

# Abergele Town Council

## MINUTES

A meeting of the GENERAL PURPOSES and PLANNING COMMITTEE was held at 6:45pm on Thursday 19<sup>th</sup> Medi/September 2019, in the Town Hall, Llanddulas Road, Abergele.

### 294/19 Attendance Register

The Mayor, Cllr. S Jones-Roberts,

Cllrs: D M Armstrong; Dr. M. Baker; M. Bond; P Heap-Williams; A. Hunter;

C. McCoubrey; D A MacRae; R.M. Medlicott; M. Richards; B. C. Roberts; S Rowlands;  
R.G. Waters;

Mrs M. J. Evans (Clerk)

Member of the public

### 295/19 Apologies for Absence

Apologies were received from:

Cllrs: J M Bird; G. Frost; A. Wood;

### 296/19 Absence without Apologies

None

### 297/19 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

### 298/19 Minutes

**It was RESOLVED to RECEIVE, APPROVE and SIGN the Minutes of the last meeting of the General Purposes and Planning Committee, held on 18<sup>th</sup> Gorffennaf/July 2019.**

### 299/19 Matters arising on those and previous Minutes

a) An email request from Cllr Wood for members support with regard to a track at Tilhill (deferred from last meeting) was RECEIVED. As Cllr. Wood was not present it was RECOMMENDED to DEFER to a future meeting.

### 300/19 Correspondence

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

- a) The CVSC and OVW emailed to members were RECEIVED.
- b) An email from Cllr Hunter with a request for a skip and bus stop in the Pensarn area was RECEIVED and CONSIDERED. It was RECOMMENDED to DEFER the bus shelter item to the Estimates Committee for inclusion in the 2020/21 budget and the provision of a skip would be considered following the current trial in Pentre Mawr Park.
- c) The Business Register and Employment Survey 2019 was RECEIVED and NOTED as completed by the Clerk.
- d) A letter and invitation from Planning Aid Wales was RECEIVED. A member informed the Council that during the Training session last week that Planning Aid Wales confirmed that they would be willing to provide advice to Councils on future planning issues if requested.

e) Temporary Traffic Orders from CCBC Streetworks with regard to carriageway resurfacing at the following locations were RECEIVED

- Tan-y-Gopa Road 23<sup>rd</sup> September
- Ffordd Tan'r Allt 20<sup>th</sup> - 23<sup>rd</sup> September
- Lon-y-Llyn 24<sup>th</sup> September
- Holland Drive 24<sup>th</sup> - 25<sup>th</sup> September
- Sunray Avenue 25<sup>th</sup> September
- Seafield Drive 25<sup>th</sup> September

It was NOTED that some of the road closures have created problems and further NOTED that roads were not always closed for as long as specified.

f) E-mails from members of the public regarding the proposed closure of Footpath 10 was RECEIVED. It was RECOMMENDED to forward to the Planning Officer, CCBC for their attention and members noted that the closure would be for Health & Safety Site area purposes.

g) An e-mail from Cllr Armstrong regarding fly-tipping was RECEIVED. The matter was debated and noted that there was no known owner of the land. Members considered a long term solution of installing gates at each end of the alley, similar to Groes Lwyd and that there are similar problems in other areas i.e. Berth y Glyd. Cllr McCoubrey agreed to enquire with ERF to confirm what has happened in other areas. It was RECOMMENDED to DEFER to the Parks, Street Scene and CCTV Sub Committee for consideration.

**It was RESOLVED to approve the removal of the fly tipping and delegated to the Clerk with a budget of up to £250.**

### 301/19 Planning Matters

a) Planning Applications: - the planning applications received and considered as detailed below:

