

# Abergele Town Council

## MINUTES

A meeting of the GENERAL PURPOSES and PLANNING COMMITTEE, held at 6.45 p.m. on Thursday 21<sup>st</sup> February 2008 in the Town Hall, Llanddulas Road, Abergele.

### 694/07 Attendance Register

The Mayor, Cllr. G.P. Davies

Cllr. R.M. Medicott (Chairman)

Cllrs: C.A. Billington; M. Bird; G.R.K. Brown; A. Lloyd-Roberts; J.A. MacLennan; D.A. MacRae (see Min.697/07); J.D. Mortimer; B.C. Roberts; J. Stubbs (see Min. 700/07(b)); K.J. Sudlow; R.G. Waters

Mrs C.J. Earley (Clerk)

Mr Mark Earp, Parks Officer for C.C.B.C.

Over 25 members of the public.

### 695/07 Apologies for Absence

Cllrs: D.A. Byrne; R. MacRae; J.E.H. Pitt

### 696/07 Disclosure of Interest

Members were reminded that they must declare the **existence** and **nature** of their declared interests (using the form provided for this purpose).

Cllr. M. Bird declared a personal interest in planning application 0/34430 (see Min. 701/07(a)) and withdrew from consideration of this matter.

### 697/07 Urgent Planning Matters

**It was RESOLVED to change the order of the agenda and take the consideration of planning application 0/34446, for the part demolition of existing care home, extension and alterations at Awel y Mor, first, due to the level of public interest in this matter.**

Cllr. R.G. Waters acknowledged the concerns of residents regarding the total lack of prior consultation with them regarding this application. He informed the meeting that he had spoken to the Officer in CCBC who was dealing with this matter to request that a public meeting be held at Awel y Mor as soon as possible, to allow local residents to meet with representatives from the Housing Association, CCBC and the architects to discuss their concerns.

It was NOTED that the application has been submitted by the Housing Association in preparation for the submission of a bid to the National Assembly for grant funding towards the re-development of Awel y Mor.

**It was RESOLVED to adjourn the meeting at this point to allow representatives of the residents to outline their concerns.**

- Cllr. D.A. MacRae arrived at this juncture

The meeting was then reconvened and it was **RESOLVED** to respond to the application, as detailed on Schedule 'A' attached.

It was **FURTHER RESOLVED** to request that the Clerk contacts Mr Sadler, CCBC, to agree the arrangements for a public meeting and to inform the local residents of the date and time of the proposed meeting via letters, to be give to Mr & Mrs Wade for onward distribution.

698/07 **Minutes**

It was **RESOLVED** to **APPROVE** and **SIGN** the Minutes of the last meeting of the General Purposes and Planning Committee, held on 24<sup>th</sup> January 2008.

699/07 **Visitor to the Council**

The Chairman welcomed Mark Earp from the Parks Department to give more information about the proposed Carbon Community Woodland in Pentre Mawr Park.

Mr Earp gave a brief outline of the tree projects being undertaken in other areas of the County, before confirming that Pentre Mawr Park had been identified as a suitable site for a 'carbon community woodland'. It was **NOTED** that this project would give members of the public the opportunity to contribute, via a small donation, towards tree planting in a designated area in the park in order to off-set their carbon emissions. It is hoped that this will encourage community ownership and protection of the trees.

A short question and answer session followed, with questions arising on the following matters: recent pruning and removal of trees in the Eldon Drive and Sunningdale Road areas; the exact location of the proposed woodland; re-planting of trees in other areas of the park; the role of the Woodland Trust; any impact on the proposed perimeter pathway in the park; care and maintenance of the trees planted along the A55 boundary; progress with hedging to alleviate the problem of children accessing gardens near the entrance to the park.

Mr Earp informed members that new mowers were being purchased and that C.C.B.C. would be returning to 'cut and collect' mowing on a phased basis over the next 18 months.

The Council paid compliments to the Parks Department staff for the very good job they are doing and Mr Earp was thanked for his attendance and retired from the meeting.

700/07 **Matters Arising on Previous Minutes:**

- a) Min. 434/07(a) – Request for Culverting - Eldon Drive Watercourse

It was **NOTED** with disappointment that no reply has been received to the letter sent to Mike Priestley, Cabinet Member for the Environment, on 26 September 2007 and chased on 14 November and 16 January, requesting that this matter be reconsidered.

