

# Abergele Town Council

## MINUTES

The Ordinary Meeting of the Council, held on Thursday 8th November, 2007, at 6.45 p.m. in the Town Hall, Llanddulas Road, Abergele.

### 524/07 Attendance Register

The Mayor, Cllr. G.P. Davies  
Cllrs: M. Bird; A. Lloyd-Roberts; J.A. MacLennan; D.A. MacRae; R.M. Medicott;  
R.D. Peacock; J. Stubbs; K.J. Sudlow (see Min. 529/07); R.G. Waters  
Mrs C.J. Earley (Clerk)  
Members of the public and press

### 525/07 Apologies for Absence

Cllrs: D.A. Byrne; G.R.K. Brown; J.D. Mortimer; J.E.H. Pitt; B.C. Roberts

### 526/07 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).

### 527/07 Visitor to the Council

It was NOTED that apologies have been received from Mr Geoff Stewart, who was not now able to attend this meeting to update the Council on the proposals for Gwrych Castle. Mr Stewart hoped to arrange a further date in the near future.

### 528/07 Police Liaison

Members RECEIVED the Police Liaison report from Tuesday 6<sup>th</sup> November.

The following matters arose from this report:

- a) It was NOTED that the suggestion made by two Members of the Council at a recent Neighbourhood meeting that this Council may be able to provide funding for speed ramps in Pentre Mawr Park would be put on a future agenda for consideration by the full Council.
- b) It was **RESOLVED** to contact street lighting to query why no action has been taken regarding the lamps reported as being out in Pentre Mawr Park.
- c) It was **RESOLVED** to request specific crime figures, as detailed in the report, from Insp. J. Banham and P.C. Albi Hall, in preparation for the next Ordinary meeting which Inspector Banham has agreed to attend.

d) Members were requested to forward any questions for Inspector Banham to the Clerk by Thursday 22<sup>nd</sup> November, at latest.

e) **It was RESOLVED to hold the next meeting at 5pm on Tuesday 4<sup>th</sup> December.**

Members who are unable to attend were reminded that they can submit any matters of concern to the Clerk for consideration at the meeting.

f) **It was RESOLVED to ask the Community Beat Manager for a report on a serious assault, reported to have taken place on The Broadway on Wednesday 7<sup>th</sup> November.**

529/07 **Minutes**

**It was RESOLVED to APPROVE and SIGN the Minutes of the last Ordinary Meeting, held on 4<sup>th</sup> October 2007.**

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

530/07 **Matters Arising on Previous Minutes:**

a) Min. 300/07(f) – Request to Lift Parking Restrictions at Groes Lywd

It was NOTED that the Fire Service have agreed to the removal of restrictions in front of 1 to 3 Derby Terrace and that a plan will be forwarded in due course, for consideration by the Council.

b) Min. 300/07(i) – Colwyn Twinning Association

It was NOTED that a copy of the revised constitution and accounts for the last six years has now been received from the Twinning Association and that these will be referred to the Twinning Sub-Committee for further consideration.

c) Min 337/07(c) - Pensarn Public Conveniences

It was NOTED that work would probably start in the New Year and be completed in good time for the beginning of the 2008 season.

d) Min. 416/07(c) & 471/07(j) – Land adjacent to Castle Cove

Members received and considered a further response from Dylan Rhys Jones, which suggested that documentary evidence would be required to enable this Council to make an application for first registration of this land.

It was NOTED that the Clerk had also queried this matter with the Principal Harbour Officer, CCBC, as the neighbouring caravan site had been on the agenda of two recent meetings of the East Promenade Consultative Group.

**It was RESOLVED to act on the suggestion made by the Harbour Officer that the Council should write to the Legal Department of CCBC to seek their assistance in investigating the history of ownership of this site, to**

**see if it is possible to safeguard it as an open space.**

e) Min. 416/07(e) – Abergele Carnival

It was NOTED that the comprehensive review of the Carnival Committee on this year's event had not yet been finalised, but that this would be forwarded to the Council in due course.

f) Min. 417/07(c) – Future Burial Provision

(i) To note that no response has been received from Cllr. Emlyn Thomas, Chair of the Environment Scrutiny Committee, CCBC, to the letter sent supporting Cllr. J.A. MacLennan's request that this matter be considered at the next meeting.

(ii) It was NOTED that this meeting had taken place earlier today and that this matter had been included on the agenda for consideration.

