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 17th NOVEMBER 2026

PRESENT: Cllr A Jones, Chair
Cllrs: C Brockley, J Higgins, P Hughes, T Lee, T Davies, T Maclean and Greg Wynne (Mayor).

OFFICERS: Pam Everley, Deputy Clerk
Roz Dudley, Assistant Clerk

ABSENT: Cllrs C Bell & D Wilkins

259/26 Welcome and Apologies for Absence:

The Chair, Cllr A Jones welcomed members to the meeting. Apologies for absence were received from the Clerk, R Gill and Cllrs J Clayton, R Owen & K Roberts.

260/26 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 an interest in agenda item 9(d) Planning Application 0/53798 (close friend) and retired from the meeting for that item.

261/26 Minutes:

Resolved to approve and sign, as a correct record, the minutes of the last meeting, held on 20th October 2026.

262/26 Matters Arising from Previous Minutes

a) **Min 229/26 (iii), (iv) & (v) – Quarterly Inspections:**
The inventory list was updated with the remaining member's reports. RD reported that the notice board for Groes Road had been delivered and was awaiting installation.

b) **Min 230/26 – Rhos Clock on Tourist Information Building update from Clerk:**
This item was deferred to the next meeting as the Clerk was on annual leave and had submitted apologies.

263/26 Conwy CBC:

Members noted documentation regarding the proposed street name – land off Heol Dirion, Colwyn Bay. The new proposed name was Bryn y Broch.

264/26 Groes Road Planter update:

RD reported that the School had now been in contact to say that the fly tipping will be sorted after Colwyn Bay Councillors had reported it.

265/26 Old Colwyn Resident's Association:

RD will email a copy of the minutes to members from the meeting held on 3rd November 2026 once they have been received.

266/26 <u>Licensing</u>:

Licensing Applications from 19/10 – 23/11/2026 were submitted and noted by members.

267/26 <u>Planning</u>:

a) **<u>Planning Decisions</u>:**
Members received and noted the planning decisions received from Conwy CBC for the period 12/10/2026- 8/11/2026.

b) **<u>Planning Site Visit:</u>** The comments from Cllr T Davies who had attended the site visit that took place on 10th November for 0/53451 at Penrhos Heights were submitted to the meeting. These had been sent to the Planning Department. Cllr Davies was thanked for attending.

c) **<u>Planning Appeal</u>:** Members noted the Inspectors decision for 12, Peulwys Lane, Old Colwyn.

d) **<u>Planning Applications</u>**:
- Cllr C Brockley (having declared an interest as a close friend) retired from the meeting whilst planning application 0/53798 was considered.
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.
Further resolved that RD contact the Tree Officer to ask why Planning Application no 0/53743 had been determined before the committee had chance to consider it.

The meeting closed at 7.18pm. …… Chair

CYNGOR TREF BAE COLWYN BAY TOWN COUNCIL
CEISIADAU CYNLLUNIO/PLANNING APPLICATIONS
17/11/2026

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
0/53711	D	Adeiladu clwydfan ystlumod **Safle:** Former Nant y Glyn Holiday Park, Nant y Glyn Road, Colwyn Bay **Ymgeisydd:** Mr Richard Illidge **MAE Y CAIS UCHAF WEDI EI DYNNU YN OL / THIS APPLICATION HAS BEEN WITHDRAWN** Construction of bat roost **Location:** Former Nant y Glyn Holiday Park, Nant y Glyn Road, Colwyn Bay **Applicant:** Mr Richard Illidge
0/53737		Cais i addasu atig gyda dormer to fflat yn y cefn, ffenestri dormer to ar oleddf ar y tu blaen, ac estyniad i'r portsh **Safle:** 12, Peulwys Lane, Old Colwyn, Colwyn Bay, LL29 8YD **Ymgeisydd:** Mr & Mrs M Spencer-Turner **Dim Gwrthwynebiad** Proposed loft conversion with rear flat roof dormer, front pitched roof dormers and porch extension **Location:** 12, Peulwys Lane, Old Colwyn, Colwyn Bay, LL29 8YD **Applicant:** Mr & Mrs M Spencer-Turner **No Objections**
0/53743		Tynnu gwrych Leylandii fawr sydd tua 15m o hyd a 4m o uchder. Tynnu 4 bedwen arain sy'n tyfu ar lethr ac yn gwyro – maent wedi gordyfu yn eu lleoliad **Safle:** Estoril, 68, Oak Drive, Colwyn Bay, LL29 7YS **Ymgeisydd:** Toni Blinston **Dim sylwadau, gan fod penderfyniad eisoes wedi'i wneud ar y cais hwn.** Removal of large Leylandii hedge which is approximately 15m long and 4m high. Removal of 4 small silver birch trees that are growing on the bank and are leaning – they have outgrown their location **Location:** Estoril, 68, Oak Drive, Colwyn Bay, LL29 7YS **Applicant:** Toni Blinston **No Comments as this application has already been decided.**

