

Abergele Town Council

MINUTES

The Ordinary Meeting of the Council, held on Thursday 6th September, 2007, at 6.45 p.m. in the Town Hall, Llanddulas Road, Abergele.

410/07 **Attendance Register**

The Mayor, Cllr. G.P. Davies

Cllrs: M.D. Bird (see Min. 413/07(b)); G.R.K. Brown; D.A. Byrne; J.A. MacLennan (see Min. 414/07); D.A. MacRae (see Min. 413/07(b)); R. MacRae; R.M. Medicott; J.D. Mortimer; R.D. Peacock (see Min. 417/07(l)); J.E.H. Pitt (see Min. 417/07(l)); B.C. Roberts; J. Stubbs; K.J. Sudlow (see Min. 413/07(b)); R.G. Waters

Mrs C.J. Earley (Clerk)

Several members of the public and press

411/07 **Apologies for Absence**

Cllr. C.A. Billington

412/07 **Declaration of Interest**

None recorded

413/07 **Visitors to the Council:**

- a) Mr Ken Williams, Bible Secretary for the Clwyd Branch of the Gideons, was welcomed to the meeting and he presented a copy of the Scriptures to the Mayor.
- b) Alan Smith and Brett Sadler from C.C.B.C. Social Care Service were welcomed to the meeting to discuss proposals for the modernisation of Awel y Mor Residential Care Home.

Mr Smith gave a brief outline of the proposal, which is to transfer Awel y Mor to a not-for-profit Housing Association and apply for grant funding from the National Assembly towards an extensive modernisation programme (total cost £8.5 million) to convert the home into 'Extra Care Housing' for the elderly. If the application is successful, the work would include an extension and refurbishment of the existing building to increase the bed space and provide independent living accommodation for the residents in one or two bed flats. Accompanying support would be available for up to 24 hours a day, dependent on need. Specialist accommodation for people with dementure would also be included on site. The flats would primarily be available for rent, with the cost based on a 'payable rent' in housing benefit terms.

- Cllrs. K. Sudlow and M. Bird arrived during the following discussion

Mr Smith invited questions and comments from members on the proposals

and a discussion took place covering the following areas: concerns about the sale of a public asset on land within Pentre Mawr Park; the proposed capacity of the home; justification of the need for improvements; why CCBC cannot apply for a grant to fund improvements; affordability of rents; provision of meals.

It was also noted that there is currently a review underway by the Assembly on Social Housing, with the results of this expected to be known before any building work would be due to commence.

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

Mr Smith and Mr Sadler were thanked for attending to give their presentation and they retired from the meeting.

414/07 **Police Liaison**

The Police Liaison report from Monday 3rd September was RECEIVED.

Additional information received from Sam Jones of the Licensing Service regarding the Alcohol Consumption in Designated Public Places Regulations, which had recently been updated, was RECEIVED. It was NOTED that these regulations replace any previous by-laws applicable to designated places and they are not designed to ban the consumption of alcohol.

It was FURTHER NOTED that the Council would be consulted soon to review the current list of designated places and recommend any additions or amendments.

A short discussion then took place regarding some of the items discussed in the police liaison meeting, including: use of the Joint Action Group to resolve ongoing matters of concern; issues in Pentre Mawr Park; powers available to the police to seize vehicles from 'boy racers'; speed of traffic in Llanfair Road area; poor lighting in the park; traffic light sequencing.

The Mayor, Cllr. G.P. Davies, reminded Members that everyone is invited to attend these informal liaison sessions to discuss any concerns they may have and that the Clerk could be requested to raise items of concern if a member is unable to attend.

Cllr. M. Bird requested that P.C. Hall be asked to attend a full Ordinary Council meeting each quarter, for the benefit of those Members unable to attend.

It was RESOLVED to discuss this request at the next police liaison session.

- Cllr. J.A. MacLennan arrived at this juncture.

415/07 **Minutes**

It was RESOLVED to APPROVE and SIGN the Minutes of the Ordinary Meeting held on 5th July 2007.

416/07 **Matters Arising on Previous Minutes:**

- a) Min. 300/07(f) – Request for Removal of Parking Restrictions – Groes Lwyd

It was NOTED that an Officer from Highways intends to meet with Cllr. Mortimer and a representative from the Fire Service to discuss this Council's request for a partial lifting of the restrictions on Groes Lwyd.

