

Abergele Town Council

DRAFT MINUTES

The Ordinary Meeting of the Council, to be held on Thursday 3rd April, 2008, at 6.45 p.m. in the Town Hall, Llanddulas Road, Abergele.

778/07 **Attendance Register**

The Mayor, Cllr. G.P. Davies (Chairman)
Cllrs: C.A. Billington; D.A. Byrne; A. Lloyd-Roberts; J.A. MacLennan; D.A. MacRae
(see Min. 785/07(a); R.M. Medicott; J.D. Mortimer; R. Peacock; J.E.H. Pitt (see
Min. 785/07(a)); B.C. Roberts; K.J. Sudlow; R.G. Waters
Mrs C.J. Earley (Clerk)
Several members of the public

779/07 **Apologies for Absence**

Cllrs: M. Bird; G.R.K. Brown; R. MacRae; J. Stubbs

780/07 **Declaration of Interest: Code of Conduct**

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

Cllr. J.A. MacLennan and Cllr. J.E.H. Pitt declared an interest
(see Min. 785/07(a)(ii))

781/07 **Visitor to the Council**

The Mayor welcomed Jason Sanderson, Land and Acquisition Manager with Clayton Homes, to the meeting to give a brief update about plans for the re-development of Gwrych Castle.

Mr Sanderson gave a brief verbal presentation on progress at the site to date, including the need to clear the building, remove asbestos and make it safe, prior to commencement of a full structural survey. It was hoped that this clearance work would be complete in the next 3 weeks.

Following the survey, the appointed conservation architect, who also worked on Windsor Castle following the fire, has been instructed to add value and reinstate the architectural integrity of the building. Clayton Homes hope that the plans will turn the castle into a 5 star hotel, leisure and conference facility with approximately 90 bedrooms and 3 function suites, using the existing structure of the buildings. It is envisioned that this will create a significant contribution to tourism, with a strong Welsh identity being promoted, to include Welsh signs, menus and Welsh speaking staff.

A brief question and answer session followed, with Members generally approving of the plans for the site and seeking further information on: any plans to reinstate

the marble staircase; removal of asbestos; whether there would be any new build in the grounds (categorically not); non-resident facilities; extent of grounds and whether these will remain open to the public.

Mr Sanderson gave a brief outline of some recent anti-social behaviour problems at the site, which had included injury to a security guard and damage to his car. Two people had been apprehended by the police, but further support was required. Cllr. MacLennan informed Mr Sanderson that the Community Beat Manager had arranged to visit the site tomorrow.

Mr Sanderson was thanked for attending and he retired from the meeting.

782/07 **Police Liaison**

It was NOTED that Sgt. Paul Foulkes and P.C. David Hall were regrettably unable to attend the meeting and that no police liaison report was available.

It was RESOLVED to monitor the situation and consider reverting back to separate informal liaison sessions in September, if necessary.

783/07 **Minutes**

To APPROVE and SIGN the Minutes of the Ordinary Meeting held on 6th March 2008

784/07 **Matters Arising on Previous Minutes:**

a) Min. 629/07 – Request for Fencing of Sub-Station in Pentre Mawr Park

- (i) Members received details of a verbal response from SP Manweb, offering to assist with the fencing-off of the sub-station, providing the Parks and Planning Departments of CCBC had no objections.
- (ii) Concerns raised by CCBC relating to the proposed fencing were RECEIVED and considered.

It was RESOLVED to inform P.C. Hall of the offer by SP Manweb and suggest that he arranges a meeting at the site with representatives from SP Manweb and the Parks Department to agree the best way to proceed.

b) Min. 631/07(f) & 687/07(g) – Request for A55 Tourist Signs

- (i) It was NOTED that a response has been chased to the letter sent to Transport Wales (W.A.G.) on 14th January 2008.
- (ii) A response to the letter sent to CCBC Highways on 14th January 2008 was RECEIVED and NOTED.

c) Min. 687/07(b) – Information Board at The Mount

It was NOTED that CPAT had been confused by the three separate issues at The Mount: the geophysics survey, the information board and the need for a 'watching brief' for the new footbridge works (see below).

It was RESOLVED to set up a Task & Finish Group at the first meeting after the forthcoming elections to liaise with CPAT and CCBC to progress these matters.