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0/53744		Adeiladu garej un llawr ar wahân sy'n ategol i'r bresennol yn lle'r garej bresennol yn lle'r garej bresennol **Safle:** 22, College Avenue, Rhos on Sea, Conwy, LL28 4NT **Ymgeisydd:** Mr Duncan Grainger **Dim Gwrthwynebiad** Construction of single storey detached garage ancillary to existing dwelling in lieu of existing garage **Location:** 22, College Avenue, Rhos on Sea, Conwy, LL28 4NT **Applicant:** Mr Duncan Grainger **No Objections**
0/53746		Un gollen Ffrengig fawr wedi'i lleoli yng nghefn y ty yng nghanol yr ardd – hoffai'r cwsmer docio 2-3m oddi arni er mwyn gwarchod a chynnal y goeden gan ei bod yn agos at y ty, ond maen nhw wrth eu bodd â'r goeden. Mae'r holl waith yn cadw at ganllawiau BS3998:2010. Mae un onnen yn dirywio ac mae fewn pellter taro'r ty. Mae ganddyn nhw ieir a phlant bach ac mae'n achosi poen meddwl y gallai chwythu drosodd. Hoffen nhw gael ei thorri i lawr i lefel y ddaear. Mae sycamorwydden aml-goes ar ochr dde cefn yr ardd yn dod yn agos iawn at gefn y ty ac unwaith eto mae'n achosi poen meddwl i'r rhieni gan ei fod yn agos at ystafell wely'r plant ifanc. Mae coetir y tu ôl iddl felly os unrhyw beth, byddai ei thocio yn beth da er mwyn caniatâu i rywogaethau eraill ddatblygu. Hoffen nhw gael torri goeden i lawr i lefel y ddaear a bydden nhw'n ailblannu rhywogaethau llai sy'n fwy addas mor agos at y ty **Safle:** 8, King's Oak, Colwyn Bay, LL29 6AJ **Ymgeisydd:** Mr Andrew Hudson **Dim Gwrthwynebiad** One large Walnut tree located at the back of the house in the middle of the garden, the customer would like a 2-3m reduction on this to preserve and maintain the tree as it is close to the house but they love the tree. All works keeping to guide line of BS3998:2010. One ash in decline health which is in striking distance of the house and they have chickens and young children and it causes stress that it could blow over, they would like this down to ground level. Multi stem sycamore on the right hand side of the back of the garden is getting very close to the back of the house and again causes stress for the parents as it is very close to the young children's bedroom. There is a woodland behind it so if anything this would be a good thinning to allow other species to progress. They would like this felled to ground level and they would look to replant some smaller species more fitting so close to the house **Location:** 8, King's Oak, Colwyn Bay, LL29 6AJ **Applicant:** Mr Andrew Hudson **No Objections**
0/53753		Newid defnydd o glwb cymdeithasol (dosbarth defnydd D2) i bwmp fflat preswyl (dosbarth defnydd C3) i'w darparu fel unedau fforddiadwy 100% ynghyd â gwaith cysylltiedig ar gyfer newidiadau allanol, llefydd parcio, mynediad hygyrch i gerddwyr a gwaith tirlunio **Safle:** The Victoria Club, 426, Abergele Road, Old Colwyn, Colwyn Bay, LL29 9AB **Ymgeisydd:** Mr Alex Aresti **Dim Gwrthwynebiad** Change of use from a social club (D2 use class) into five residential apartments (C3 use class) to be provided as 100% affordable units, along

