

Abergele Town Council

MINUTES

A meeting of the GENERAL PURPOSES and PLANNING COMMITTEE, held at 6.30 p.m. on Thursday, 21st June, 2007 in Room 4, Llanddulas Road, Abergele.

308/07 Appointment of Chairman and Vice-Chairman for 2007/08

Cllr. G.R.K. Brown, as outgoing Chairman, opened the meeting and called for nominations for Chairman of the committee for 2007/08.

It was PROPOSED and SECONDED that the current Vice-Chairman, Cllr. R.M. Medicott, be appointed as Chairman of the committee. There were no further nominations and this was then CARRIED UNANIMOUSLY.

Cllr. R. M. Medicott then took over from the retiring Chairman, Cllr. G.R.K. Brown. Cllr. Medicott thanked his fellow councillors and then called for nominations for Vice-Chairman of the committee for 2007/08.

It was PROPOSED and SECONDED that Cllr. D.A. Byrne be appointed as Vice-Chairman of the committee. There were no further nominations and this was then CARRIED UNANIMOUSLY.

309/07 Attendance Register

Cllr. R.M. Medicott (Chairman)

Cllrs: C.A. Billington; M. Bird (see Min. 314/07(m)); G.R.K. Brown; D.A. Byrne; J.A. MacLennan; C.J. MacRae; D.A. MacRae; R. MacRae; J.D. Mortimer; R.D. Peacock; J.E.H. Pitt; K.J. Sudlow; R.G. Waters (see Min. 311/07)

310/07 Apologies for Absence

The Mayor, Cllr. G.P. Davies
Cllrs: B.C. Roberts; J. Stubbs

311/07 Disclosure of Interest

See Min. 317/07(a) – Planning applications
- Cllr. R.G. Waters arrived at this juncture.

312/07 Visitors to the Council

Mr Ian Howard, Director of Planning, Conwy & Denbighshire NHS Trust, and Dr. Clare Lamb and Dr. Robin Glaze, Child and Adolescent Psychiatrists, were welcomed to the meeting to give a brief presentation on the proposed Child and Adolescent Mental Health Unit at Abergele Hospital site.

Mr Howard gave a brief introduction and handed over to Dr. Lamb, who gave information regarding the intensive inpatient treatment currently provided at Cedar Court in Colwyn Bay and the need for a new, purpose built, adolescent psychiatric inpatient facility to provide a centre of excellence for the young people of North Wales and their families.

The presentation went on to cover the services to be provided at the proposed facility, the types of condition commonly treated, the site selection process and the current consultation process.

Members were then invited to ask questions, which included: the planned timescale for completion of the unit; possible future use of the remainder of the hospital site, should services be moved to Glan Clwyd; possible risks to vulnerable youths travelling into town; outpatient services to be provided.

The visitors were then thanked for attending and giving their informative presentation and they retired from the Chamber.

313/07 **Minutes**

It was RESOLVED to APPROVE and SIGN the Minutes of the General Purposes and Planning Committee, held on 17th May 2007.

314/07 **Matters Arising on Those Minutes:**

a) Min. 259/07(a) –Town Council Website

(i) It was NOTED that there is some updating work required on the site, particularly the Mayor and news pages, and that the Clerk hopes to meet with Huw next week to progress this.

(ii) A proposal by Cllr. G.R.K. Brown that a councillor be appointed to take some responsibility for the ongoing development of the website was withdrawn.

It was RESOLVED to delegate responsibility for reviewing the site to the Newsletter Sub-Committee, with any recommendations for amendments / additions being referred back to the full council for approval.

b) Min. 259/07(b) - Claimed Footpath near the Pump House / Footpath 10

It was noted that Cllr. MacLennan hopes to walk the remainder of the path next week, before progressing completion of the necessary forms.

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

(i) It was noted that no further update on the bid for funding for culverting the watercourse had been received from C.C.B.C.

(ii) A response from Darren Millar, A.M., supporting the request for culverting, was received.

(iii) A copy of a letter sent by David Jones, M.P. to C.C.B.C., together with the response, was received. It was NOTED that the concerns are being investigated by the Principal Engineer.

d) Min. 259/07(e) –Additional Land at The Mount

It was NOTED that the transfer of land has now been completed and the land is now in the process of being registered.

e) Min. 259/07(h) –Allotments

(i) It was NOTED that the register of interested persons now includes 31 names and addresses (25 residents of Abergele and 6 from Towyn and Kinmel Bay).

(ii) It was NOTED that C.C.B.C. may have some funding available for work to prepare a plot land as allotments, but not for the purchase of land.

(iii) Members were then requested to consider any local plot of land already owned by the County Borough Council, which may be suitable for allotments.