It was NOTED that Cllr. D.A. MacRae would speak to Mr Sylvester and will inform him of this decision.

It was FURTHER RESOLVED to contact CCBC to query progress with providing the new lamp standard(s) at The Mount.

d) Min. 688/07(a) – New Footbridge near The Mount

A response from CPAT to the request for advice on the need for a 'watching brief' during the footpath / footbridge works was RECEIVED and NOTED (see Min. 784/07(c) above).

e) Min. 735/07(a) – Future Burial Provision

(i) A copy of a response received by Darren Millar, A.M., to his letter to the Chief Executive, confirming that funding had now been approved for the land acquisition and infrastructure work for a new cemetery in Abergele, was RECEIVED.

(ii) It was NOTED that no response has been received to date to the request that Lyn Davies attends a future meeting of this Council.

In light of (i) above, it was RESOLVED to write to Mr Davies to request a written update, on the presumption that he will now be in a position to progress this matter.

f) Min. 735/07(d) – Pensarn Public Conveniences

It was NOTED that work had now commenced on the refurbishment work.

g) Min. 736/07(d) – Ramblers Basic Footpath Law Course

It was NOTED that Cllr. R.M. Medicott had unfortunately been unable to attend the recent course, but it was hoped a further course would be arranged.

Correspondence

a) CCBC – Review of Conservation Areas

- Cllr J.A. MacLennan declared an interest, as owner of a property currently located within the Abergele Conservation Area and he withdrew from the meeting whilst this was considered.

- Cllr. J.E.H. Pitt declared an interest and retired from the meeting at this juncture.

(i) Members received and considered the Conservation Area Appraisals produced for Abergele and St. George, following a recent review.

(ii) **It was RESOLVED to make the following comments on these documents, within the 21 day deadline:**

Abergele Conservation Area Appraisal

1. **To request that the paragraph on page 12 regarding the cemetery to the south of Mynydd Seion is amended to make it clear that it refers to the public cemetery, which is not part of the churches grounds.**
2. **To recommend that The Harp and The Annexe of The Bull be considered for listing, due to their historical importance.**
3. **Item 16.2(iv) – If the petrol station and car showroom are to be deleted, care must be taken to ensure the old Bee Coaching Houses (now containing the key shop) are retained.**
4. **Item 9) on page 14 relating to supplementary planning guidance, principally for shops, should insist on (rather than encourage) the use of bilingual signs.**
5. **The problem of traffic noise from the A55 is mentioned in the St. George appraisal (para. 17.2) and should also have a mention for the more northern areas of the Abergele Conservation Area.**
6. **A bibliography should be included.**

St. George Conservation Area Appraisal

1. **Paragraph 5.1 – Query regarding history:
Some believe that the name of St. George came from the architect of Rhuddlan Castle (John St. George?), who got stone from the village.**
2. **Paragraph 14.1 – should say mausoleum, not ‘mansolemn’!**
3. **A bibliography should be included.**

- Cllr. D.A. MacRae retired from the meeting at this juncture.

b) The following items of correspondence were RECEIVED:

(i) Public Services Ombudsman for Wales

Copies of the following documents:

1. Principles of Good Administration
2. Principles for Remedy

It was RESOLVED to write to the Ombudsman to query why there was no mention of efficiency in the Principles of Good Administration, as this was seen as a priority which must be included.

(ii) Safer Routes in Communities Bid 2008/09

Confirmation that the bids for funding for the zebra crossing at Rhuddlan Road / Bridge Street and shelter at Ysgol Glan Gele were successful.

(iii) A55 Trunk Road Order

Public notice of a temporary prohibition of vehicles and 40mph speed limit for the A547 Faenol Interchange (roundabout and slip roads) from 21 to 26 April 2008.

It was RESOLVED to write to request that the contractors ensure the traffic arrangements return to normal outside of the hours of the works.

(iv) One Voice Wales

Clarification of dates of taking office (Tuesday 6th May), following the Local Elections on 1st May.

(v) N Power Renewables

Letter and press release regarding the recommencement of work on the Rhyl Flats wind farm.

It was RESOLVED to write to query why no newsletters are to be made available in Abergele and to suggest the Town Hall and Library as possible venues.

