

# Abergele Town Council

## MINUTES

A meeting of the GENERAL PURPOSES and PLANNING COMMITTEE, held at 6.45 p.m. on Thursday, 19<sup>th</sup> July, 2007 in the Town Hall, Llanddulas Road, Abergele.

363/07 **Attendance Register**

The Mayor, Cllr. G.P. Davies  
Cllr. R.M. Medicott (Chairman)  
Cllrs: M. Bird; D.A. Byrne; D.A. MacRae; R. MacRae; J.D. Mortimer; R. Peacock  
(see Min. ); B.C. Roberts; R.G. Waters

364/07 **Apologies for Absence**

Cllrs: C.A. Billington; G.R.K. Brown; J.A. MacLennan; J. Stubbs; K.J. Sudlow

365/07 **Disclosure of Interest**

None recorded.

366/07 **Visitors to the Council**

The Chairman welcomed Anne G. Penketh, Volunteer Footpath Officer for The Ramblers' Association, to the meeting to discuss the findings in the recent Conwy Rights of Way Improvement Plan Draft Assessment Reports and ways in which this Council could assist in making a difference to the Rights of Way network.

Ms. Penketh outlined the findings of the recent reports, which highlighted Conwy's Rights of Way as the worst in Wales, with only 20% being classed as easy to use. The obstacles preventing ease of use ranged from missing signs to fences blocking paths. As a result of this, the Ramblers Association is running a campaign focussing on Conwy and is working with Conwy County Borough Council and town and community councils to try to improve the condition of the paths. The overall aim of the campaign is to have 85% of rights of way easy to use by 2011.

The Conwy Rights of Way Improvement Plan is due to be completed by the end of this year and will set out how the network can be improved, although it is expected that this will be phased over a 5 or 10 year period.

A verbal report was given on the 33 Abergele paths, which were surveyed by C.C.B.C. in 2005/06. Sixteen paths were free from problems and a detailed list of the obstructions on the remaining paths was provided. A full copy of the report is available from the Rights of Way Officer, C.C.B.C. Several other Town and Community Councils have now produced Rights of Way Action Plans, detailing the survey results of all their paths and either the maintenance or enforcement action required.

Ms. Penketh confirmed that C.C.B.C. still operated a delegated maintenance scheme, whereby Town and Community Councils taking part can apply for up to £4,000 per annum for minor works to rights of way.

A short question and answer session followed the presentation and several members stated their support for the campaign.

**It was RESOLVED to await receipt of the final Rights of Way Improvement Plan from C.C.B.C.**

367/07 **Minutes**

**It was RESOLVED to APPROVE and SIGN the Minutes of the General Purposes and Planning Committee, held on 21<sup>st</sup> June 2007.**

368/07 **Matters Arising on Those Minutes:**

a) Min. 314/07(h) – Pentre Mawr Park

(i) It was NOTED that funding has been approved for the first phase of the perimeter footpath and the work has been ordered to be carried out.

(ii) A quotation from the Street Lighting Section, C.C.B.C., for new lighting for the M.U.G.A. and play area in the park was RECEIVED and considered.

**It was unanimously RESOLVED to instruct C.C.B.C. to proceed with the installation of an electrical supply this year, at a cost of approximately £8,550, with provision for the lighting for the M.U.G.A. and play area to then be included in the annual Estimates for 2008/09 and 2009/10.**

b) Min. 314/07(j) – Registrar's Office

It was NOTED that Mr Phil Rafferty, Head of Licensing, had visited the Town Hall earlier today to discuss the possible availability of a room for the Registration Officers.

The Clerk gave a brief verbal report on the visit, confirming that the alternative premises suggested by this Council had not been suitable and that the Registration Service was keen to re-open discussions about the possible leasing of either Room 3 or Room 5.

**It was RESOLVED to fully support this request and to delegate authority to the Executive Sub-Committee to commence discussions with the Head of Licensing as soon as possible.**

c) Min. 315/07(b) – Rhyl Flats Offshore Wind Farm

(i) A response to the letter sent to the Planning Department regarding concerns that the views of this Council were not taken into consideration when considering application 0/33131, for the installation of an overhead line and connection to the 132kV distribution system, was RECEIVED and NOTED.

