

Abergele Town Council

MINUTES

A meeting of the GENERAL PURPOSES and PLANNING COMMITTEE was held at 6:45pm on Thursday 20th September 2018 in the Town Hall, Llanddulas Road, Abergele.

298/18 **Attendance Register**

The Mayor, Cllr. M D Bird,
Cllrs: D M Armstrong; Dr. M. Baker; P Heap-Williams; A. Hunter; S. Jones-Roberts;
C. McCoubrey; D A MacRae; R.M. Medicott; M. Richards; B. C. Roberts; S. Rowlands
(arrived at 6:50pm); R.G. Waters;
Mrs. M. J. Evans (Clerk)

299/18 **Apologies for Absence**

Cllrs: M. Bond; G. Frost; A. Wood;

300/18 **Absence without Apologies**

None

301/18 **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).

Cllr. M Bird Min No: 308/18 0/45516

Cllr. M Bird Min No: 308/18 0/45487

302/18 **Visitor to the Council**

Standing orders were suspended

Cllr Rowlands arrived at this juncture

The Chairman welcomed CCBC Senior Flood Risk Officers, Shaun Wasik and Rachel Burke to the meeting who provided members with an update on a design project that CCBC is currently developing. Mr. Wasik informed members of the Eldon Drive area water course scheme and that funding had been received to investigate flooding in the catchment area to slow down the speed of the water. The Golf course is considered to be an area that can be utilised to slow the flow down. There are two sources of water into the Eldon Drive area. The design will not be completed until March 2019. CCBC are currently at stage 2 of 3 in the process. The stages are:

- 1) Identify the problem and cost benefit
- 2) Detailed design (to be completed by March 2019)
- 3) Construction

Short term measures are to cleanse the gullies and survey

The blue pages on the National Flood Forum will provide residents with advice on flooding.

CCBC will issue an update letter for adding to the Newsletter, and website.

The Chairman thanked Mr Wasik and Ms Burke for their attendance.

Standing orders were reinstated

303/18 **Minutes**

-It was RESOLVED to RECEIVE, APPROVE and SIGN the Minutes of the last meeting of the General Purposes and Planning Committee, held on 19 Gorffennaf/July 2018

304/18 **Matters arising on those and previous Minutes**

- a) An update from the recent email from Cllr Nigel Smith of Towyn & Kinmel Bay TC with regard to rubble at the Gofer site was NOTED. Members wished to a note of thanks to be forwarded to Cllr. Smith for his effort and support.
- b) Emails and letters from local residents with regard to Planning Application no: 0/45297 were NOTED. The Clerk informed members that a residents meeting had been arranged with members on Thursday 4th October at 5:30pm

305/18 **Correspondence**

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

- a) CVSC and OVW emailed to members from 1st September 2018 to 14th September 2018
- b) A copy of an email from Cllr Wood to Ken Skates AM with regard to the Sea Road Bridge
- c) An email from OVW/WG with regard to the next meeting of the Wales Transport Innovation Network was NOTED
- d) An email from CCBC with regard to the Salt Partnership scheme was RECEIVED. **It was RESOLVED to join the scheme for 2018/19 and to request that the salt is stored in Gofer.**
- e) A copy of the Minutes from the last meeting of the Abergele Fairtrade was RECEIVED.
- f) A copy of the IRP Review of Community & Town Council Sector in Wales was NOTED
- g) A copy of an email from Cllr Frost with regard to Planning Application No: 0/45447 below was NOTED. Item to be discussed together with the planning application below.
- h) A copy of the forthcoming Agendas for the North Wales Association of Local Councils Executive Committee meeting to be held on Friday 21st September and the Quarterly Meeting to be held on 26th October was RECEIVED. Members requested if the Town Council representatives could make enquiries at the meeting to be held on the 26th October regarding Betsi Cadwaladr.

306/18 **In accordance with the Public Bodies (Admission to Meetings Act) 1960 and with Standing Order no.68, it was RESOLVED that, in view of the confidential nature of the business about to be transacted, it was advisable in the public interest that the press and public be temporarily excluded and they were instructed to withdraw.**

307/18 **Draft Minutes**

Min No. 279/18 (a) and (b) of the Draft Minutes from the last meeting of the Parks, Street Scene and CCTV Sub Committee held on the 10th September 2018 were RECEIVED, CONSIDERED and APPROVED.

308/18 **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)
20/09/2018	0/45447	Change of use from warehouse to cafe/takeaway on ground floor and alterations to front elevation (partly retrospective application).	Ground Floor Former Builders Yard Water Street Abergele LL22 7SH	Mr Andrew Lloyd
20/09/2018	0/45466	Proposed attic conversion and rear extension	Bryn Eury Alexandra Road Abergele LL22 7LS	Ms M Thomas
20/09/2018	0/45487	Installation of 14 no solar panels.	St Michael's Church Church Street Abergele LL22 7AN	Mr John Newcombe
20/09/2018	0/45497	Non material amendment to planning approval 0/44756, proposed extension of new dwelling fronting Llanfair Rd, within former grounds of existing residential dwelling, to allow for window to ground floor wc addition of two rooflights and dummy window to front gable for added detail.	Rhosyn Melyn (land adjacent to Hafan), Llanfair Road, Abergele. LL22 8DH	Mrs Jeanette Jackson
20/09/2018	0/45516	Construction of wide track (agricultural or Forestry Prior Approval)	Kinmel Park, Primrose Hill, St George. LL22 9DA	Kinmel Home Farm Partnership

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

SCHEDULE ‘B’

Planning Decisions issued by Conwy County Borough Council between 30/07/2018–09/09/2018

0/45285 Farndon, Towyn Rd, Belgrano, Abergele. LL22 9AB.
Certificate of lawfulness of the existing use as a dwelling.

