

Abergele Town Council

MINUTES

A meeting of the GENERAL PURPOSES and PLANNING COMMITTEE, held at 6.45 p.m. on Thursday, 22nd March, 2007 in the Town Hall, Llanddulas Road, Abergele.

156/07 **Attendance Register**

The Mayor, Cllr. C.J. MacRae
Cllr. R.M. Medicott (Chairman)
Cllrs: C.A. Billington; M. Bird (see Min.160/07(k)); G.P. Davies; J.A. MacLennan;
D.A. MacRae; R. MacRae; J.D. Mortimer; R. Peacock (see Min.161/07(k)); J. Stubbs;
K. Sudlow (see Min.160/07(f))
Mrs C.J. Earley (Clerk)

157/07 **Apologies for Absence**

Cllrs: D.A. Byrne; G.R.K. Brown; B.C. Roberts; R.G. Waters

158/07 **Disclosure of Interest**

None recorded.

159/07 **It was RESOLVED to RECEIVE, APPROVE and SIGN the Minutes of the General Purposes and Planning Committee, held on 15th February 2007**

160/07 **Matters Arising on Those Minutes :**

a) Min. 89/07(a) – Highway Maintenance

It was NOTED that the carriageway resurfacing of Bridge Street / Rhuddlan Road had been completed to a good standard.

b) Min. 89/07(b) -Town Council Website

(i) It was NOTED that the Clerk hoped to meet with Huw Waters over Easter to sort out the remaining administration issues with the site.

It was FURTHER NOTED that a 'counter' facility has now been added to the site and this can be accessed at www.abergeletowncouncil.gov.uk/counter. Other recent additions include a 'News' section, which will include documents such as the Newsletter and Town Guide, along with any press releases issued by the Council.

(ii) A request from Llansannan Community Council to put a link on our website to their website was considered.

It was RESOLVED to decline this request and to look into the possibility

of including links to other Abergele sites only.

c) Min. 89/07(c) - Replacement of Beacon at Pensarn Beach

It was NOTED that:

- (i) The laying of new paving to access the rock from the promenade has now been completed.
- (ii) The bi-lingual plaque (to match the existing plaque and to mark the recent dedication by the Bishop of St. Asaph), has now been received and that the Mayor, Cllr. C.J. MacRae, has kindly offered to assist with the fitting of this to the rock.

d) Min. 89/07(d) –Claimed Footpath near the Pump House / Footpath No.10

It was NOTED that the Clerk has not had time to finish completing the paperwork required, due to additional time pressures at this time of year (financial year end).

Cllr. J.A. MacLennan kindly offered to assist with completing the required paperwork to progress this matter.

e) Min. 89/07(e) – Traffic Calming

(i) A response to the letter sent to Highways confirming that speed measurements are to be taken on Sea Road was NOTED. It was FURTHER NOTED that one of the new traffic ‘cushions’ has been damaged and that Paul Evans, C.C.B.C., has been requested to look at them again.

(ii) It was NOTED that the CCBC Joint Scrutiny Meeting, which will be discussing traffic issues in the County, has been deferred again and is now expected to take place on 19th April 2007 at Bodlondeb (possibly at 6 p.m.). Members of this Council and the public are welcome to attend.

f) Min. 89/07(f) - Open Watercourse – Eldon Drive

(i) It was NOTED that no response had yet been received to the further letter sent to the Head of Environmental and Technical Services.

(ii) A letter from Cllr. Mike Priestley confirming that a capital bid has been submitted was RECEIVED and NOTED.

- Cllr. K. Sudlow arrived at this juncture.

g) Min. 89/07(g) –Additional Land at The Mount

(i) The following documents were RECEIVED and NOTED:

- A letter from Stepnell dated 16 February 2007 enclosing updated plans, following the site meeting held in December

- An acknowledgement of receipt of this update from Dylan Rhys Jones
- A copy of the notes from the site meeting held on 13 December
- A written undertaking from Stepnell regarding the outstanding works

(ii) **It was RESOLVED to authorise Dylan Rhys Jones to proceed with the further work required to facilitate the transfer, following receipt of his revised quotation.**

(iii) A copy of the revised transfer document was RECEIVED

It was RESOLVED to authorise the Mayor and Clerk to sign this as a deed.

(iv) It was NOTED that a letter certifying the transfer of land to the town council was officially presented to the Mayor at the launch on Saturday 17th March.

(v) It was NOTED that, following this presentation, an invitation will be extended to members to view some of the apartments and facilities at Cwrt Barcdy within the next month.

h) Min. 89/07(h) –Conwy Local Development Plan

It was NOTED that no further update on progress had been received.

i) Min. 89/07(i) –Abergele Carnival

A further letter from Mr Ward, Event Co-ordinator, was RECEIVED and it was NOTED that apologies had been given that Cllrs. G.R.K. Brown and J. Stubbs, who were unfortunately unable to attend the recent meeting at such short notice.

