

Abergele Town Council

MINUTES

A meeting of the GENERAL PURPOSES and PLANNING COMMITTEE, held at 6.45 p.m. on Thursday, 20th September, 2007 in the Town Hall, Llanddulas Road, Abergele.

430/07 Attendance Register

The Mayor, Cllr. G.P. Davies
Cllr. R.M. Medicott (Chairman)
Cllrs: C.A. Billington; G.R.K. Brown (see Min. 434/07(c)(v) and 435/07(h);
J.A. MacLennan; D.A. MacRae; R. MacRae; J.D. Mortimer (see Min. 434/07(b));
K.J. Sudlow; R.G. Waters
Mrs C.J. Earley (Clerk)
Members of the public and press

431/07 Apologies for Absence

Cllrs: J.M.D. Bird; D.A. Byrne; R.D. Peacock; B.C. Roberts; J. Stubbs

432/07 Disclosure of Interest

None recorded.

433/07 Minutes

It was RESOLVED to APPROVE and SIGN the Minutes of the General Purposes and Planning Committee, held on 19th July 2007.

434/07 Matters Arising on Previous Minutes:

a) Min. 259/07(d) – Eldon Drive Watercourse

A copy of a further letter from David Jones, M.P. to the Head of Environmental and Technical Services, CCBC, was received and considered.

It was RESOLVED to write to the Cabinet Members for the Environment and Finance to request that, in light of the Civil Engineers estimate received, this matter is reconsidered.

b) Min. 259/07(l) – Improvements to Parc Gele

Members received and considered details of a proposed Trim Trail for Parc Gele.

It was RESOLVED to write to CCBC to support the proposal.

- Cllr. J.D. Mortimer arrived at this juncture

c) Min. 368/07(c) – Rhyl Flats Offshore Wind Farm

(i) A response to the initial letter sent to the Dept. for Business Enterprise & Regulatory Reform, dated 30 July 2007, was RECEIVED.

- (ii) A copy of the further letter of objection submitted by this Council, due to health concerns, and an acknowledgement of receipt from the Westminster Department was RECEIVED.
- (iii) A copy of the third letter of objection sent by this Council in August, together with responses from Westminster, David Jones M.P. and D. Millar, A.M. was RECEIVED.
- (iv) A brief verbal report by the Clerk following a meeting arranged by Darren Millar, A.M., with representatives from SP Manweb, held at the Town Hall on Friday 14th September, was RECEIVED.

It was NOTED that the representatives from SP Manweb have agreed to report back to Darren Millar on two issues:-
Whether there was any possibility that the underground cabling trench for the proposed Gwynt y Mor wind farm could be shared and, if not, why not. What measures, if any, could be taken to ensure that the new overhead line does not pass within 200 metres of any property or the children's play area in Bodtegwel.

- (v) A copy of a 'facts update' from the Energy Networks Association, dated April 2007, regarding the first interim assessment of possible precautionary measures for Electro Magnetic Fields was RECEIVED.

Members stated their concerns about the number of wind farms being developed across Wales and the impact this will have on the environment, due to the need to connect them all to the distribution network.

Planning Policy Wales Technical Advice Note 8: Planning for Renewable Energy states in paragraph 2.12, with regards to connection to the electricity grid, that "laying high voltage cables underground is usually 6-20 times more expensive than a pole-mounted system and would be likely to be justified for only limited lengths and/or in special circumstances"

- Cllr. G.R.K. Brown retired from the meeting during this discussion.

It was RESOLVED to write to the Welsh Assembly Government to request that this policy be reviewed, due to the increasing number of connections required and the inevitable impact this will have on visible amenity, health and the environment.

- (vi) It was NOTED that Mr Edwards of SP Manweb is currently working with the Biodiversity Officer of CCBC and the Planning Department to discuss the funding of habitat protection schemes and planting of native deciduous trees to mitigate the impact of the lines.

d) Min. 369/07(j) – Transfer of Neurosurgery Patients to Swansea

- (i) A very brief response from the Health Minister to the letter sent by this Council enquiring about the future provision of Neurosurgery services in North Wales was RECEIVED.
- (ii) Responses from a number of North Wales A.M.s to the letter copied to them were also RECEIVED and NOTED.

(iii) A Copy of correspondence sent to the Minister by Bay of Colwyn Town Council was RECEIVED.

(iv) Details of a motion passed by C.C.B.C. earlier today were RECEIVED.

- Cllr. K.J. Sudlow arrived at this juncture.

It was RESOLVED to support the motion agreed by CCBC today, with one amendment, as detailed below:-

”That this Council ask that the Welsh Assembly Government urgently reconsider its position on the moving of neurosurgery services to Swansea or Cardiff. Whilst it is recognised that emergency treatment will be available at the nearest specialist hospital, this ignores the fact that any follow-up treatment currently proposed in South Wales does not take into account the scale or time it will take to travel to the South of Wales.

We would encourage the Welsh Assembly Government to recognise this fact and ask that should an all Wales based service be considered, that no patient, wherever in Wales they live, will be disadvantaged by travel and that a more suitable location within Wales for this service be sought, if required. This Council requests that consideration be given to providing a centre in North Wales to better meet the requirements of an all Wales service.”