(vi) New Code of Conduct

It was NOTED that the Standards Committee have recommended that all Town & Community Councils adopt the Model Code of Conduct set out in the Draft Local Authorities (Model Code of Conduct) (Wales) Order 2008 and that training be provided on this.

(vii) Abergele Library

Confirmation that the CyMAL grant application for £100,000 had been successful.

It was RESOLVED to contact to the Officer to ask her to write to the Council when she has specific details of any possibilities of enhancing the package.

(viii) The Army Presentation Team

It was NOTED that all Members should have received a printed invitation to an event on Tuesday 13th May at Venue Cyrmu.

(ix) North Wales Technology Park

Members were asked to contact the Clerk to confirm whether they were able to attend the launch ceremony for the latest buildings, to be held on 25th April.

786/07 **Abergele Survey**

The Clerk gave a presentation on the results of the recent Abergele Survey, to include background information about community engagement, a draft 'Community Profile' for Abergele, a summary of the results of the brief survey and information on what could be done next.

It was NOTED that the main 'likes' were that Abergele was a pleasant and friendly community, with good access to the beach, sea and local countryside and good local facilities and shops. Dislikes included the traffic lights and congestion, the doctors' surgery and parking problems, with these also being the top three responses for things people would most like to see improved.

Of the 29 responses from youths, the shops, park, youth club and ITACA were most popular, with the lack of things to do being the biggest dislike. The youths would most like to see improvements to local shops (bigger, better and more) and local sport and recreation facilities.

It was FURTHER NOTED that the response rate had been very low, with only 138 responses in total from over 5,000 households. It should not, therefore, be taken as a mandate for action, as it may not be representative of the views of the majority.

To enable the drawing up of a more detailed 'Community Plan', to include an appraisal of local characteristics, problems, needs, threats and opportunities and a prioritised plan for future action, further work would be required.

It was RESOLVED to thank the Clerk for her work and to DEFER this matter for further consideration after the Annual Meeting in May, which will signify the beginning of the new term of office for the Council following the forthcoming local elections.

787/07 **Minutes of Committees and Sub-Committees**

The draft Minutes of the following Committees were RECEIVED:

- a) The General Purposes and Planning Committee, held on 20th March 2008
- b) The Policy and Finance Committee, held on 20th March 2008

788/07 **Matters Arising on Those Minutes**

- a) Min. 764/07 - Amendment to Standing Orders

In accordance with Standing Order No. 80, the following proposal, made and seconded at the Policy & Finance Committee held on 20th March 2008, was considered:

That the following paragraph should be added to the Council's Standing Orders:

"If an item has been placed on an agenda by a Member who is not present at the meeting, the matter will be adjourned without further discussion until the next meeting of the Council / Committee."

It was RESOLVED to approve this amendment to the Standing Orders, with a short addition:

"If the Member is still not present at the next meeting, the item will be removed from the agenda and will need to be resubmitted."

789/07 **Planning / Licensing**

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

- Cllr. R. Peacock took no part in the discussion on these applications.
- b) The planning decisions issued by C.C.B.C., as detailed on Schedule 'B' attached, were NOTED.
- c) It was NOTED that no licensing applications had been listed by C.C.B.C.

The meeting closed at 8.55 p.m.

..... Chairman

Abergele Town Council

Schedule 'A' - Planning Applications

Date Considered	Planning Ref No	Description	Applicant(s)	Determination Level	Observations	Decision	Decision Date
3.4.08	0/34603	Erection of two storey extensions and internal alterations at High Gate, The Village, St George, Abergele	Mr G Townsend		Objections:- *concerned re: overdevelopment of the site. * overpowering - site overlooks the village and the development is not in keeping with the adjacent Conservation Area		
3.4.08	0/34604	Change of use of outbuilding into dwelling at Tan Dderwen Farm, St George Road, Abergele	Mr G Leach		No objections		
3.4.08	0/34632	Extension to dwelling at 6 Compton Way, Abergele	North Wales Technology Park- World Span International	Delegated	No objections provided <u>sufficient care</u> is taken to prevent any risk of flooding at adjacent houses in Heol Conwy - both during and after building work.		

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SCHEDULE 'B'

Planning Decisions issued by Conwy County Borough Council from 10.3.08 to 23.3.08

There were no decisions relating to Abergele Town Council