It was PROPOSED to write to C.C.B.C. to recommend that the following sites are investigated as possible allotment sites:
- the old brickworks in Pensarn
- Land in the grounds of Awel y Mor

f) Min. 259/07 (i) – Flower Festival

(i) A copy of the schedule for signage for the Flower Festival, which has been approved by the Highways Authority, was received.

g) Min. 259/07(j) – Litter in Pentre Mawr Park

It was NOTED that the Probation Service have agreed to put the park back onto a regular weekend litter picking schedule (monthly), commencing in July.

It was RESOLVED to authorise the purchase of a box of black bin bags for use by the team.

h) Min. 259/07(l) –Parks and Play Areas

The following updates from C.C.B.C. were received and NOTED:

(i) Proposals for improvements to Gele Park

The Wren Challenge bid had been unsuccessful and C.C.B.C. will now have to reconsider the proposals and plan a lesser scheme, possibly to be funded by a Wren grant (maximum £50,000).

(ii) Pentre Mawr Park Perimeter Pathway

No further update was available from C.C.B.C., although Cllr. MacLennan reported that a local organisation was applying for funding to drain some of the park for sports fields and this may include some monies for a pathway.

(iii) Additional lighting in Pentre Mawr Park

It was NOTED that P.C. Hall has confirmed to Lyn Davies that the request was for improvements to the existing lighting by the skate park and additional lighting for the MUGA, to be timed to switch off at a reasonable hour and positioned high enough to deter vandalism. Lyn Davies is now seeking a quotation from street lighting.

i) Min. 260/07(c) - The Walton Centre

It was NOTED that a presentation regarding the Foundation Trust Application is to be made to the Council at the Ordinary meeting, to be held on 5th July at 6.30pm.

j) Min. 260/07(e) - Registrar's Office

(i) A response from Phil Rafferty, Head of Licensing and Registration Services, to the letter sent regarding the lack of availability of accommodation at the Town Hall was received and considered.

It was RESOLVED to write back to state that a single room (Room 5) could still be made available, but that further detailed discussion would be required regarding a waiting area, reception facilities, kitchen facilities and building security issues.

(ii) A further letter confirming changes to the Conwy Registration District was RECEIVED.

k) Min. 260/07(f) – Rhyl Play Seminar

Cllr. Byrne gave a brief report on the recent play seminar he attended.

l) Min. 260/07(g) – Proposed CAMHS Unit at Abergele Hospital Site

(i) A letter from Darren Millar, A.M., was received and NOTED.

(ii) Members then considered a response to the public consultation document, taking into consideration the further information received at the presentation earlier this evening.

It was RESOLVED to respond to the public consultation questions, as detailed on Schedule 'C' attached.

m) Abergele Carnival

At the request of Cllr.G.R.K. Brown, members were asked to consider an urgent matter arising in connection with the Abergele Carnival, to be held on 14th July:

Members considered the offer of space for an advertisement in the programme for the carnival, which was free of charge, although a small donation would be welcomed.

A lengthy discussion took place regarding the organisation of the carnival,

including concerns about financial matters and the lack of audited accounts for recent years. Cllr. Brown confirmed that the last three years accounts had been requested and would be provided to the Council in due course. This has been delayed due to ongoing queries with an invoice received from C.C.B.C.

- Cllr M.Bird arrived during this discussion.

A proposal was made that the Council should accept the offer of an advertisement and make a token donation of £50.00.

The proposal was carried by the casting vote of the Chairman, after a vote of 3 in favour / 3 against, with 8 abstentions.

315/07 **Correspondence**

a) British Legion

A letter from a resident regarding the derelict British Legion building was RECEIVED.

It was NOTED that a planning application for this site was currently being considered by C.C.B.C. and that a planning site visit was to be held next week.

b) Disabled Parking Bays

Members received and considered details of an application for a residential Disabled Parking Bay on Faenol Avenue. There were no objections.

c) Rhyl Flats Offshore Wind Farm

(i) An acknowledgement from the D.T.I. to the objections of this Council was RECEIVED.

It was NOTED, with some disappointment, that the Planning Committee of C.C.B.C. had considered this application (0/33131) on 13th June and had recommended approval, with conditions.

It was RESOLVED to write to the Members of the Planning Committee to state concern that the Committee had not taken into consideration the views of this Council.

(ii) A letter from SP Manweb regarding any proposals for additional tree planting was received and considered.

It was RESOLVED to request a visit by Mr Edwards to discuss this matter further.

d) St. James's Place Partnership

An invitation to members to attend a seminar regarding the responsibilities of trustees was RECEIVED.

e) Local Council's Update

Members received a copy of the legal update for June 2007 (Issue 92).

f) Campaign for the Protection of Rural Wales

(i) It was NOTED that a copy of the summer edition of 'Rural Wales' is available from the Clerk.

(ii) It was NOTED that the invitation to attend the AGM has been forwarded to the Mayor, Cllr. G.P. Davies, as the appointed representative of this council.

g) Tannery Court

Members were reminded of the invitation to view the new Tannery Court very sheltered housing development on Monday 25th June.

h) Police Liaison

A request from Sgt. Jones to hold the next informal monthly session on Friday 29th June at 4 or 5 p.m. was considered.