Date	Planning Ref No.	Description <a href="http://www.conwy.gov.uk/northgate/englishplanningexplorer/generalsearch.aspx">http://www.conwy.gov.uk/northgate/englishplanningexplorer/generalsearch.aspx</a>	Location	Applicant(s)	Observations/Objections
19/09/2019	0/46493 (withdrawn)	Approval of matters required by condition nos. 6 & 9 of planning permission granted under code ref 0/43425 (Demolition of 2 Sea Road and the construction of 4 no apartments with associated car parking and amenity space).	Allt Wen 2 Sea Road Abergele LL22 7BU	Richards	Withdrawn
19/09/2019	0/46550	One and Two storey rear extensions to existing dwelling house.	Hen Ben Ucha Town Road Abergele LL22 9AD	Mr Russell Short	No observations
19/09/2019	0/46565	Improvements to the vehicle access arrangements at St George Quarry comprising the construction of a new access for the use of cars and light goods vehicles from Nant Ddu Road, improvements to the existing vehicle access and site reception area.	St George Quarry Nant Ddu Road St George LL22 9BD	Hanson Quarry Products Europe Ltd	Support
19/09/2019	0/46581	Change of use from warehouse to D2 Assembly and leisure.	Bevans Home & Garden Bridge Street Abergele LL22 7HA	Mr Louis Jones	Support application local business and physical fitness
19/09/2019	0/46584	Variation of condition nos 2 3 4 6 8 & 9 of planning approval 0/43425 (Demolition of 2 Sea Road and the construction of 4 no apartments with associated car parking and amenity space).	Allt Wen 2 Sea Road Abergele LL22 7BU	Mr Michael Richards	Ensure that the finish is in keeping with the conservation area
19/09/2019	0/46628	Erection of dwelling and associated works.	Land adjacent to Kinmel Manor Abergele LL22 9AS	Mr Colin Morpeth	No observations
19/09/2019	0/46631	Proposed loft conversion and french doors to rear elevation.	42 The Dale Abergele LL22 7DS	Mr Colin Bliss	No observations
19/09/2019	0/46639	Approval of matters required by conditions 9, 15 and 17 of planning consent 0/45297 (Erection of 73 dwellings, access and open space).	Land off Llanfair Road Abergele	Anwyl Homes	The enclosed report to justify omitting rain water harvesting appears to be worded/authored to justify major financial investment against the water saving benefits. With the statutory provision of sprinkler protection including storage tanks, surely the most cost effective method to provide RWH is to provide a combined system of using rainwater to flush toilets and act as sprinkler storage with a single tank/filter/pump/controls etc. The Council would like to see Anwyl review this and provide a further report to help with understanding of the best way to avoid discharging into adjacent watercourse systems unless flow measurements and flood alleviation measures are already in place.



302/19 **Minutes**

The minutes from the following meeting were RECEIVED:

- a) Parks, Street Scene & CCTV Sub Committee meeting held 13<sup>th</sup> June 2019

303/19 **Documents for Information**

The following documents for information were NOTED:

- a) National Draft Framework 2020-2040 (Planning Aid Wales)
- b) Thank you, card.

Meeting Closed at 7:30pm

Signed .....  
(Chairman)

Planning Applications - To Be Considered October 2019					
Abergele Town Council					
Date	Planning Ref No.	Description <a href="http://www.conwy.gov.uk/northgate/englishplanningexplorer/generalsearch.aspx">http://www.conwy.gov.uk/northgate/englishplanningexplorer/generalsearch.aspx</a>	Location	Applicant(s)	Observations/Objections
17/10/2019	0/45799 <i>(withdrawn)</i>	Proposed erection of new, detached dwelling with ancillary parking and drainage works within domestic curtilage of Tan Dderwen farm (outline application).	Tandderwen Farm St George Road Abergele LL22 9AR	Mr and Mrs Paul Thomas	N/A
17/10/2019	0/46695	Reduce 1 no Sycamore tree	Dalar Tan y Gopa Abergele LL22 8DS	Mr Jordan	No objections
17/10/2019	0/46707	Extension to dwelling	2 Lon Helyg Abergele LL22 7JQ	Mrs M Field	No objections
17/10/2019	0/46719	New rear dormer to provide extra bedroom in attic.	11 Lon y Gors Pensarn Abergele LL22 7RU	Mr T C Cooper	Risk of dormer overlooking neighbouring property otherwise no objections.
17/10/2019	0/46729	To prune 1 no Holm Oak and 1 no Yew Tree	Land to rear of 1 Brynhyfryd Grove Abergele LL22 7HD	Mr Derek Barker	No objections.