(ii) A recent press report was read out, confirming that a committee of five MPs, chaired by Labour MP and GP Howard Stoate, had concluded the overall body of evidence showed a link between living near to high voltage

power lines and childhood leukaemia. The committee recommends that the Government should introduce a moratorium on home and school building within 60 metres of high voltage power lines and 30 metres of low voltage lines and that new power lines should not be built within 60 metres of homes and schools and a larger building moratorium extending to 200 metres should be considered.

**It was RESOLVED to write to the D.T.I., with copies to the Welsh Assembly, David Jones M.P. and the Head of Planning, C.C.B.C., to request that the findings of this committee be fully considered and its recommendations adhered to when granting permission for any overhead power lines.**

(iii) It was NOTED that a letter has been sent to Mr Steven Edwards, of SP Manweb, to invite him to attend a future meeting of this council to discuss tree planting proposals.

369/07 **Correspondence**

a) Public Services Ombudsman for Wales

It was NOTED that a copy of the Annual Report for 2006/07 (74 pages) is available on request from the Clerk.

b) Scottish Power / Trinity Mirror – Your Champions

Forms for nomination(s) to be submitted for the 2007 awards were RECEIVED. It was NOTED that any nominations should be submitted by individual members.

c) North Wales Central Coroner

A letter from John Hughes, H.M. Coroner, praising the Council's staff following the recent hire of the premises for an inquest, was RECEIVED.

**It was RESOLVED to thank all the staff and circulate a copy of the Coroner's letter.**

d) Planning Site Visit

Notice of a planning site visit, which took place on 10 July 2007, was RECEIVED.

e) Local Councils Update

(i) A copy of Issue 93 – July 2007 was RECEIVED.

(ii) An item on page 6, detailing new regulations to increase the minimum holiday entitlement of employees was considered.

**It was RESOLVED to request that the Staffing Sub-Committee considers and updates the staff employment contracts in line with these new regulations.**

f) St. Michael's Churchyard

An e-mail from Cllr. G.R.K. Brown, regarding vehicles in the churchyard of St. Michael's was RECEIVED and considered.

It was NOTED that a letter had previously been sent to the Parochial Church Council to point out that newly paved area surrounding the war memorial is not suitable for vehicles and that the Church would be liable for rectification of any damage caused by such use.

**It was RESOLVED to keep Cllr. G.R.K. Brown's note on file for future reference, should any request be received for repairs to the paving slabs.**

g) Samaritans

An invitation to attend an Information evening in Rhyl on Tuesday 24<sup>th</sup> July was RECEIVED.

h) One Voice Wales

(i) A copy of 'The Voice' – July 2007 was RECEIVED.

(ii) Members received and considered the adoption of a 'Policy on Unacceptable Actions by Individuals', circulated by One Voice Wales and based on one operated by the Public Service Ombudsman for Wales.

**It was RESOLVED to adopt this policy, if the staff consider it to be necessary.**

i) C.C.B.C. - Proposed Bus Service Changes

Details of the changes which are proposed to the winter timetable were RECEIVED and NOTED.

j) Letter from Darren Millar, A.M.

A letter was RECEIVED from Darren Millar, A.M., enclosing a response received from the Minister for Health and Social Services, Edwina Hart, regarding three Abergele health service issues:

(i) Abergele Doctors' Surgery

It was NOTED that two named contact have been provided for the Design Commission for Wales and that redesign work is ongoing.

- A further letter from Dr. Honeybun regarding his recent letters in the press and confirming the current progress with the application process for the new surgery was RECEIVED and NOTED.

(ii) Abergele Hospital

It was NOTED that Darren Millar has ongoing concerns that the plans to close the hospital are still progressing, despite opposition from senior

clinicians in the hospital and significant public opposition, as it is not included in the moratorium agreed for Community Hospitals.