- b) Min. 300/07(r)(ii)– Tesco Car Park

It was NOTED that a verbal response has now been received to the request for an increase in the time limit for parking from 3 to 4 hours.

Concern was expressed about the legality of Tesco recording and using car number plate details.

It was RESOLVED to request the Clerk to make enquiries regarding the legality of this.

- c) Min. 337/07(d) - Land Adjacent to Castle Cove Caravan Park

A response from Dylan Rhys Jones to the request for advice regarding a possible adverse possession claim over this land was RECEIVED and considered.

It was RESOLVED to write to C.C.B.C. again to request that appropriate action be taken to retain this land as an 'open space' and to prevent a possible future claim of adverse possession.

It was FURTHER RESOLVED to request the Council's solicitor to undertake appropriate searches / enquiries to try to establish the land owner's identity.

- d) Min. 337/07(e) – Welsh in Primary Schools

A response to the further letter sent to the Head of Education Services for Conwy regarding Welsh language education was RECEIVED and NOTED.

- e) Min. 337/07(f) - Abergele Carnival

A brief report on this years event was submitted by Cllrs. G.R.K. Brown and J. Stubbs.

It was NOTED that a more detailed report would be given after the next meeting of the Carnival Association, which had not yet met since the event.

- f) Min. 337/07(h) – Doctors' Surgery Relocation

A response from the Chief Executive of the Local Health Board to the enquiry about the current delays with the surgery application was RECEIVED.

417/07 **Correspondence**

a) Casual Vacancy

Confirmation that no request was made for an election to be held for the Gele Ward was RECEIVED from C.C.B.C.

It was RESOLVED to advertise the vacancy in the local press, on the Council's notice board and in the library and to request letters of application from any interested persons.

b) Welsh Assembly Government – A Shared Community

A consultation document from the Assembly on relationship building and charters for unitary authorities and community and town councils was RECEIVED.

It was RESOLVED to refer this document to the Local Government Sub-Committee for a draft response.

c) Future Burial Provision

A copy of the notes from a meeting held on Friday 27th July 2007 was RECEIVED and considered.

It was NOTED that Cllr. J.A. MacLennan had requested this matter to be put on the agenda for discussion at the next Environment Scrutiny Committee Meeting of CCBC, due to be held on 8th November.

It was RESOLVED to write to the Committee to state the concerns of this Council regarding the lack of capital funding for the land purchase and to back Cllr. MacLennan's request for further discussion of this matter.

It was FURTHER RESOLVED to contact the Clerk of Llanwrst Town Council to enquire whether it would be appropriate to make joint representations on behalf of both areas.

d) The Camping and Caravanning Club

A letter of consultation regarding a proposed extended rally at Manorafon Farm from 15/6/08 to 13/7/08 was RECEIVED and considered.

It was RESOLVED to welcome this event.

e) Fire and Rescue Authority's Risk Reduction Plan 2008-09

The Draft Risk Reduction Action Plan for 2008-09 was RECEIVED and considered. It was NOTED that the Abergele station is to receive a new tank-like appliance, which will be able to tackle fires in more difficult to access locations, such as woodland areas.

f) Local Service Boards in Wales

A response from Simon White, Chief Executive of One Voice Wales, to the comments / concerns of this Council, submitted following consideration of the document 'A Shared Responsibility' and the summary / comments of One Voice Wales, by the Local Government Sub-Committee, was RECEIVED and NOTED.

It was FURTHER NOTED that monthly newsletters detailing the progress with the six Local Service Board Pilot Projects are available on the Welsh Assembly Government website, or in hard copy on request from the Clerk.

g) C.C.B.C. Safer Roads Officer

A letter of introduction from the Safer Roads Officer, C.C.B.C., was RECEIVED.

h) Cartrefi Conwy – Independent Shadow Board Members

(i) A letter requesting nomination of suitable candidates for the Shadow Board of Cartrefi Conwy was RECEIVED.

(ii) It was NOTED that a copy of the application and information pack is available from the Clerk.

i) Community Health Council Federation

It was NOTED that a meeting of the Federation was held on 25 July 2007 and that a copy of the agenda and Minutes of the previous meeting are available from the Clerk.

j) Ragwort on Highways

A copy of an e-mail sent to C.C.B.C. Highways Department regarding concerns about ragwort on grass verges was RECEIVED and NOTED.