**It was RESOLVED to write to the Chief Executive and Leader of the Council to state concerns about the lack of response from the Cabinet Member.**

It was NOTED that Cllr. Waters has been informed by Mr Rowlands, the Flood Alleviation Officer of CCBC, that a verbal indication has been given that the Environment Agency would not permit the culverting of this short stretch of watercourse. Written confirmation has been requested by Cllr. Waters.

It was NOTED that this contradicts the views of an Environment Agency officer who attended a site meeting at the culvert with Members of this Council some two years ago and was supportive of the culverting, providing the E.A. did not have to fund the work.

b) Min. 604/07(e) – Overhead Power Lines

A response from the Department for Business, Enterprise and Reform, stating that it was not government policy to under-ground power lines, as this can be extremely expensive, particularly at high voltage, was RECEIVED.

**It was RESOLVED to write to the MPs and AMs in North Wales to seek their support in putting pressure on the Government and the National Assembly to implement a policy of supporting requests for the under-grounding of lines wherever possible, on environmental, visual amenity and public health grounds.**

- Cllr. J. Stubbs arrived at this juncture.

c) Min. 604/07(g) and 654/07(e) – New Lighting for Pentre Mawr Park

(i) It was NOTED that a bid was submitted to the Conwy Community Safety Partnership by the deadline of 11<sup>th</sup> February and an acknowledgement of receipt has been received.

(ii) It was NOTED that planning permission is required for any floodlighting columns over 4 metres in height.

**It was RESOLVED to authorise the Clerk to meet with Peter Adderley, Street Lighting Officer, to complete and submit the necessary application documents.**

d) Min. 656/07 – Licensing Application – Castle Hotel

A response from the Head of Licensing to the concerns of this Council was RECEIVED and NOTED.

e) Min. 437/07 – Untidy Land at Peel Street

Confirmation that the untidy piece of land on Peel Street has now been cleared was RECEIVED.

It was NOTED that suggestions had been requested on what could be done to keep the piece tidy in future (requiring minimum maintenance).

f) Min. 654/07(h) – Improvements to Abergele Library

It was NOTED that a copy of the bid submitted to CyMAL – Museum Archives and Libraries Wales – by Conwy Library Service is available from the Clerk and that a decision is due in April.

701/07 **Correspondence**

a) One Voice Wales

A copy of 'The Voice', Issue 9, along with accompanying letters from the Chief Executive, was RECEIVED.

It was NOTED that several handouts had been produced by One Voice Wales to give information to those thinking of standing for election in May.

b) Welsh Assembly Government

(i) 2008 Stakeholder Survey

An invitation to take part in the 2008 survey, either on-line or by telephone, was RECEIVED.

(ii) People, Places, Futures: The Wales Spatial Plan 2008 Update Consultation

Notice of the consultation, which will run for 12 weeks until 24<sup>th</sup> April 2008, was RECEIVED.

**It was RESOLVED to REFER this document to the Local Government Sub-Committee for consideration and a draft response to the consultation questions.**

It was NOTED that a regional event is being held in Wrexham on Wednesday 5<sup>th</sup> March (for the North East Wales region) and that one place has provisionally been reserved for the Clerk to attend.

(iii) Local Government Code of Conduct and Sect. 183 of the Local Government and Public Involvement in Health Act 2007

Details of the provisions of section 183(7), which came into force on 31 January 2008, were RECEIVED.

It was NOTED that all Members were required to give a fresh undertaking to observe the Code of Conduct applicable to members of Abergele Town Council by 1<sup>st</sup> May 2008.

**It was RESOLVED to REFER this to the Local Government Sub-Committee for scrutiny, to clarify exactly what the amendment to the Code means to Members.**

- c) Conwy County Borough Council – Alcohol Consumption – Designated Public Drinking Places

A letter proposing that the whole of Conwy and Denbighshire be designated was RECEIVED and NOTED.

- d) Local Councils Update

A copy of Issue 99/100 was RECEIVED.

- e) Ysgol Sant Elfod Eco-council

A letter from one of the 'Eco-warriors', Adam Roberts, about litter-picking projects was RECEIVED,

**It was RESOLVED to write back to Adam and his 'Eco-warrior' friends to congratulate them on their efforts.**

- f) Conwy Voluntary Services Council

It was NOTED that a copy of circulation 72 (February 2008) is available from the Clerk.

702/07 **Planning / Licensing Applications**

- a) The remaining planning applications, as detailed on Schedule 'A' attached, were considered and concluded as recorded on that schedule.