(iii) Proposed Relocation of CAMHS Unit

It was NOTED that the consultation process will close on 6 August.

Members also expressed concern about reports that the Assembly were to cease using Walton Neurosurgery Centre for patients from North Wales, who would instead be required to travel to Morriston Hospital in Swansea or Cardiff.

**It was RESOLVED to write to the Health Minister, with a copy to all North Wales A.M.s to express concern about the recent reports and seek clarification on this issue.**

k) C.C.B.C. Standards Committee – Code of Conduct Training

(i) It was NOTED that Cllrs. D.A. MacRae, R. Peacock and the Clerk had attended a training session on Monday 9<sup>th</sup> July, run by C.C.B.C. Standards Committee, of which Cllr. J.A. MacLennan is a member.

(ii) A copy of the Code of Conduct adopted by this Council on 17<sup>th</sup> January 2002 was re-issued to all Members.

(iii) A copy of the training session notes, including two practical scenarios and suggested answers was RECEIVED.

(iv) A copy of the 'Declaration of Personal Interest' form, as used by C.C.B.C. and recommended for use by Town and Community councillors when declaring an interest, was RECEIVED.

**It was RESOLVED, by a majority of 6 in favour, with 1 against and 2 abstentions, to adopt use of the Declaration of Personal Interest form from September.**

370/07

**Additional Items of Urgent Correspondence**

The following additional items of correspondence were RECEIVED and considered:

a) Campaign for the Protection of Rural Wales

The 2007 programme for Conwy branch was NOTED.

b) Clwyd Community Chest

It was NOTED that the Annual General Meeting was being held this evening.

c) East Promenade Consultative Group

It was NOTED that the next meeting is to be held on Monday 23<sup>rd</sup> July.

d) Wales Rural Observatory

A request for the Council to complete and return a four page detailed questionnaire by 3<sup>rd</sup> August was considered.

**It was RESOLVED to delegate this to the Executive Sub-Committee, which is scheduled to meet next week.**

e) Traffic Speed – Lon Dirion / Ffordd Tan yr Allt

An e-mail from Cllr. G.R.K. Brown detailing complaints received about the excessive speed of vehicles in this area, was RECEIVED and considered.

It was NOTED that the Clerk had contacted Mr Paul Evans, C.C.B.C., to enquire about progress with the proposed traffic survey in Abergele and that Mr Evans had sought advice on when would be the best time to conduct the survey(s).

**It was RESOLVED to request that a detailed traffic survey (to include both speed and volumes of traffic) is undertaken on all four routes previously identified by this Council as being of concern:**

**Lon Dirion / Ffordd Tan yr Allt**

**Faenol Avenue, Peel Street and Sydenham Avenue**

**Alexandra Road, Kinmel Avenue, Glyn Avenue and Castle Place**

**Lon Ffawydd and The Dale**

**and to suggest that it would be better if this was left until September, due to school holidays, to be conducted midweek.**

f) Play Wales

A request to respond to a consultation from H.M. Treasury on a scheme to enable money in dormant bank accounts to be reinvested in worthwhile causes through the BIG Lottery Fund was RECEIVED.

**It was RESOLVED to reply to the consultation along the same lines as the reply sent by Play Wales.**

g) Casual Vacancy – Gele Ward

A copy of the public notice, displayed on the Council's notice board and in the library from today, was RECEIVED.

It was NOTED that electors in Gele Ward now had 14 working days in which to request an election, otherwise the Council could co-opt a member to fill the vacancy.

h) Temporary Closure Notice – A55 Subway

Notice of the temporary closure of the A55 underpass during the summer holidays for refurbishment work and the painting of a mural was NOTED.

i) Kerbside Collection Scheme

Cllr. D.A. Byrne advised members that he had received a complaint from an

elderly disabled lady that her wheelie bin and recycling box were not being collected, despite several letters to C.C.B.C.

**It was RESOLVED to contact C.C.B.C. to request that they visit the resident and sort out the problems she is having.**

- Cllr. R. Peacock arrived at this juncture.

j) St. George School Newsletter

It was NOTED that the school has recently published its first newsletter.