It was FURTHER NOTED that suspected ragwort had recently been removed by Welsh Water from ground at the Pumping Station in Pensarn.

k) Local Councils Update

A copy of the August 2007 issue was RECEIVED.

l) C.V.S.C. Information Service

(i) A copy of the e-mail newsletter for August 2007 was RECEIVED.

(ii) It was NOTED that a copy of circulation 70 (July 2007) is available from the Clerk

(iii) A copy of the e-mail newsletter for September 2007 was RECEIVED and it was NOTED that further information on the Introduction to Project Management course being run by Empower, is available from the Clerk.

- Cllrs. J.E.H. Pitt and R. Peacock had retired from the meeting by this juncture.

m) Planning Site Visits

- (i) It was NOTED that a site visit took place on Tuesday 7th August to consider application ref. 0/33340 – Demolition of existing building and erection of four dwellings at Rear of Market Street, Abergele.

It was NOTED that this application had subsequently been refused, due to over-development of the site.

It was RESOLVED to write to Sheila Potter, Head of Regeneration Service, to state concerns about the poor access road and local environment and to state the case for regeneration of this area.

- (ii) It was NOTED that a representative from the Council is invited to attend a site meeting on 11 September to consider application 0/33067 – Retention of security fence at Belgrano Services Ltd, Seafield Drive, Belgrano.

n) The Arts Council for Wales – Night Out Scheme

Details of a scheme run by the Arts Council to take away the financial risk of booking professional shows for local communities were RECEIVED.

It was RESOLVED to put a copy of the flyer on the notice board and check the library had received a copy.

o) Chief Constable's Annual Report to the Police Authority 2006-07

A copy of the report given by the Chief Constable, Richard Brunstrom, to the Police Authority for 2006/07 was RECEIVED.

p) Local Works – Campaign for the Sustainable Communities Bill

- (i) A letter of update from Local Works was RECEIVED.

(ii) A campaign sheet from Unlock Democracy for a Citizen's Convention Bill was RECEIVED and NOTED.

q) First Steps Affordable Ownership Register

Information on the First Steps Register, CCBC's Affordable Housing Scheme, was RECEIVED and NOTED.

It was RESOLVED to include details of this scheme in the next issue of the Council's newsletter (December), to send details to the library and to advise CCBC of the action taken.

r) Speed Limit Order

Notice of the long awaited proposed 30 m.p.h. speed limit for St. George was RECEIVED and much welcomed.

s) Royal Air Forces Association

An invitation to attend an event on 16th September to celebrate the 67th anniversary of the Battle of Britain and the 62nd anniversary of the end of World War 2 was RECEIVED.

Members were requested to advise the Clerk as soon as possible if they wished to attend this event.

t) Benefits Advice Shop

An invitation to attend the A.G.M. of the Benefits Advice Shop was RECEIVED and NOTED.

u) C.C.B.C. Disabled Persons Parking Places (No.1) Order 2007

A copy of the Notice, which will appear in the local press, regarding making a new order, to include a new disabled parking bay for a resident permit holder outside 2 Faenol Avenue, Abergele, was NOTED.

Representations regarding concerns about the length of the disabled bay from a neighbour were also RECEIVED and considered.

It was NOTED that the size of the disabled parking bays is a legal requirement and it was RESOLVED to request that the Clerk confirms this with C.C.B.C. and advises the neighbour accordingly.

It was RESOLVED not to object to the proposed disabled parking bay.

v) North Wales Police Authority

An invitation to attend the Police Authority Community Forum for Conwy (which has replaced the Police Community Consultative Group) on 13th September 2007 in Kinmel Bay was RECEIVED.

It was NOTED that the appointed representatives of this Council would try to attend.

w) C.C.B.C. Parks Biodiversity Project

Details of the areas included in the scheme were RECEIVED and NOTED.