It was FURTHER RESOLVED to take this proposal to the next meeting of the North Wales Association of Town Councils.

e) Min. 370/07(e) – Survey of ‘rat runs’ by C.C.B.C.

A verbal response from Paul Evans, CCBC, to confirm that traffic surveys of Lon Dirion, Ffordd Tan yr Allt, Lon Ffawydd and The Broadway would take place during September, in conjunction with other ‘link based’ traffic surveys in Conwy was NOTED.

It was FURTHER NOTED that the surveys are expected to be labour intensive and it will take some time to compile the results and that Highways also hope to be able to take up to date speed measurements, but may need to rely on previously collected data.

It was also NOTED, with disappointment, that other identified problem areas will not be included in the current surveys and will have to wait until further resources are available.

It was RESOLVED to include details of this survey in the next edition of the Council’s newsletter.

435/07 **Correspondence**

a) Local Councils Update

A copy of the September 2007 publication was RECEIVED.

- b) Welsh Assembly Government Consultation:
Local Vision, Preparing Community Strategies – revised guidance

Members received and considered a copy of the consultation document.

It was RESOLVED to refer this document for closer scrutiny to the Local Government Sub-Committee, due to meet on Monday 24th September.

- c) Cymdeithas Tai Clwyd

It was NOTED that a copy of the Annual Report for 2006-07 is available from the Clerk.

- d) C.C.B.C. Consultation:
Review of Polling Districts and Polling Places (Parliamentary Elections) Regulations 2006

Notice of the review, which commenced on 20 August 2007, was RECEIVED and members considered the Abergele polling stations.

It was RESOLVED to write to request that, due to the growth of the town, additional polling stations were required in the following areas: Maes Canol (possibly at one of the schools) and Tan y Gopa area (possibly needing a mobile polling station). Also, to enquire whether ramps should be provided at Mynydd Seion, to meet DDA requirements.

- e) Living Streets

Information about Living Streets, a national (UK wide) charity, which campaigns for better streets and public places for people on foot was RECEIVED.

- f) Welsh Assembly Government - Stock Transfer Charter

A copy of The Council Tenants' and Leaseholders' Stock Transfer Charter, updated by the W.A.G. in June 2007, was RECEIVED.

Concerns were expressed that the literature being produced for tenants is all one-sided and that County Councillors are not permitted to discuss this matter with tenants.

Members also stated concerns about Unitary Authorities being allowed and even encouraged to dispose of the rate-payers assets without any compensation to separate independent bodies which are not publicly accountable.

It was RESOLVED to write to the Chief Executive, Leader and All Members of the County Council to state these concerns.

- g) Tree Preservation Orders

The following provisional Tree Preservation Orders were considered:

- (i) T.P.O. CCBC 93: Bryn Hyfryd, Bryn Hyfryd Grove, Abergele
- (ii) T.P.O. CCBC 94: Dinorben, Llanfair Road, Abergele

It was RESOLVED to support both of the orders.

h) One Voice Wales – A.G.M.

Notice of the motions for debate at the Annual General Meeting of One Voice Wales, to be held on 13th October 2007, were RECEIVED.

It was RESOLVED to request further details of the time and venue of the meeting and that Cllr. J.A. MacLennan should attend the AGM, if either of the nominated representatives are unable to attend.

- Cllr. G.R.K. Brown returned to the meeting at this juncture.

i) Conwy Local Health Board

Notice of the A.G.M., to be held on 28th September 2007, was RECEIVED.

j) Former Corbetts Bookmakers

A letter to confirm that the tidying of this property has now been completed was RECEIVED and NOTED.

k) Street Trading Laws

Information from the Licensing Department on progress with the new Street Trading Laws was RECEIVED.

l) Abergele Youth Action

(i) It was NOTED that the Clerk has received an invitation to the next Members meeting and A.G.M., which will take place on Monday 24th September at 4.30pm, but is unable to attend.

(ii) A copy of the Chairman's Annual Report – September 2007, was RECEIVED.

(iii) It was NOTED that a copy of the Minutes of the previous meetings, held on 27th June 2006 and 16th January 2007, are available from the Clerk.

m) Conwy East Community Council

Notice of a General Meeting, to be held on Monday 24th September, was RECEIVED.

It was NOTED that a copy of the Minutes of the previous meeting are available from the Clerk.

n) BBC Trust

An invitation to attend BBC Audience Council for Wales meeting in Old

Colwyn on 4th October was RECEIVED.

o) Road Closure Notice

Details of a road closure notice for Sea Road for the Fireworks display, due to take place on 3rd November, was RECEIVED.

It was RESOLVED to query the exact location of the proposed closure, to ensure that the fire service's vehicles would not be affected.

436/07 **Bus Shelters**

Members considered a proposal by Cllr. M. Bird that a letter be sent to C.C.B.C. to request an additional bus shelter for the residents of Bodtegwel.

It was RESOLVED to write to C.C.B.C. to request an additional shelter.