A letter from a resident regarding concerns about the already approved pedestrian access to the Business Park (re: app'n 0/34431) was considered.

**It was RESOLVED to write to Highways to request that consideration be given to introducing parking restrictions along Heol Awel and the adjoining roads, to prevent future parking problems in these areas.**

- b) The planning decisions issued by C.C.B.C. for the Abergele area between 28<sup>th</sup> January and 10<sup>th</sup> February 2008, as detailed on Schedule 'B' attached, were NOTED.

**It was RESOLVED to query the recent demolition of the red brick wall at the front of Ysgol Emrys ap Iwan (Rhuddlan Road), which did not seem to be in accordance with the planning permission recently granted.**

- c) It was NOTED that no licensing applications had been registered by C.C.B.C. for the Abergele area for the week ending 1<sup>st</sup> February 2008.

The Meeting Closed at 8.15 p.m.

..... Chairman

# Abergele Town Council

## SCHEDULE 'A'

### Planning Applications considered on Thursday 21 February 2008

|                      |   |
|----------------------|---|
| 0/34430              | Extension to first floor to include balcony and erection of car port at Bryn Iolo, St George, Abergele  |
| Applicant(s):        | Mr & Mrs Senior   |
| Determination Level: | Delegated   |
| Conclusion(s):       | The Council requests that this application be referred to the Conservation Area Committee. It has reservations regarding the effect of the proposed extension on the character of the building and the village.                                 |
| <hr/>                |   |
| 0/34431              | Erection of 2no. two storey buildings incorporating Dentist, Crèche, Pharmacy and Physical Disability Centre and 1no. single-storey office building with associated parking and landscaping at Plot 1200, North Wales Technology Park. Abergele |
| Applicant(s):        | Watershore Ltd  |
| Determination Level: | Planning Committee  |
| Conclusion(s):       | STRONG OBJECTIONS to the whole of this development, which is not in keeping with the original intended use of the Business Park. Residential use, in whatever form, should <b>not</b> be permitted under any circumstances                      |
| <hr/>                |   |
| 0/34446              | Part demolition of existing Care Home, extension and alterations to provide 47no. Extra Care flats with associated ground works at Awel y Mor Extra Care Home, Kinmel Avenue, Abergele  |
| Applicant(s):        | C Wells – North Wales Housing Association   |
| Determination Level: | Planning Committee  |
| Conclusion(s):       | This application has caused a great deal of concern to residents in the Kinmel Avenue area, who have not had any prior consultation with the owner (CCBC) or the developer (NWAHA)  |

The Council is supportive of the residents and shares many of their concerns, namely:

1. Concerns about the additional traffic both during and after the proposed development of this site on an already overcrowded and narrow residential road.
2. Inadequate parking provision – according to local residents, there were 29 cars visiting Awel y Mor on one day alone last weekend.
3. Objections to the moving of the refuse pit close to the bungalows No. 20 – 26.
4. Concerns about noise disturbance during the building works.
5. Objections to the height of the proposed building (two storeys), which will overlook neighbouring properties.
6. Objections to the loss of a number of mature trees, including oaks and a request that these be protected by a TPO, if they are not already.

Due to the level of public opinion, a request has been made to Brett Sadler that a public meeting be held at Awel y Mor within the next couple of weeks, to enable the residents to discuss their concerns with the NWHHA and the architects (and possibly a Planning Officer?). The Council therefore requests your assistance in delaying any decision on this application until the outcome of this meeting is known.

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# Abergele Town Council

## SCHEDULE 'B'

### Planning Decisions issued by Conwy County Borough Council from 28.1.08 to 10.2.08

0/33773                      Variation to condition No.7 of planning permission granted under Code Ref: 0/25307 to allow for submission of drainage details at former North Wales Holiday Camp, Towyn Road, Abergele

Decision:                      Approved with conditions

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0/34276                      Display of 2no. non-illuminated, wall mounted advertisement signs at Commodore House, Cae Eithin, Abergele

Decision:                      Approved with conditions

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0/34299                      Extension to dwelling to provide double garage and storage at Arfryn, Llanfair Road, Abergele

Decision:                      Refused

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0/34310                      Erection of offices (Approval of matters reserved for subsequent approval under Code Ref: 0/23158) at land to the west of Troon Way, between the A55 trunk road and the A547 Abergele Road, Abergele Business Park, Abergele

Decision:                      Approved with conditions

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