It was RESOLVED to write to request that a neat one metre boundary is cut regularly all around the perimeter of these areas, to discourage problems such as fly tipping, which can otherwise occur.

x) Conwy County Sports Awards 2007

Details of the award categories and a request for nominations for the awards were RECEIVED.

y) Neighbourhood Watch

A copy of the newsletter for August / September 2007 was RECEIVED.

z) It was NOTED that copies of the following documents are available from the Clerk:

(i) Draft Minutes from the Annual & Quarterly meetings of the North Wales Association of Town Councils held at Connah's Quay on 13th July

(ii) C.C.B.C. Newsletter – 'Your Home, Your Choice' – Issue 3 – June 2007

(iii) C.C.B.C. Conservation Advisory Panel – Minutes of the meeting held on 4th July 2007

aa) Mayor's Diary

A copy of the Mayor's Diary for September 2007 was RECEIVED

bb) Forthcoming Meetings

Details of meetings to be held in September 2007 were RECEIVED.

cc) Trees on Footpaths

(i) A letter from a resident of Bryn Twr detailing concerns about trees on the footpath at the rear of his property was RECEIVED and considered.

It was RESOLVED to write to the Tree Warden to request his observations and recommendations regarding these trees.

(ii) Concerns were expressed about tree branches blocking the footpath at Sea Road.

It was RESOLVED to also request the observations of the Tree Warden on these trees.

It was FURTHER RESOLVED to delegate authority to the Clerk to contact the Tree Warden immediately if any future queries are received regarding trees and to add the item to an agenda once his response is received.

418/07 **Minutes of Sub-Committees**

The draft Minutes of the following sub-committees were RECEIVED:

- a) The Community Care Sub-Committee, held on 10th July 2007
- b) The Christmas Decorations Sub-Committee, held on 16th July 2007
- c) The Newsletter Sub-Committee, held on 24th July 2007
- d) The Executive Sub-Committee, held on 26th July 2007
- e) The Executive Sub-Committee, held on 16th August 2007

It was RESOLVED that the Agenda for future sub-committee meetings will be sent to all Members of the Council, for information.

419/07 **Matters Arising on Those Minutes:**

- a) Community Care Sub-Committee:

Min. 350/07 - The response submitted to the Walton Foundation Trust consultation document, as detailed on Schedule 'A' of the Minutes, was NOTED.

- b) Christmas Decorations Sub-Committee:

- (i) Min. 356/07(b) – Mini motifs

It was RESOLVED to ENDORSE the recommendation of the sub-committee to replace the mini motifs for the cross-road festoons.

- (ii) Min. 358/07(a) – Cross Road Festoon

It was NOTED that the sub-committee is looking in to the possibility of a bi-lingual 'Merry Christmas' cross-road display in a central location and that the new catenary wires and festoon are due to be installed and fully tested later this month.

- (iii) Min. 358/07(b) – Lamp Column Motifs

It was NOTED that the existing 28 motifs had been fully tested and that plans to further increase these would depend on the budget remaining after the other additions for 2007 (See Schedule 'A' to the Minutes).

- (iv) Min. 358/07(c) – Christmas Trees

It was RESOLVED to ENDORSE the recommendation of the sub-committee to provide a new tree in 2007 in the Llanfair Road area, possibly on the grassed area opposite Compton Way (subject to permission from Highways).

- c) Newsletter Sub-Committee

- (i) Min. 391/07(a) – Printing

It was NOTED that the sub-committee will be seeking alternative printing quotations for future editions and the Council may be requested to increase the budget for production of the quarterly newsletter, to allow for

higher quality printing.

(ii) Min. 392/07 – September Newsletter

A copy of the new edition, delivered to residents on 5th September, was RECEIVED.

(iii) Min. 392/07(d) – Distribution

It was RESOLVED to ENDORSE the recommendation that the Council seeks to get a stand in a local store for residents to pick up a copy of the newsletter, if they have not received one.

d) Executive Sub-Committee – 26th July 2007

(i) Min. 398/07(c) – Council Structure

It was RESOLVED to ENDORSE the recommendation to reject the option of splitting Members between the two standing committees and to consider the remaining two options, as detailed in the Minutes.

(ii) Min. 398/07(d) – Terms of Reference for Committees

It was RESOLVED to ENDORSE the recommendation that Terms of Reference for all committees be considered and approved, once the Council structure has been agreed.

(iii) Min. 398/07(e) – Written Guidelines for the Roles of Mayor and Deputy Mayor

It was RESOLVED to ENDORSE adoption of the amended guidelines, as detailed in Schedule 'B' to the Minutes.

(iv) Min. 399/07 – Community Planning

It was RESOLVED to ENDORSE the recommendation to defer any decision on the process for producing a Community Plan, until the further documents (as detailed in the Minutes) have been received and considered.