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		with associated works for external alterations, parking provision, accessible pedestrian access and landscaping works **Location:** The Victoria Club, 426, Abergele Road, Old Colwyn, Colwyn Bay, LL29 9AB **Applicant:** Mr Alex Aresti **No Objections**
0/53760		Amrywio amodau rhif 2 a 5 yng nghaniatâd cynllunio 0/52574 (Cynnig i godi annedd ar wahân, creu mynediad i'r ffordd a gwaith cysylltiedig) i ganiatâu ar gyfer cynllun safle diwygiedig a manylion tirlunio diwygiedig **Safle:** Land adjacent to No. 8 Penrhos Road, Colwyn Bay, Conwy, LL28 4DB **Ymgeisydd:** Mr and Mrs Jason & Tracey Taft **Dim Gwrthwynebiad** Variation of condition no. 2 and 5 of planning approval 0/52574 (proposed erection of a detached dwelling, creation of access to road & associated works) to allow for a revised site layout plan and revised landscaping details **Location:** Land adjacent to No. 8 Penrhos Road, Colwyn Bay, Conwy, LL28 4DB **Applicant:** Mr and Mrs Jason & Tracey Taft **No Objections**
0/53764		Tocio canghennau coesfain isaf coeden ywen i tua 6 troeddfedd o'i gwaelod i fyny o amglych y boncyff i'w thacluso **Safle:** 6, Cedar Grove, Rhos on Sea, Conwy, LL28 4TJ **Ymgeisydd:** Mr Richard Cowling **Dim Gwrthwynebiad** To trim lower spindly branches of a yew tree conifer to a height of approximately 6ft from the base up all around the trunk to tidy appearance **Location:** 6, Cedar Grove, Rhos on Sea, Conwy, LL28 4TJ **Applicant:** Mr Richard Cowling **No Objections**
0/53773		T1 – Ffawydden – Lleihau coron i'r un uchder â'r Dderwen (T2) T2 – Derwen – Leihau uchder 30% T3 – Onnen – Torri i lefel bonyn **Safle:** 1, King's Oak, Colwyn Bay, LL29 6AJ **Ymgeisydd:** Mr James Bagnall **Dim Gwrthwynebiad** T1 – Beech Tree – General Crown reduction to the same height of the Oak Tree (T2) T2 – Oak Tree – 30% height reduction T3 – Ash Tree – Removal to stump level **Location:** 1, King's Oak, Colwyn Bay, LL29 6AJ **Applicant:** Mr James Bagnall **No Objections**
0/53774		Cais i drawsnewid ty i fod yn 2 fflat hunangynhwysol a datblygiad cysylltiedig i gynnwys estyniad cefn unllawr (yn lle'r ystafell haul ategol bresennol), tynnu'r grisiau a'r fynedfa bresennol yn y cefn a llunio grisiau a mynedfa newydd i'r llawr gwaelod, a llenwi ffenestr bresennol y storfa ar y wedd gefn **Safle:** 8, Colwyn Crescent, Rhos on Sea, Conwy, LL28 4RG **Ymgeisydd:** Mr Dagon White **Mae'r Pwyllgor yn cytuno â sylwadau'r Adran Priffyrdd y dylid gwrthod y cais, oni bai bod yr ymgeisydd yn cyflwyno strategaeth barcio ddiwygiedig a darlun manwl diwygiedig sy'n dangos safle a nifer y lleoedd parcio, er**

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		mwyn dangos cydymffurfiaeth â safonau parcio mabwysiedig Cyngor Bwrdeistref Sirol Conwy. Mae'r eiddo yn rhannu ffordd fynediad â Rhif 10. Nid oes gan anheddau eraill ar hyd y ffordd hon leoedd parcio oddi ar y stryd, ac mae'r preswylwyr yno yn tueddu i barcio ar y stryd. Proposed conversion of house to form 2 no self contained apartments and associate development to include a single storey rear extension (to replace existing lean to conservatory), removal of existing steps/entrance to the rear and formation of new steps and access to ground floor and blocking up of existing store room window on rear elevation **Location:** 8, Colwyn Crescent, Rhos on Sea, Conwy, LL28 4RG **Applicant:** Mr Dagon White **The Committee agrees with the Highways comments that the application should be refused unless the applicant submits a revised parking strategy and a revised detailed drawing showing the location and number of parking bays to demonstrate compliance with Conwy CBC's adopted parking standards. The property shares a driveway with No. 10. Other dwellings along this road do not have off-street parking, and their occupants tend to park on the street.**
0/53783		1 x Bedwen wedi'i lleoli yn yr ardd gefn, Ei lleihau 25% (2.5-3metr), gan fod y goeden yn agos at eiddo **Safle:** Redlands**,** 27, Tan y Bryn Road, Rhos on Sea, Conwy, LL28 4AD **Ymgeisydd:** Mrs Karen Lloyd Owen **Dim Gwrthwynebiad** 1 x Birch located in the rear garden. To reduce by 25% (2.5-3m), as the tree is close to properties **Location:** Redlands**,** 27, Tan y Bryn Road, Rhos on Sea, Conwy, LL28 4AD **Applicant:** Mrs Karen Lloyd Owen **No Objections**
0/53787		Cael gwared â'r ystafell haul gefn bresennol a chodi portsh newydd ar y fynedfa flaen, cegin/ystafell deulu gefn, ac ystafell ddiddordebau newydd **Safle:** 152, Llanrwst Road, Upper Colwyn Bay, Colwyn Bay, LL28 5YL **Ymgeisydd:** Mr & Mrs Nick and Helen Butterworth **Dim Gwrthwynebiad** Removal of the existing rear conservatory and erection of a new front entrance porch, a rear kitchen/family room and a new hobbies room **Location:** 152, Llanrwst Road, Upper Colwyn Bay, Colwyn Bay, LL28 5YL **Applicant:** Mr & Mrs Nick and Helen Butterworth **No Objections**
0/53788		Estyniad i dir amgaeedig presennol y giboniad ac ailadeiladu tir amgaeedig presennol y mwncĭod heglog gydag estyniad cyswllt i dir amgaeedig presennol y giboniaid i greu cynefin gwell ar gyfer lles anifeiliaid **Safle:** Welsh Mountain Zoo, Old Highway, Colwyn Bay, LL28 5UY **Ymgeisydd:** Mr Andrew Marshall **Dim Gwrthwynebiad** Extension to existing gibbon enclosure and reconstruction of existing spider monkey enclosure with extension link to existing gibbon enclosure to create enhanced animal welfare habitat **Location:** Welsh Mountain Zoo, Old Highway, Colwyn Bay, LL28 5UY **Applicant:** Mr Andrew Marshall **No Objections**