It was FURTHER NOTED that the next meeting is to be held on Wednesday 28th March and both Cllr. G.R.K. Brown and J. Stubbs hoped to attend.

j) Min. 89/07(k) – Re-location of Doctors to N.W. Business Park

(i) An update from the Community Health Council Federation on the proposed move was NOTED.

(ii) Members RECEIVED and considered an offer from Doctor Honeybun to attend a future meeting to update the council on progress with the move.

It was RESOLVED to thank Dr. Honeybun but not to take up this offer at the present time, due to the update already received via the Community Health Council.

k) Min. 89/07(m) - One Voice Wales

It was NOTED that Membership of O.V.W. for 2007/08 will be on the agenda for the next Ordinary Meeting of the Council, to allow for receipt of any report from the first meeting of the separate Conwy Area Committee, which is being held this evening.

- Cllr. M. Bird arrived at this juncture

l) Min. 89/07(n) - Community Policing

(i) Three additional responses received from local AMs to the letter sent were RECEIVED and NOTED.

(ii) A response from Cllr. Ian Roberts, Chair of the North Wales Police Authority was RECEIVED. It was NOTED that an increase of 6.75% to the precept for North Wales Police had recently been approved.

m) Min. 89/07(o) –Llys Onnen

The following correspondence was RECEIVED:

(i) A response from the Charity Commission to concerns that the sale of the home was due to complete on 1st March.

(ii) A response from the Chief Officer of the Conwy Federation of C.H.C.s

(iii) A copy of the draft ‘Scheme’ for the sale of Llys Onnen

It was RESOLVED to refer this document to the Community Care Sub-Committee and to delegate authority to the sub-committee to respond to the Charity Commissioner.

n) Min. 90/07(a) - Conwy Health & Wellbeing Partnership

It was NOTED that a response is awaited from Ms Coelho regarding the possibility of her attending a future meeting of the council to give a short presentation on the Health & Wellbeing Strategy.

o) Min 90/07(b) - Sustainable Communities Bill

A further update on progress, a request to lobby MPs and details of the National rally were RECEIVED and NOTED.

p) Min. 90/07(g) – Safer Routes to School

It was NOTED that work on the footway improvements at the Mount commenced on 12th March 2007, under the supervision of Clwyd Powys Archaeological Trust. The contract duration is 5 weeks, although it is hoped to finish the works earlier if all goes to plan and the weather is kind.

q) Min. 91/07 – Damage to Boundary Stone

It was NOTED that an acknowledgement has been received to the letter sent to the Highways (Trunk Road) Agency and an investigation is underway.

r) Min. 92/07 - Youth Council

(i) **It was RESOLVED to DEFER the further report from Cllr. G.R.K. Brown to the next meeting of this committee.**

(ii) It was NOTED that the local C.B.M. will be organising 'street meetings' with local youths on a very small/local level (i.e. single streets) and one or two local members will be invited to attend to listen to their views.

It was FURTHER NOTED that youth workers were doing a lot of work in Belgrano and Pensarn and that members were concerned about the lack of facilities for youths in this area.

s) Min. 94/07(a)(i) – Proposals to extend the bus service to Belgrano

Members RECEIVED information from Highways regarding proposed bus service changes for the summer timetable.

It was NOTED that some journeys of service 43 will be extended into Belgrano and that five additional journeys of service 48 will be extended to Abergele Hospital.

161/07 **Correspondence**

a) Planning & Building Control Working Arrangements

A letter of update from Mr P. Hardwick, C.C.B.C., regarding better working relationships between Planning and Building Control was NOTED with satisfaction.

b) Housing Transfer Proposal

(i) A copy of a newsletter distributed by Open Communities Ltd, the independent advisor appointed by the Conwy Tenants Forum, was RECEIVED.

(ii) It was NOTED that a copy of 'Your Home Your Choice – Issue 1' (Feb 07) is available from the Clerk.

(iii) An invitation to visit the new Housing Transfer Showrooms was RECEIVED.

c) Proposed Polling Station – Church House, Groes Lwyd

Information regarding the use of Church House as a polling station for future elections was RECEIVED and NOTED.

d) Local Councils Update

A copy of the legal update for March 2007 was RECEIVED.

e) Scottish Power Energy Networks

Notice that a formal application has now been submitted to the Secretary of State at the Department of Trade and Industry for consent for the construction of a new 132kV wood pole single circuit distribution line, in connection with the previously approved Rhyl Flats Offshore Wind Farm was RECEIVED.