(v) Min. 399/07 – Survey

It was RESOLVED to ENDORSE the recommendation to delay plans to distribute a 'Love it / hate it' type survey until further consideration has been given to the best methods for collecting responses.

(vi) Min. 401/07 – Registrar's Accommodation

It was NOTED that the sub-committee will meet again in September to consider the Registrar's request for accommodation.

It was FURTHER NOTED that a visit had been made during August by a Judge, who was checking the suitability of the premises for future Family Court type cases. The overall impression given was that he was very interested in using the premises again, but the lack of room for waiting / consultation areas caused him some concern.

It was FURTHER NOTED that an enquiry had been received about possible hire of a room for a photographer's sitting, for families to attend.

The Clerk was requested to find out more information about their needs to check if this would cause any problems.

- e) Executive Sub-Committee, held on 16th August 2007
 - (i) Min. 407/07 – Urgent Correspondence
The items of urgent correspondence considered and actioned by the sub-committee during the summer recess were NOTED.

It was RESOLVED to ENDORSE the decisions made by the sub-committee, as detailed in the Minutes.

- (ii) Min. 408/07 – Planning Applications and Decisions
The planning applications and decisions considered by the sub-committee during the summer recess were NOTED.

- (iii) Min. 409/07 – Payment of Accounts
It was RESOLVED to ENDORSE the payments falling due and authorised during the summer recess (see Schedule ‘C’ of the Minutes)

420/07 **Planning / Licencing**

- 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., from 20th July to 26th August, 2007, as detailed on Schedule ‘B’ attached, were NOTED.
- c) It was NOTED that there were no details available on the County website of any licensing applications made during August.
- d) A Consultation Document: Licensing Act 2003 – Review of Statement of Licensing Policy was RECEIVED.

It was RESOLVED to REFER this document to the Local Government Sub-Committee and to delegate authority to respond by 28 September.

421/07 **Confidential Matters**

It was RESOLVED, in accordance with the Public Bodies (Admission to Meetings Act) 1960 and with Standing Order no.68, that in view of the confidential nature of the business about to be transacted, it was advisable in the public interest that the press and public be temporarily excluded.

The Members of public and press then retired from the Meeting.
- Please refer to the separate Confidential Minutes.

The Meeting Closed at 9.15pm

..... Chairman

Abergele Town Council

SCHEDULE 'A'

Planning applications considered on Thursday 6 September 2007

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

Applicant(s): Harron Homes

Determination Level: Delegated

Conclusion(s): No objections

0/33781 Extension and alterations to dwelling at 64 Bryn Tŵr, Abergele

Applicant(s): Mr M Gilman

Determination Level: Delegated

Conclusion(s): No objections

0/33795 Erection of conservatory (retrospective planning application) at Berain Cottage, Tan y Fron Road, Abergele

Applicant(s): Mr A Hall

Determination Level: Delegated

Conclusion(s): No objections

Abergele Town Council

SCHEDULE 'B'

Planning Decisions issued by Conwy County Borough Council from 30.7.07 – 26.8.07

0/33340 Demolition of existing building and erection of 4no. dwellings
at rear of 13 Market Street, Abergele

Decision: Refused

0/33419 Erection of 2no. office buildings with associated car parking and
landscaping works under Phase 1C incorporating extension to
lake and associated landscaping (Approval of matters reserved for
subsequent approval under Code Ref 0/23158) at Site 5400 & 5500
and Phase 1C, North Wales Business Park, Abergele

Decision: Approved with conditions

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 Building 5350, North Wales Business Park, Abergele

Decision: Approved with conditions

0/33533 Extension to hotel function room at Kinmel Manor Hotel,
St George Road, Abergele

Decision: Approved with conditions

0/33541 Extension to Church annex at English Presbyterian Church
Marine Road, Pensarn, Abergele

Decision: Approved with conditions

0/33577 Extension to dwelling and garage at 19 Kinmel Avenue, Abergele

Decision: Approved with conditions

0/33580 Change of use from (Class A1) retail to office, installation of new shop front and removal of canopy structure to front at 48 Marine Road, Pensarn, Abergele

Decision: Approved with conditions

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

Decision: Approved with conditions

0/33686 To remove 5 trees, to reduce by 25% 2 trees and to crown lift 2 trees at Llys Onnen, 22 Water Street, Abergele

Decision: Approved