437/07 **Untidy / Overgrown Land**

Members considered a proposal by Cllr. R.M. Medicott that a letter be sent to C.C.B.C. to request that an untidy area of land next to the garages on Peel Street, believed to be owned by CCBC, is tidied and the brambles removed.

A general discussion then took place about other untidy areas and footpaths in the area.

It was RESOLVED to write to the appropriate department(s) of C.C.B.C. to request tidying of the following areas:

- Small triangular piece of land by the garages on Peel Street (Housing?)
- Corner of Sea Road (hedges encroaching on pavement) (Highways)
- Llanddulas Road (hedges encroaching on pavement) (Highways)
- Path on Abergele side of A55 subway (Highways)
- Area of 'no mans land' by footpath at Lon Dirion (Highways)
- Untidy land behind the old Co-op shop at top of Pentre Avenue (Development Control)

438/07 **Street Lighting Replacement Programme**

A copy of a report submitted by Highways to a recent Environment Scrutiny Committee of CCBC was RECEIVED and considered.

Members expressed their concerns that current levels of funding only permitted 1% of the street lighting stock to be replaced each year, with lighting columns having an anticipated life of between 25-40 years until fatigue cracking occurs and concrete columns were not being structurally tested at present.

It was RESOLVED to write to Members of the Environment Scrutiny Committee to state these concerns and to request that funds are made available urgently to replace columns before they become unsafe.

439/07 **Proposals for Awel y Mor**

Members considered a proposal by Cllr. J.E.H. Pitt that a letter be sent to C.C.B.C. to state the Council's views on the proposals for Extra Care Housing at

Awel y Mor, as detailed in the presentation given by Alan Smith at the last Ordinary meeting.

A discussion took place regarding the proposals for Awel y Mor, with Members welcoming the planned improvements but stating concerns about the need to sell a tax payer's asset to the private sector to be able to access grant funding for improvements.

It was RESOLVED to write to the Social Care and Housing Department to state these concerns and to request that the land is only leased to a Housing Association, with conditions that the land be returned to public ownership should the property cease to be a residential care home.

440/07 **Planning / Licensing Applications**

- a) The planning applications, as detailed on Schedule 'A' attached, were considered and concluded as recorded on that schedule.
- b) The planning decisions issued by C.C.B.C. for the Abergele area between 27th August and 9th September, 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 between 3rd and 14th September 2007.

The Meeting Closed at 8.25 p.m.

..... Chairman

Abergele Town Council

SCHEDULE 'A'

Planning applications considered on Thursday 20 September 2007

0/33816 Display of 2no. internally illuminated signs and 1no. internally illuminated projecting sign at Barclays Bank 67 Market Street, Abergele

Applicant(s): Barclays Bank plc

Determination Level: Delegated

Conclusion(s): No objections

0/33834 Erection of domestic garage at 4 Trem y Môr, Abergele

Applicant(s): Mr & Mrs B R Latham

Determination Level: Delegated

Conclusion(s): No objections

0/33835 Erection of conservatory (retrospective application) at 46 Dundonald Avenue, Abergele

Applicant(s): Mrs L Roberts

Determination Level: Delegated

Conclusion(s): No objections

0/33836 Erection of replacement WC and shower block at Manorafon Camp Site, Gwrych Park, Abergele

Applicant(s): Mr R Arrowsmith – Manorafon Camp Site

Determination Level: Delegated

Conclusion(s): No objections

0/33849 Internal alterations including removal of pews, organ and pulpit (Listed Building Consent) at ex-Presbyterian Church, Marine Road, Pensarn, Abergele

Applicant(s): Mr C Woodier

Determination Level: Delegated

Conclusion(s): OBJECT: The interior features of this Listed Building should be retained due to its Listed status

0/33850 Change of use from Church to Childrens' Play Centre at ex-Presbyterian Church, Marine Road, Pensarn, Abergele

Applicant(s): Mr C Woodier

Determination Level: Not known

Conclusion(s): OBJECT: The lack of on-site parking will be a nuisance to neighbouring properties. The change of use includes proposals to open 8 hours a day, 364 days per year, which will cause a much greater policing demand than the present use. This is a matter of great concern to the local residents

0/33854 Extension to dwelling at 31 The Dale, Abergele

Applicant(s): Miss C Scott

Determination Level: Delegated

Conclusion(s): No objections

0/33857 Crown reduce and remove overhanging branches on 3no. trees at North Wales Business Park, Abergele

Applicant(s): North Wales Technology Park Ltd

Determination Level: Delegated

Conclusion(s): Endorse the recommendations of the Tree Warden (to follow)

Abergele Town Council

SCHEDULE 'B'

Planning Decisions issued by Conwy County Borough Council from 27.8.07 – 9.9.07

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

Decision: Approved with conditions

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

Decision: Refused

0/33699 Display of 1no. non-illuminated fascia sign and 1no. non-illuminated projecting sign at 5 – 7 Market Street, Abergele

Decision: Approved with conditions

0/33714 Erection of dwelling and alteration to means of access at Bryn Awel Bryn Awel Avenue, Abergele

Decision: Approved with conditions
