

Abergele Town Council

MINUTES

A meeting of the GENERAL PURPOSES and PLANNING COMMITTEE, was held at 6:45pm on Thursday 16th March 2017 in the Town Hall, Llanddulas Road, Abergele.

637/16 **Attendance Register**

Cllrs: M.D. Bird; A. Hunter; S. Jones-Roberts; C. MacRae; D.A. MacRae; R.M. Medlicott; B. C. Roberts; S Rowlands; T. Rowlands (Chairman); R.G. Waters; A. Wood;
Mrs M. J. Evans (Clerk)
Mrs L Whalley (Deputy Clerk)

638/16 **Apologies for Absence**

Apologies were received from:
The Mayor, J.A. MacLennan; M. Bond; G. Maddison

639/16 **Disclosure of Interest**

- Members were reminded that they must declare the **existence** and **nature** of any personal interests (using the form provided for this purpose).
None were declared

640/16 **Minutes**

-It was RESOLVED to RECEIVE, APPROVE and SIGN the Minutes of the last meeting of the General Purposes and Planning Committee, held on 16th February 2017

641/16 **Visitor to the Council**

Standing orders were suspended

The Chairman welcomed Mr Tom Gravett, CCBC Open Spaces Area Manager, to the meeting who provided members with an overview of the Community Maintenance Scheme.

Mr Gravett explained that following restructure ERF do not have a dedicated team responsible for paths and maintenance any longer, the function is carried out centrally currently. One person is responsible for the legal division, path closures etc. on an area basis. Mr Mike Heathcoat is responsible for maintenance, rights of way, maintenance, parks and cleansing for this area.

The Scheme has been running since 2006 and designed for Town and Community Councils to have an opportunity to takeover the maintenance in their area, which would be funded by CCBC. The advantage of this is that the Town Council can set priorities and timescales.

If the Town Council does not join the scheme then the default work is carried out by CCBC based on priorities and timescales.

There are various Schemes from one park to all stimming in an area. The level is varied.

The Town Council can claim up to £2k per annum from the County Council and this gives the Town Council the flexibility and has value down at a local level.

Mr Gravett requested that if the Town Council wish to participate in the scheme that CCBC are notified through the Clerk. Less than half of TCC have signed up to the scheme and if there are concerns regarding the priorities or timescales that this is the opportunity and time to join the scheme. If the Council is satisfied with the current provision, as this is an additional admin burden, and may not be feasible. There are also opportunities to bid for additional funding.

During an Annual survey of areas, 70% of all Rights of Way were recorded as used and CCBC work with the view to allocate resources where there will be the greatest public benefit.

The Town Council's priority would prevail over CCBC priorities if ATC wish to join the scheme. The budget is £2k and this is for labour and materials, sourced by the Town Council.

The Chairman thanked Mr Gravett for attending and the matter was deferred to be considered under item 642/16 (a) below.

Standing orders were reinstated

642/16 **Matters arising on those Minutes**

- (a) An email from CCBC regarding the footpath maintenance scheme, deferred from last meeting pending presentation from CCBC was RECEIVED. The matter was CONSIDERED and concern expressed with regard to how much additional work would this create for the office staff and if the Ramblers could be utilised to carry out the labour element. It was RECOMMENDED to forward the item to the Parks & Street Scene Sub Committee for further consideration.
- (b) An email update from CCBC with regard to the request to approach the developer to provide a section of land for a bus stop in the Pensarn Ward was NOTED

643/16 **Correspondence**

The following items of correspondence were RECEIVED, CONSIDERED and NOTED:

- (a) CVSC and OVW emailed to members from 23rd February to the 10th March 2017
- (b) A letter from CCBC with regard to the Consultation on Affordable Housing LDP13
- (c) An email from a local resident to CCBC with regard to planning application number 0/48142
- (d) An email from OVW with regard to a consultation on the draft circular for the planning of gypsy, traveller and show people sites was DEFERRED to the Local Government Sub Committee for consideration.
- (e) An email from a local resident regarding the provision of a walkway to the beach was RECEIVED. **It was RESOLVED to forward to NRW for their observations and FURTHER RESOLVED to forward to the Abergele Place plan for their consideration.**
- (f) An email from Cymru'n Cofio via OVW with regard to plans for 2018 was DEFERRED to the Events Committee for consideration.

644/16 **Planning Matters**

- a) Planning Applications: The applications, as detailed below were considered and concluded as detailed on the Schedule A thereon.

Date	Planning Ref No.	Description http://www.conwy.gov.uk/northgate/englishplanningexplorer/generalsearch.aspx	Location	Applicant(s)
15.03.2017	0/43686 Sion Roberts	Discharge of condition no 3 of planning permission 0/43115 (Change of use for Units A2 and A3 of Unit 1 Peel Street to use class B2. Both units will be used for the manufacture and storage of goods. (Retrospective)	Units A2 & A3 Peel Street Abergele Conwy LL22 7HY	
15.03.2017	0/43698 Matthew Bardsley	Reduction in height of 1 no Sycamore Tree to 1.5 metres.	2 Ffordd Tan'R Allt Abergele Abergele Conwy LL22 7DQ	Mr Denis Boocock
15.03.2017	0/43701 Ruth Evans	Extension to dwelling.	11 Wentworth Avenue Abergele Conwy LL22 7TW	Mrs Diane Smith
15.03.2017	0/43713 Sion Roberts	Erection of town storey pitched roof extension at rear of dwelling.	14 Llwyn Morfa Abergele LL22 7HS	Mr Kelvin Bedfor
15.03.2017	0/43714 Simon Richardson	Certificate of existing lawful development for the use as a single dwelling house.	Bryn Coed Tan Y Gopa Road Abergele LL22 8DT	Mr Anthony Rowson
15.03.2017	0/43715 Matthew Bardsley	To crown lift to 5 metres 1 no Sycamore tree 1 no Turkey Oak tree 3 no Lime trees and 1 no Pine tree.	Tyn Y Coed 5 Lon Dawel Abergele Conwy LL22 8QF	Mr Phillip Taylor