It was RESOLVED to DEFER this item for consideration with the planning applications later on the agenda.

f) Saint Kentigern Hospice

Details regarding a photographic competition were RECEIVED.

g) Allotments

A query (received via the website) regarding the availability of allotments was RECEIVED and considered.

It was RESOLVED to reply that a needs analysis would be required before the Council could act on a single request for a service and to request the sender's name and address details.

h) Parade and Standard Dedication

It was NOTED that the British Legion have submitted a road closure application to enable a Parade and Standard Dedication Service to take place on Sunday 10th June. The Secretary has requested permission for the parade to congregate in the Town Hall car park, prior to marching down Llanddulas Road, Market Street and Church Walks, to minimise congestion in the town centre.

i) Wales in Bloom 2007 Seminar

It was NOTED that a seminar is being held in Llandudno on 27th April 2007 to give information and advice on the 'Neighbourhood Award' non competitive category of Wales in Bloom.

A discussion took place regarding both the forthcoming flower festival at St. Michael's in June and interest by Abergele Regeneration Team in making the town more attractive.

It was RESOLVED to contact Rev'd Shirley Griffiths to find out the theme for the flower festival and to enquire what the Town Council can do to support this.

j) Play Wales – Nominations for Trustee Board Members

It was NOTED that Play Wales are looking to appoint three trustees to serve on the Board of Directors for a term of three years.

It was RESOLVED to give a copy of the nomination forms to this Council's representative, Cllr. D.A. Byrne, for consideration.

k) Highways Department – Temporary Traffic Regulation

It was NOTED that a road closure request had been made by CYTUN for the Palm Sunday Parade (Walk of Witness) through the town.

It was RESOLVED to support the request for a road closure for this event and to query the proposed route, suggesting the traditional route through the town centre be re-instated.

- Cllr. R. Peacock arrived at this juncture.

162/07 **It was RESOLVED to RECEIVE a copy of the Draft Minutes of the following Sub-Committees:**

- a) The Local Government Sub-Committee, held on 1st March, 2007
- b) The Community Care Sub-Committee, held on 15th March 2007
- c) The Town Guide Sub-Committee, held on Monday 19th March, 2007

163/07 **Matters Arising on Those Minutes:**

(a) Local Government Sub-Committee

(i) Min. 124/07 – Rights of Way Improvement Plan

1. The comments of the sub-Committee, as detailed in those minutes and submitted to the Highways Department on 5th March 2007, were NOTED.
2. An e-mail received from a resident (via the website) regarding the condition of some of the local footpaths was RECEIVED and considered.

It was RESOLVED to acknowledge receipt of the concerns and to reply that the Council is aware of concerns regarding these paths and that a copy of the concerns will be forwarded to the officer currently working on the Rights of Way Improvement Plan for the County Council.

- (ii) Min. 125/07 – Fire and Rescue National Framework (Wales) 2005 (Revisions) Order 2007 and Intervention Protocol

1. It was NOTED that Cllr. MacLennan has submitted a response on the proposals on a countywide basis.

A short discussion took place regarding the new radio dispatch system and the problems it has caused, affecting response times locally. These concerns have been raised by the County Council and a new committee has been set up with a 'Champion' appointed for the Fire & Rescue Service.

It was RESOLVED to write to commend the Abergele team for the excellent record they have in responding to incidents.

2. **It was RESOLVED to ENDORSE the RECOMMENDATION of the sub-committee that the Council now waits until the next North Wales Fire Reduction Plan is consulted upon.**

(b) Community Care Sub-Committee

- (i) Min. 147/07(b) Local Service Boards in Wales

Cllr. J.A. MacLennan gave a brief summary of the proposals for Local Service Boards, including their membership and role.

It was RESOLVED to ENDORSE the recommended response by the sub-committee to the consultation paper on Local Service Boards in Wales, issued by the Welsh Assembly Government as part of its programme of action on Delivering Beyond Boundaries.

- (ii) Min. 148/07 – Living Longer Living Better – The Strategy for Older People in Wales

It was RESOLVED to ENDORSE the recommendation of the sub-committee that the Council supports the appointment of a Commissioner for Older People in Wales and hopes that particular interest will be taken in health issues, including nursing and residential home provision, and that the Commissioner will be a champion for providing support for people to be able to stay in their own home, if they wish to do so.

(c) Town Guide Sub-Committee

- (i) Min. 153/07 – Town Guide 2007/08

Members RECEIVED a copy of the new Abergele Town Guide and were very pleased with the quality of the publication.

It was RESOLVED to thank and congratulate Cllr. D.A. MacRae and all

members of the sub-committee for their work on the guide.

(ii) Min. 153/07(b) – Distribution

The arrangements approved by the sub-committee for distribution of the guide to local residents and visitors were NOTED.

It was FURTHER NOTED that it was a contractual obligation to distribute the guide to residents door to door.

