

Abergele Town Council

MINUTES

A meeting of the GENERAL PURPOSES and PLANNING COMMITTEE, was held at 6:45 pm on Thursday 16th October 2014 in the Town Hall, Llanddulas Road, Abergele.

253/14 Attendance Register

The Mayor, B.C. Roberts;
Cllrs: B. Kinsey; J.A. MacLennan; D.A. MacRae (Chairman); R.M. Medicott;
D. Meredith; S. Rowlands (arrived at 7:30pm); T. Rowlands (arrived at 7:40pm);
A. Wood;
Mrs M. J. Evans (Clerk)

254/14 Apologies for Absence

Apologies were received from:
Cllrs: M.D. Bird; M. Bond; G.P. Davies; ; J.E.H. Pitt; M. Roberts; K.J. Sudlow;
J. Stubbs; R.G. Waters;

255/14 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).

Disclosure of interest were received from:

Cllr. B C Roberts	Min No: 261/14 (a)
Cllr. J A MacLennan	Min No: 261/14 (a)
Cllr. T Rowlands	Min No: 261/14 (a)
Cllr. A Wood	Min No: 261/14 (a)

256/14 Minutes

-It was RESOLVED to RECEIVE, APPROVE and SIGN the Minutes of the last meeting of the General Purposes and Planning Committee, held on 18th September 2014.

257/14 Matters Arising from previous Minutes

- (a) An update was RECEIVED regarding the following:
- (i) Controlled Parking zone and disc as suggested by Cllr M Bird was NOTED
 - (ii) **It was RESOLVED to add the questionnaire to the website, include in the Newsletter and distribute in local clubs**
- (b) An update from the Clerk following a site meeting at the Car park on Pensarn Beach was RECEIVED. **It was RESOLVED to challenge this response and when the letter confirming the Legal decision is received to forward to the County Council members.**
- (c) An update regarding the name of a property on the last Planning Decision Statement was RECEIVED. Councillor MacRae will take the matter up with the Head of Planning.
- (d) Confirmation of submission for the Reforming Local Government Consultation Document was RECEIVED.

258/14 Correspondence

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

- (a) CVSC emailed to members from 23rd September to 9th October 2014
- (b) OVW emailed to members from 23rd September to 9th October 2014

- (c) An Order from CCBC with regard to the provision of disabled parking spaces on Market street was NOTED
- (d) An email from Burbobank with regard to the Community Benefit fund was RECEIVED. It was RECOMMENDED to investigate if the Town Council are able to access a grant for a Community projects
- (e) An email from Welsh Government regarding Planning Wales Bill was RECEIVED. **It was RESOLVED to request costs for training.**
- (f) An Agenda for the forthcoming meeting of OVW on the 15th October 2014 was RECEIVED.
- (g) A letter of thanks from Abergele Field Club
- (h) A Consultation from CCBC with regard to the review of Polling Districts, Places and Stations. It was RESOLVED to forward the following information:
There is no problem with the Pensarn locations, but Church House in Pentre Mawr is due to close and the following locations may be considered – the Scout hut, local Schools, St Michael’s or the Rugby Club. **It was RESOLVED to write to the Church in Wales with regard to Church House to enquire if they would consider selling to the Town Council as a Community asset. The building is considered to be in a poor state of repair.**

Cllr S Rowlands arrived at this juncture

- (i) An email from BCCHC with regard to Health Watchdog response. It was NOTED that there was little information in the document and members commented that CHC should ask more direct questions to BCCHB. **It was RESOLVED to write to BCCHB to request further information.**
- (j) An email from Wales remembers 14-18 with an appeal for images and events for 2015
- (k) A letter from Action for Children requesting volunteers for Friday 24th October
- (l) A copy of OVW’s Consultation response to the future of Local Government. **It was RESOLVED to forward to the Local Government Sub Committee for members consideration**

259/14 **Matters to consider from the Clerk**

Members considered an invitation from a local resident to present a film regarding the Railway Disaster. **It was RESOLVED to thank the resident for the opportunity and to confirm that members who wish to attend the viewing will go to the Ysgol Emrys ap Iwan showing.**

260/14 **To Receive any Urgent Items of Correspondence**

- (a) The Clerk informed members that a meeting of the Charter/forum is scheduled for Thursday 23rd October and all members are welcome to attend with the Clerk. Cllr. MacLennan and Cllr MacRae indicated that they would be attending.

