio Safle: Land to south of Bowling Green, Eirias Park Bowling Club, Abergele Road, Colwyn Bay, LL29 7SP Ymgeisydd: Mr Richard Butler Dim Gwrthwynebiad Installation of a water tank on land area to South of Bowling Green for irrigation water supply together with construction of storage shed for lawnmower and gardening equipment Location: Land to South of Bowling Green, Eirias Park Bowling Club, Abergele Road, Colwyn Bay, LL29 7SP Applicant: Mr Richard Butler No Objection
0/53561		Gwaith arfaethedig i addasu'r strwythur unllawr gan gynnwys gosod to ar oleddf, ffenestri to a thalcen wydr yn lle to parapet, a chreu agoriadau ar gyfer fenestri a drysau plygu Safle: Brignal, 7. Grosvenor Road, Colwyn Bay, LL29 7YF Ymgeisydd: Mrs Ruth Wright Dim Gwrthwynebiad Proposed adaptation of single storey structure to include replacement of parapet roof with pitched roof, roof windows and glazed gable and formation of window and bi-fold door openings Location: Brignal, 7, Grosvenor Road, Colwyn Bay, LL29 7YF Applicant: Mrs Ruth Wright No Objection

Cyfeirnod/ Reference	LEFEL / LEVEL	CAIS/APPLICATION
0/53567		Estyniad arfaethedig ar y llawr uchaf a'r cefn mewn byngalo aml-lawr presennol gan gynnwys estyniad dormer to fflat Safle: 184, Llanrwst Road, Upper Colwyn Bay, LL28 5YS Ymgeisydd: Miss Lorna MacGregor Dim Gwrthwynebiad Proposed upper storey and rear extension to existing split-level bungalow including roof dormer extensions Location: 184, Llanrwst Road, Upper Colwyn Bay, LL28 5YS Applicant: Miss Lorna MacGregor No Objection
0/53571		Amrywio Amod rhif 2 Caniatâd Cynllunio 0/52378 (Adeiladu dwy o anheddau ar leiniau 4 a 5 ymestyn y Ffordd fynediad at lain 5) er mwyn caniatâu ar gyfer addasiadau i gynllun drychiad cymeradwy Plotiau 4 a 5 Safle: 29, The Rowans, Pen y Bryn Road, Upper Colwyn Bay, LL29 6AG Ymgeisydd: Mr Chris Walsh Dim Gwrthwynebiad Variation of condition no 2 of Planning Approval 0/52378 (Construction of two dwellings on Plots 4 and 5 and extension of access road to serve plot 5) to allow for amendments to approved elevation of design of plots 4 and 5 Location: 29, The Rowans, Pen y Bryn Road, Upper Colwyn Bay, LL29 6AG Applicant: Mr Chris Walsh No Objection
0/53576		Estyniad unllawr y tu ôl i'r adeilad a gwaith tirlunio cysylltiedig Safle: 34, Brompton Avenue, Rhos on Sea, LL28 4TF Ymgeisydd: Mr & Mrs Geoff & Nicola Hawley Dim Gwrthwynebiad Single storey rear extension & associated landscaping Location: 34, Brompton Avenue, Rhos on Sea, LL28 4TF Applicant: Mr & Mrs Geoff & Nicola Hawley No Objection
0/53577		Gwaith wedi'i drafod gyda'r Swyddog Coed – Tynnu'r Coed yn G3 ac eithrio'r fedwen arian, a thynnu G13 – 1x Onnen ac 1x llwyfen. I'w disodli ar raddfa 3:1 yn unol a'r cynllun plannu cyfadferol sydd ynghlwm Safle: Rydal Penrhos Preparatory School, Pwllcrochan Avenue, Colwyn Bay, LL29 7BP Ymgeisydd: Miss Olivia Forde Dim Gwrthwynebiad Works discussed with Tree Officer – removal of trees in G3 excepting the silver birch, and removal of G13 – 1x Ash and 1x Elm. To be replaced at 3:1 in accordance with compensatory planting scheme attached Location: Rydal Penrhos Preparatory School, Pwllcrochan Avenue, Colwyn Bay, LL29 7BP Applicant: Miss Olivia Forde No Objection

Cyfeirnod/ Reference	LEFEL / LEVEL	CAIS/APPLICATION
0/53600		Cais i drosi 2 annedd yn 1 annedd Safle: Bryn Euryn Cottage, 78 & 80, Tan y Bryn Road, Rhos on Sea, LL28 4TU Ymgeisydd: Ms Doreen Owen Dim Gwrthwynebiad Proposed conversion of 2 no dwellings to 1 no dwelling Location: Bryn Euryn Cottage, 78 & 80, Tan y Bryn Road, Rhos on Sea, LL28 4TU Applicant: Ms Doreen Owen No Objection
0/53603		Addasu ac ymestyn annedd bresnnol Safle: 4, St Andrew's Road, Colwyn Heights, Colwyn Bay, LL29 6DL Ymgeisydd: Mr Daniel Walters Dim Gwrthwynebiad Alterations and extension to existing dwelling Location: 4, St Andrew's Road, Colwyn Heights, Colwyn Bay, LL29 6DL Applicant: Mr Daniel Walters No Objection
0/53609		Gosod tanc tanwydd i gadw olew llysiau â dwr Safle: Fire Station, Abergele Road, Colwyn Bay, LL29 8AA Ymgeisydd: Miss Phoebe McAlpine Dim Gwrthwynebiad Installation of a fuel tank to store hydrotreated vegetable oil Location: Fire Station, Abergele Road, Colwyn Bay, LL29 8AA Applicant: Miss Phoebe McAlpine No Objection
0/53613		Cais i newid defnydd hen fanc Barclays yn swyddfa Cymdeithas Dai gyda chyfleusterau derbynfa gyhoeddus a swyddfeydd ategol a ffenestri a drws newydd Safle: 40, Conway Road, Colwyn Bay, LL29 7HU Ymgeisydd: Mr Andrew Jones Dim Gwrthwynebiad Proposed change of use of former Barclays Bank to a Housing Association office with public reception facilities and ancillary office accommodation and replacement windows and door Location: 40, Conway Road, Colwyn Bay, LL29 7HU Applicant: Mr Andrew Jones No Objection
0/53617		Ffurio balconi llawr cyntaf oddi ar y fflat llawr cyntaf/ail lawr presennol uwchben yr eiddo masnachol Safle: 79A, Rhos Promenade, Rhos on Sea, LL28 4PR Ymgeisydd: Mr Antonio Clemente Cerefice Dim Gwrthwynebiad Formation of first floor balcony off existing first/second flat above commercial premises Location: 79A, Rhos Promenade, Rhos on Sea, LL28 4PR Applicant: Mr Antonio Clemente Cerefice No Objection

Cyfeirnod/ Reference	LEFEL / LEVEL	CAIS/APPLICATION
0/53620		Estyniad arfaethedig i'r llawr cyntaf Safle: 9, Sunningdale Avenue, Upper Colwyn Bay, LL29 6DF Ymgeisydd: Mr Paul Martin Dim Gwrthwynebiad Proposed First Floor extension Location: 9, Sunningdale Avenue, Upper Colwyn Bay, LL29 6DF Applicant: Mr Paul Martin No Objection