Decision Approved

0/45335 Ty Crwn, Llanddulas Rd, Abergele. LL22 8EU. Proposed single storey kitchen and bathroom extension to side of property.

Decision Approved with conditions

0/45339 Cae Glas, Llwyn Onn, Abergele. LL22 7EG. Construction of 4 no dwellings.

Decision Refused

0/45364 32 Market Street, Abergele. LL22 7AA. Change of use from A1 to A3 Micropub.

Decision Approved with conditions

0/45299 Tan y Gopa Hall, Tan y Gopa Rd, Abergele. LL22 8DS. Alterations to existing access off Tan y Gopa Road.

Decision Approved with conditions

0/45317 Disraeli Villa 34 Sea Road, Abergele. LL22 7TE. Proposed conversion of 1 no dwelling into 2 no dwellings demolition of garage.

Decision Approved with conditions.

0/45328 Flats 30-40 Water Street, Abergele. LL22 7LD and 1-11 and 15-25 Peel Street, Abergele. LL22 7HY. External wall insulation with render and new windows.

Decision Approved with conditions.

0/45338 17 Kingswood Place, Abergele. LL22 7TN. Prune 1 no oak tree and 1 no pine tree.

Decision Approved with conditions

0/45367 6 Lon y Dryw, Abergele. LL22 9XZ. Extension to dwelling.

Decision Approved with conditions

309/18 **Minutes**

The Minutes of the following Meetings / Committees were RECEIVED:

- a) Heritage Sub Committee meeting held on the 18th June 2018

Meeting Closed at 7:55pm

Signed
(Chairman)

Planning Applications - To Be Considered September 2018					
Abergele Town Council					
Date	Planning Ref No.	Description http://www.conwy.gov.uk/northgate/englishplanningexplorer/generalsearch.aspx	Location	Applicant(s)	Observations/Objections
20/09/2018	0/45447	Change of use from warehouse to cafe/takeaway on ground floor and alterations to front elevation (partly retrospective application).	Ground Floor Former Builders Yard Water Street Abergele LL22 7SH	Mr Andrew Lloyd	Object - local concern, 2 flats x 2 parking spaces. 7 spaces in total. Cars travelling in and out, lighting to consider, pavement too narrow. Cllr Frost observations, part of rear of Tannery Court used by elderly, blind area, hazardous junction, is there a demand for another food establishment, box junction.
20/09/2018	0/45466	Proposed attic conversion and rear extension	Bryn Euryn Alexandra Road Abergele LL22 7LS	Ms M Thomas	No observations.
20/09/2018	0/45487	Installation of 14 no solar panels.	St Michael's Church Church Street Abergele LL22 7AN	Mr John Newcombe	Good proposal, not visible only from above and is a sympathetic scheme.
20/09/2018	0/45497	Non material amendment to planning approval 0/44756, proposed extension of new dwelling fronting Llanfair Rd, within former grounds of existing residential dwelling, to allow for window to ground floor with addition of two rooflights and dummy window to front gable for added detail.	Rhosyn Melyn(land adjacent to Hafan), Llanfair Road, Abergele. LL22 8DH	Mrs Jeanette Jackson	No observations.
20/09/2018	0/45516	Construction of wide track (agricultural or Forestry Prior Approval)	Kinmel Park, Primrose Hill, St George. LL22 9DA	Kinmel Home Farm Partnership	Support the track.

Abergele Town Council

SCHEDULE 'B'

Planning Decisions issued by Conwy County Borough Council between 30/07/2018–09/09/2018

0/45653 Land at rear of school playing field adjoining Threeways Garage, Faenol Ave, Abergele. Extension to existing vehicle service area and new industrial building for the purpose of valeting vehicles and internal storage.

Decision Approved with conditions

0/45285 Farndon, Towyn Rd, Belgrano, Abergele. LL22 9AB. Certificate of lawfulness of the existing use as a dwelling.

Decision Approved

0/45335 Ty Crwn, Llanddulas Rd, Abergele. LL22 8EU. Proposed single storey kitchen and bathroom extension to side of property.

Decision Approved with conditions

0/45339 Cae Glas, Llwyn Onn, Abergele. LL22 7EG. Construction of 4 no dwellings.

Decision Refused

0/45364 32 Market Street, Abergele. LL22 7AA. Change of use from A1 to A3 Micropub.

Decision Approved with conditions

0/45299 Tan y Gopa Hall, Tan y Gopa Rd, Abergele. LL22 8DS. Alterations to existing access off Tan y Gopa Road.

Decision Approved with conditions

0/45317 Disraeli Villa 34 Sea Road, Abergele. LL22 7TE. Proposed conversion of 1 no dwelling into 2 no dwellings demolition of garage.

Decision Approved with conditions.

0/45328 Flats 30-40 Water Street, Abergele. LL22 7LD and 1-11 and 15-25 Peel Street, Abergele. LL22 7HY. External wall insulation with render and new windows.

Decision Approved with conditions.

0/45338 17 Kingswood Place, Abergele. LL22 7TN. Prune 1 no oak tree and 1 no pine tree.

Decision **Approved with conditions**

0/45367 6 Lon y Dryw, Abergele. LL22 9XZ. Extension to dwelling.

Decision **Approved with conditions**