It was RESOLVED to agree to this request.

i) Canolfan Dewi Sant

A request for a letter of support for the proposed new multi-use community centre in Pensarn was RECEIVED.

It was RESOLVED to send a letter of support.

j) Room Hire Enquiry

It was NOTED that a recent request for use of the Main Chamber during Sunday mornings and evenings in August had been declined, as the caretaker is not normally available at weekends.

316/07 **Matters Arising**

Further to concerns about the increasing length of the agenda, Members were asked to consider a proposal, by the Clerk, that matters arising are kept on a separate register and are only added to the agenda for a meeting once there is any further action or response to report.

It was UNANIMOUSLY AGREED to accept this proposal, with immediate effect.

317/07 **Planning / Licensing Applications**

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

County Councillors R.G. Waters, R. Peacock and J.E.H. Pitt declared an

interest, as members of C.C.B.C. planning committee, and they took no part in the decision on these applications.

- b) The planning decisions issued by C.C.B.C. for the Abergele area between 21st May and 3rd June, 2007, as detailed on Schedule 'B' attached, were NOTED.
- c) Members considered the following licensing applications registered by C.C.B.C. for the Abergele area between 21 May and 8 June:
 - (i) T.E.N. for Pentre Mawr Park on Saturday 14th July from 12:00 to 19:00 for the sale of alcohol and provision of entertainment

It was RESOLVED to write to licensing to remind them that Pentre Mawr Park is a designated area where alcohol is not permitted.

- (ii) Premises License – Spice Merchant (formerly Raj Balti), 3 Chapel Street for an alcohol license during the following hours:
 - 17:00 – 0:00 Mon – Thurs
 - 17:00 – 00.30 Fri – Sat
 - 17:00 – 0:00 Sunday

It was RESOLVED to write to state that the Council has no objections to this application, but to request, if possible, that any license granted includes a condition that action is taken to tidy / repair the upper storey of the premises.

The meeting closed at 8.10 p.m.

..... Chairman

Abergele Town Council

SCHEDULE 'A'

Planning applications considered on Thursday 21 June 2007:

0/33464 Demolition of existing single-storey Class A1 shop and erection of two storey Class A1 shop at 29 Marine Road, Abergele

Applicant(s): Dragon Properties

Determination Level: Delegated

Conclusion(s): No Objections

0/33478 Change of use from agricultural land to domestic use and the erection of double garage with storage area at Old Pump House, Tan y Fron Road, Abergele

Applicant(s): Mr N Lilly

Determination Level: Delegated

Conclusion(s): No objections, but request a condition is attached to prevent the building later being separated and converted into an additional dwelling.

0/33486 Variation of Condition No. 10 of outline planning permission Code Ref: 0/23158 to allow for use related to the British Red Cross Society operations at North Wales Business Park, Abergele

Applicant(s): British Red Cross Society

Determination Level Planning Committee

Conclusion(s): No objections – provided the restriction is made personal to the British Red Cross Society, as detailed in the suggested revised wording for condition no. 10.

0/33488 Erection of 2 dwellings at land off Ffordd y Morfa, Maes Canol Abergele

Applicant(s): Pennaf Housing Group

Determination Level Delegated

Conclusion(s): No objections

0/33515 Repairs and installation of new shop front at 38 Market Street, Abergele

Applicant(s): Reeds Rains Ltd

Determination Level: Delegated

Conclusion(s): No objections, but request application is referred to the Conservation Panel

0/33524 Demolition of surgery and erection of 6no. apartments (outline application) at The Surgery, Kinmel Avenue, Abergele

Applicant(s): Dr H O Davies and Partners

Determination Level: Planning Committee

Conclusion(s): Strong Objections:
A three storey apartment building on this site would not be sympathetic to the surrounding area, especially Dundonald Ave, which is predominantly traditional two storey houses.

0/33527 Extension to dwelling at 48 Lôn Derw, Abergele

Applicant(s): Mr Appleby

Determination Level: Delegated

Conclusion(s): No Objections

Abergele Town Council

SCHEDULE 'B'

Planning Decisions issued by Conwy County Borough Council from 21.5.07 – 3.6.07

0/33139 Demolition of existing industrial storage buildings and erection of 3no. self-contained apartments at former Builders Yard, Water Street Abergele

Decision: Withdrawn

0/33206 Alterations to shop front at Cumberland House Bakery Market Street Abergele

Decision: Approved with conditions

0/33207 Erection of dwelling (Renewal of planning permission granted under Code Ref: 0/24941) at land adjacent to Wynald, High Street, Abergele

Decision: Approved with conditions

0/33211 Sun lounge extension linking existing dwelling and garage at 1 Lon Dirion, Abergele

Decision: Approved with conditions