The Clerk informed members that this is the last meeting that will receive a Planning pack from CCBC, all future Planning applications will need to be printed in house or viewed online. The Clerk recommended that members view the Planning Portal before the meeting to view the applications.

b) Planning Decisions – The planning decisions as detailed below – as issued by CCBC for the Abergele area were NOTED.

Planning Decisions issued by Conwy County Borough Council between 02.01.17 – 26.02.17

0/43497 Change of use from golf professional retail shop to an indoor golf development studio.

Decision: Approved with Conditions

0/43509 Re-Configuration of existing site and associated land to provide 4 No. new dwellings in addition to the existing dwelling which is to be retained.

Decision: Withdrawn

0/43571 Proposed Extension & Internal Alterations

Decision: Approved With Conditions

0/43588 Construction of single storey flat roof extension to rear of existing dwelling

Decision: Approved with Conditions

645/16 **Minutes**

The Minutes of the following Meetings / Committees were RECEIVED :

(a) Parks & Street Scene Sub Committee Meeting held on the 6th February 2017

Meeting closed at 7:25pm

Signed
(Chairman)

Planning Applications - Considered 16th March 2017					
Abergele Town Council					
Date	Planning Ref No.	Description http://www.conwy.gov.uk/northgate/english/planningexplorer/generalsearch.aspx	Location	Applicant(s)	Observations/Objections
16.03.2017	0/43686 Sion Roberts	Discharge of condition no 3 of planning permission 0/43115 (Change of use for Units A2 and A3 of Unit 1 Peel Street to use class B2. Both units will be used for the manufacture and storage of goods. (Retrospective)	Units A2 & A3 Peel Street Abergele Conwy LL22 7HY	Gareth Hodgson-Roberts	The opening hours of the business should not have any adverse to the effects on the surrounding residents.
16.03.2017	0/43698 Matthew Bardsley	Reduction in height of 1 no Sycamore Tree to 1.5 metres.	2 Ffordd Tan'R Allt Abergele Abergele Conwy LL22 7DQ	Mr Denis Boocock	No Observations
16.03.2017	0/43701 Ruth Evans	Extension to dwelling.	11 Wentworth Avenue Abergele Conwy LL22 7TW	Mrs Diane Smith	No Observations
16.03.2017	0/43713 Sion Roberts	Erection of twon storey pitched roof extension at rear of dwelling.	14 Llwyn Morfa Abergele LL22 7HS	Mr Kelvin Bedfor	No Observations
16.03.2017	0/43714 Simon Richardson	Certificate of existing lawful development for the use as a single dwelling house.	Bryn Coed Tan Y Gopa Road Abergele LL22 8DT	Mr Anthony Rowson	No Observations
16.03.2017	0/43715 Matthew Bardsley	To crown lift to 5 metres 1 no Sycamore tree 1 no Turkey Oak tree 3 no Lime trees and 1 no Pine tree.	Tyn Y Coed 5 Lon Dawel Abergele Conwy LL22 8QF	Mr Phillip Taylor	No Observations

Abergele Town Council

SCHEDULE 'B'

Planning Decisions issued by Conwy County Borough Council between 27.02.17 – 09.04.17

0/43632 Erection of new sectional concrete garage.
17 Lon Y Cyll, Abergele, Conwy

Decision: Approved with conditions

0/43668 Proposed new shopfront
14 Clinton Rise Abergele, Conwy

Decision: Approved with condition

0/43058 Proposed change of house types with the addition of 6 no. plots.
Land at St George Road, Abergele

Decision: Approved with Conditions

0/43634 Extension to Kitchen to facilitate wheelchair use and access ramp for
disabled person
Aledfryn 8 Highfield Park, Abergele, Conwy

Decision: Approved with Conditions

0/43641 Construction of polytunnel for agricultural purposes.
Land Adjacent to Manorafon Farm Llanddulas Road Abergele Conwy

Decision: Approved with Conditions

0/43649 Crown lift 1 no. beech tree and 1 no. oak tree. Prune 1 no. small oak tree
and 1 no. lime tree.
10 Lon Hyfryd Abergele, Conwy

Decision: Approved with Conditions

0/43657 Demolition of existing conservatory at rear of dwelling and erection of
orangery.
19 Crompton Way Abergele, Conwy

Decision: Approved with Conditions

0/43698 Reduction in height of 1 no Sycamore Tree to 1.5 metres
2 Ffordd Tan'R Allt Abergele, Conwy

Decision: Refused

0/43686 Discharge of condition no 3 of planning permissions 0/43115 (Change of use for Units A2 and A3 of Unit 1 Peel Street to use class B2. Both units will be used for the manufacture and storage of goods. (Retrospective)
Units A2 & A3 Peel Street, Abergele Conwy

Decision: Approved