Cllr T Rowlands arrived at this juncture

261/14 **Planning Matters**

- (a) Planning Applications: The applications, as detailed on Schedule ‘A’ were considered and concluded as detailed thereon.
- (b) Planning Decisions – The planning decisions as detailed on Schedule ‘B’ – as issued by CCBC for the Abergele area were NOTED.

Meeting closed at 8pm

Signed
(Chairman)

Abergele Town Council Schedule 'A'

Planning Applications - Considered 16 October 2014

Date Considered	Planning Ref No.	Description	Location	Applicant(s)	Observations
16.10.2014	0/40999	Inastallation of ground mounted photovoltaic (PV) solar arrays to provide 24 MW generation capacity together with inverter buildings, internal maintenance access track, landscaping fencing and ancillary infrastructure	Land immediately north of A547 Rhuddlan Road Towyn County	Haymaker (Kinmel) Ltd	OBJECTIONS Potential for poisoning of land by cadmium. Land requires testing for quality. Battle of Rhuddlan Marsh took place on the land. Land grading needs to be done & brought up to date. Impact on St. George. Water course issues. Industrialisation of the countryside. <i>PLEASE SEE ADDITIONAL COMMENTS BELOW</i>
16.10.2014	0/41036	Construction of new dwelling	Land adj to Bryn Derw St George Road Abergele LL22 9AR	Mr Aneurin Davies	AMENDED PLAN OBJECTIONS: Outside settlement boundary and planning policies. Concerns that approval will set a precedent.
16.10.2014	0/41060	Prune 2 no. pine trees by up to 3m, prune 1 no.apple tree by up to 1m	Garth, Llanfair Road, Abergele, LL22 8DH	Mrs Andres Halkyard-Jones	NO Objections
16.10.2014	0/41079	Provision of new-build detached bungalow (incorporating care provision for elderley and infirm residents)	Caer Ffynnon, ffordd y Berth Abergele LL22 9Au	Mr Stephen Ward	Is there a need outside settlement boundary?

16.10.2014	0/41081	Display of 1 no. externally illuminated projecting sign	Market Hall, Market Street, Abergele LL22 7AA	Mr Johnathon Cawthorn	On the proviso that it is sympathetic to a conservation area.
16.10.2014	0/41116	Erection of a bungalow	4 Llwyn Uchaf Abergele, LL22 7UL	Mr Gareth Owen	Maintain original highway decision with regard to access on Llanfair Road
16.10.2014	0/41134	Erection of a bungalow and paved driveway	2 A Pentre Avenue, Abergele, LL22 7NG	Mr Jamie Boomer	Resubmission of 0/40203 Previous obs, - No Obs* No Objections

* 0/40203 was erection of two apartments

0/40999 Additional Comments

1. It will be totally out of character to the area in which it is proposed.
2. The site will form an industrial area from Tir Llwyd, Kimmel Bay almost to the large recycling Depot at Gofer, Abergele. The development will be about 100m or less from Tir Llwyd and on the other side about 400m to the Gofer site. It is a development to far in a rural area.
3. The site will remove approx 60 acres of highly productive agricultural land from the food producing area land available in this area.
[The land is classified as the highest according to DEFRA guidelines, as is the land in the immediate and surrounding area.](#)
[It appears to fall into the grades 1,2,3](#)
The developers state that the land will continue to be grazed by sheep. Only part of the site is grazing, the greater majority of the land is cultivated, growing and growing wheat barley and oilseed rape every year.
I have not in 35 years seen sheep on the fields fronting the A547, the main fields of the application

cont.../

The developer states that they will provide boxes for insects, bats and birds, are they not already there and managing quite nicely without being disturbed by an industrial operation?

4. There is a suggestion that these fields may have been the site of medieval conflict in the distant past. This should be clarified before any other consideration of the application is made

5. The site will be very visible to a large proportion of the inhabitants of the St.George, Bodtegwel and Tan y Fron areas.

6. The siting of so many panels will be distraction to motorists and will be a safety hazard.

This particular section of the A547 is a very well used road and there have been several fatal and serious accidents nearby .

Abergele Town Council

SCHEDULE 'B'

Planning Decisions issued by Conwy County Borough Council between 04.08.14 – 12.10.14

0/39518 Betws Lodge, Tan y Gopa Road, Abergele LL22 7DP
Renovation works to dwelling and associated works and erection of access gate
(Retrospective Application)

Decision Approved with Conditions