**It was RESOLVED to send a letter of congratulations to the teachers and pupils of the school.**

371/07 **Summer Recess**

- a) **It was RESOLVED to delegate full decision making powers to the Executive Sub-Committee, to enable it to act on any urgent matters, including planning applications, during the month of August.**
- b) It was NOTED that the Clerk will be on leave from Monday 30<sup>th</sup> July to Monday 6<sup>th</sup> August, inclusive, and from Thursday 23<sup>rd</sup> August to Monday 3<sup>rd</sup> September.

372/07 **Planning / Licensing Applications**

- a) The planning applications, as detailed on Schedule 'A' attached, were considered and concluded as recorded on that schedule.  
  
- Cllrs. R. Peacock and R.G. Waters took no part in the decision on these applications.
- b) The planning decisions issued by C.C.B.C. for the Abergele area between 18<sup>th</sup> June and 1<sup>st</sup> July, 2007, as detailed on Schedule 'B' attached, were NOTED.
- c) One licensing application registered by C.C.B.C. for the Abergele area for the period 2<sup>nd</sup> – 13<sup>th</sup> July was NOTED:

Temporary Events Notice for an Alcohol / Entertainment License at Siamber Wen, Llanfair Road, on Sunday 5<sup>th</sup> August from 11.30 a.m. to 4.30 p.m.

The Meeting Closed at 8.25 p.m.

..... Chairman

# Abergele Town Council

## SCHEDULE 'A'

### Planning applications considered on Thursday 19<sup>th</sup> July 2007:

0/33599                      Crown clean and reduce by 30% 3no. Ash trees and to crown clean 3 no. Ash trees on land rear of 8 Llys y Gopa, Abergele

Applicant(s):              Mr P Peake

Determination Level:      Delegated

Conclusion(s):              No objections – please see tree warden’s comments attached.

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0/33600                      Erection of 2no. retractable awnings and wall to outdoor seating area at Park Hotel, Pensarn, Abergele

Applicant(s):              Mr H Robinson

Determination Level:      Delegated

Conclusion(s):              The Council has some concerns that allowing drinking outside the front of the premises, in an area adjacent to the public footpath, may be intimidating to passing pedestrians.

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0/33605                      Change of use of land from residential to display area for the sale of cars and motorhomes at land adjacent to Belan Cottage, Rhuddlan Road, Abergele

Applicant(s):              Threeways Garage Ltd

Determination Level:      Delegated

Conclusion(s):              The Council objects to the application for a change of use of this land for the following reasons:

1. The proposed access to the site is considered dangerous. It is on a busy main road, opposite a new residential housing development and close to garage forecourts.
2. At a time when additional land is required for housing, the Council is concerned that land which has planning permission for housing should be changed to commercial use.
3. There is a public bench located immediately by the proposed access to this site, which this Council has recently contracted to have repaired. This would be dangerous to use if the proposed access was permitted.

4. Several of the changes detailed in the application, including the resurfacing and new metal fencing, have already taken place without the required permission.
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0/33612                      Display of 4no. internally illuminated fascia signs and erection of 1no. internally illuminated totem pole at Threeways Garage, Faenol Avenue, Abergele

Applicant(s):                      Mrs Pitt – Suzuki GB plc

Determination Level:                      Not known

Conclusion(s):                      No objections (retrospective application)

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0/33658                      Demolition of existing single storey building and erection of 2no. new semi-detached two storey dwellings at Sarn Queens Road, Abergele

Applicant(s):                      Mr K Griffiths

Determination Level:                      Delegated

Conclusion(s):                      No objections in principle, but the Council would prefer to see only one dwelling on a corner plot of limited size, such as this.

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# Abergele Town Council

## SCHEDULE 'B'

### Planning Decisions issued by Conwy County Borough Council from 18.6.07 – 1.7.07

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

Decision(s):              Approved with conditions

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0/33439                      To reduce 1 Oak tree by 50% at 26 Lôn Dirion, Abergele

Decision(s):              Approved with conditions

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