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0/53790		Cynnig i ddymchwel adeiladau presennol a chodi 14 annedd, ynghyd â datblygiad cysylltiedig **Safle:** 27 Ebberston Road West Rhos On Sea LL28 4AP **Ymgeisydd:** Mr Andrew Williams **Mae'r Pwyllgor o'r farn y byddai'r 14 annedd arfaethedig yn gyfystyr â gor-ddatblygu'r safle, ac mae'n awgrymu lleihau nifer yr anheddau.** Proposed demolition of existing buildings and the erection of 14 no. dwellings together with associated development **Location:** 27 Ebberston Road West, Rhos On Sea, LL28 4AP **Applicant:** Mr Andrew Williams **Objections** **The Committee considers that the proposed 14 dwellings would constitute overdevelopment of the site and suggests reducing the number of dwellings.**
0/53798		Ffurfio balconi llawr cyntaf oddi ar y fflat llawr cyntaf/ail lawr presennol uwchben yr eiddo masnachol **Safle:** 79A Rhos Promenade Rhos on Sea Colwyn Bay Conwy LL28 4PR **Ymgeisydd:** Mr Antonio Clement Cerefice **Dim Gwrthwynebiad** Formation of first floor balcony off existing first/second floor flat above commercial premises **Location:** 79A Rhos Promenade, Rhos on Sea, Colwyn Bay, Conwy, LL28 4PR **Applicant:** Mr Antonio Clement Cerefice **No Objections**
0/53799		Balconi llawr cyntaf arfaethedig i ddrychiad blaen yr annedd ac ehangu agoriad presennol y ffenestr i ffurfio drysau llithro gan ddarparu mynediad i'r balconi **Safle:** 167 Llanrwst Road Upper Colwyn Bay Colwyn Bay LL28 5YS **Ymgeisydd:** Mrs Mark and Alyson Constantine **Dim Gwrthwynebiad** Proposed first-floor balcony to the front elevation of the dwelling, with enlargement of the existing window opening to form sliding doors providing access to the balcony **Location:** 167 Llanrwst Road, Upper Colwyn Bay, Colwyn Bay, LL28 5YS **Applicant:** Mrs Mark and Alyson Constantine **No Objections**
0/53800		Dymchwel y garej bresennol sydd ar wahân a'r estyniad cefn ar gyfer storio i alluogi estyniad a garej arfaethedig yn y cefn **Safle:** 11 Riviere's Avenue Colwyn Bay LL29 7DP **Ymgeisydd:** Mr David Atkinson **Dim Gwrthwynebiad** Demolition of existing detached garage and rear storage extension to allow for proposed rear extension and garage **Location:** 11 Riviere's Avenue, Colwyn Bay, LL29 7DP **Applicant:** Mr David Atkinson **No Objections**

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0/53812		Cynnig I dynnu coed mewn ardal gadwraeth i osgoi achosi difrod i eiddo ac ail-blannau coed cynhenid mwy addas, sy'n tyfu'n fwy araf T1 – Pisgwydden T2 – Castanwydden y Meirch T3 – Pisgwydden T4 - Castanwydden y Meirch T5 - Castanwydden y Meirch T6 - Pisgwydden T7 - Pisgwydden Mae'r Coed i gyd o fewn 50cm o'r wal gerrig derfyn Edwardaidd rhwng 12-14 Ffordd Coed Pella **Safle:** Coed Emrys, 12 Coed Pella Road, Colwyn Bay LL29 7BA **Ymgeisydd:** Dr Oliver Blocker **Dim Gwrthwynebiad** Proposal for removal of trees in conservation area to avoid property damage and re-planting of more suitable, slower growing native trees T1 – Lime T2 – Horse Chestnut T3 – Lime T4 - Horse Chestnut T5 - Horse Chestnut T6 - Lime T7 – Lime The trees are all within 50cm of the Edwardian dry stone boundary wall between numbers 12 and 14 Coed Pella Road **Location:** Coed Emrys, 12 Coed Pella Road, Colwyn Bay LL29 7BA **Applicant:** Dr Oliver Blocker **No Objections**