(iii) Min. 154/07 – Payment of Invoice

It was NOTED that approval had been given by the sub-committee for payment of the invoice within the contracted 7 day payment terms.

164/07 **Planning / Licensing Applications**

- a) Members considered and concluded the planning applications, as detailed on Schedule 'A' attached.
- b) The planning decisions issued by C.C.B.C. for the Abergele area between 12th February and 11th March 2007, as detailed on Schedule 'B' attached, were NOTED.
- c) It was NOTED that no licensing applications had been registered by C.C.B.C. for the Abergele area from 26th February to 16th March 2007.

The Meeting Closed at 8.30 p.m.

..... Chairman

Abergele Town Council

SCHEDULE 'A'

Planning applications considered on Thursday 22 March 2007:

0/33047 Remove 1no. tree at Bod Gwynant, Gele Avenue,
Abergele

Applicant(s): Rev H Rowland

Conclusion(s): To endorse the tree warden's recommendations (see attached):
no objections to the removal of one mature Leylandi tree.

0/33051 Demolition of existing building and erection of 11no.
apartments at British Legion, Water street, Abergele

Applicant(s): Michael R Garnett Construction Ltd

Conclusion(s): No objections

0/33067 Retention of security fence and installation of pole mounted security
cameras at Belgrano Services Ltd., Seafield Drive, Towyn Road,
Belgrano, Abergele

Applicant(s): The Directors, Belgrano Services Ltd

Conclusion(s): The Council is very concerned about this retrospective application, which
has had a significant detrimental impact on neighbouring residential
properties. A mature hedge/conifers have been removed without
permission and the spiked security fence is not only an eyesore but gives
no protection or screening to the neighbouring properties. The council is
also concerned about the plans to install security cameras on the
boundaries of many of the neighbouring residential properties.

This is not a suitable site for a secure compound of this nature, located in
the middle of a residential development, and action is urgently required to
provide some privacy to neighbouring properties.

It was RESOLVED that the Council also writes to the Public Protection
Department to request the premises are inspected to ensure they do not
pose any risk to the health and safety of neighbouring residents.

Planning applications considered on Thursday 22 March 2007 (contd):

0/33069 Extension to dwelling (amended scheme to that approved under Code Ref: 0/31845) at 7 Kingswood Place, Abergele

Applicant(s): Nr N Weston

Conclusion(s): No objections

0/33078 Display of 1no. non-illuminated sign at Commodore House, Cae Eithin, Abergele

Applicant(s): D Evans - British Red Cross

Conclusion(s): No objections

0/33086 Change of use from vacant shop to holiday home including extension at Glan Aber, Llanddulas Road, Abergele

Applicant(s): Mr S Ward

Conclusion(s); No objections (reverting back to previous use)

0/33091 Removal of existing single ATM and installation of twin ATM at Tesco Stores Ltd, Market Street, Abergele

Applicant(s): Wheater – Tesco Stores Ltd

Conclusion(s): No objections

0/33126 Erection of retractable awning, high timber boarded fence and gate for external smoking area at The Yacht Inn, Marine Road, Pensarn

Applicant(s): Punch Taverns Ltd

Conclusion(s): No objections

Planning applications considered on Thursday 22 March 2007 (contd):

0/33131 Installation of overhead line and connection to 132kV distribution system Morfa Rhuddlan Substation, south bound to connect with existing overhead line situated 330m west of Glan y Mors, Moelfre, Abergele

Applicant: Manweb plc

Conclusion: The council is very concerned about the visual impact of this scheme, which is in an area of natural beauty.

It requests that any decision on this application should be deferred, pending a decision being made by the DTI on the current application for the larger Gwynt y Mor Off-shore Wind farm, which includes proposals by NPower for underground cabling to connect to the National Grid. If consent is given for this much larger scheme, then it should be possible for the two schemes (both by NPower Renewables) to share on-shore underground cabling.

It was RESOLVED to write to the Department for Trade and Industry to state these concerns.

Abergele Town Council

SCHEDULE 'B'

Planning Decisions issued by Conwy County Borough Council from 12.2.07 to 25.2.07

0/32623 Change of use of land to form Burial Ground and construction of new means of access and parking area on land off St. George Road, Abergele

Decision: Withdrawn

0/32806 Extension to dwelling at 9 Penrhos, Abergele

Decision Approved with conditions

Planning Decisions issued by Conwy County Borough Council from 26.2.07 to 11.3.07

0/32782 Variation of condition no.3 of planning permission ganted under Code Ref 1/15984 to allow amendments to approved plans at Arfryn Llanfair Road, Abergele

Decision: Withdrawn

0/32818 Extension and alterations to dwelling at White House, Primrose Hillo St. George, Abergele

Decision: Approved with conditions