As a result of this meeting, a plea has been made to the Cabinet of CCBC for an urgent allocation of funds for a new cemetery in Abergele.

(iii) A response from Llanrwst Town Council, dismissing the suggestion for a joint representation to be made to CCBC, was NOTED.

g) Min. 417/07(cc) – Tree Warden's Recommendations

Members received and considered advice received from the Tree Warden about several problem trees in the area.

**It was RESOLVED to take the following action:**

**(i) Trees on footpath at the rear of Bryn Twr**

**- Write to the Environment Agency to request that the tree across the Afon Gele is removed, the riverbank is re-stabilised and that the deadwood from the tree canopies is removed.**

**(ii) Trees along the west side of Sea Road**

**- Write to Lyn Davies, CCBC, to request that the lower branches are removed.**

**(iii) Tree at the rear of 1 Bryn Tirion Terrace**

**- Write to Lyn Davies (copy to Highways) to request that the lower, small branches be pruned away from the nearby lamp column.**

h) Min 417/07(m) – Land at rear of Market Street

It was NOTED that the Principal Property Development Officer has visited the site but that, due to a number of factors, especially the constricted access, this site has not been identified as a potential development site in the LDP.

h) Min. 473/07 – Dog and Litter Bin Requests

(i) A response to the letter sent requesting bins at additional locations was RECEIVED and NOTED.

(ii) Members received and considered details of the proposed sites for 17 additional litter bins and 3 dog bins.

(iii) It was NOTED that a number of requests made for dog bins had not been included on this schedule.

(iv) It was NOTED that Mr Parry has provisionally arranged to meet with the Clerk and any available Members on Tuesday 20<sup>th</sup> November at 2.00 p.m. to discuss these proposals further.

i) Min. 471/07(g) – Safer Routes to School – Water Street Link

A response from Chris Pastori, Highways Officer, offering to meet with Members to demonstrate how the bridge has been designed to meet the needs of all likely user groups, was RECEIVED.

**It was RESOLVED to arrange a meeting with Mr Pastori at 2pm on Wednesday 21<sup>st</sup> November, at this Council's offices.**

j) Min. 471/07(i) – A55 Tourism Sign

Members received and NOTED a response from W.A.G. Transport Wales, stating that they consider the existing directional signage to Abergele to be sufficient.

**It was RESOLVED to write to the Tourism and Highways Departments of CCBC to seek their assistance in obtaining a new sign and to mention that many other towns along the A55 do have tourism signs, including Holywell, Prestatyn, Colwyn Bay and Llandudno.**

531/07 **Correspondence**

a) Play for Wales

It was NOTED that a copy of the Play for Wales Autumn 2007 Newsletter is available from the Clerk.

b) Conwy Voluntary Services Council

(i) It was NOTED that a copy of Circulation 71 – October 2007 (special ten year anniversary edition) is available from the Clerk.

(ii) It was NOTED that an invitation had been received and that Cllr. G.P. Davies, the representative of this Council, had attended the AGM and tenth anniversary celebrations on Friday 2<sup>nd</sup> November.

c) Local Councils Update

A copy of the update for October 2007 was RECEIVED.

d) Affordable Housing

Members received and considered a letter from Janet Ryder, A.M.

**It was RESOLVED to respond that this Council would like to see the Welsh Assembly Government consider:**

**(i) Making funds available to Unitary Authorities for the improvements required to the existing housing stock, to prevent these assets having to be given away to private bodies.**

**(ii) Providing funds for existing empty properties to be bought up by the Unitary Authorities and be made available as Affordable Housing.**

e) Campaign for the Protection of Rural Wales

Notice of a Special General Meeting of CPRW, to be held on 17<sup>th</sup> November 2007, was RECEIVED.

f) One Voice Wales

(i) A copy of 'The Voice' publication -September 2007, was RECEIVED.

(ii) Larger Local Councils Committee

It was NOTED that a meeting is to be held on 27<sup>th</sup> November 2007 in Newtown and that Cllr. R.G. Waters hopes to attend.

g) Conwy Community Health Council

Notice of the Annual meeting with Conwy Local Health Board, followed by the Conwy Federation of CHCs meeting, held on 6<sup>th</sup> November 2007, was RECEIVED.

It was NOTED that a copy of the minutes of the previous Federation meeting, held on 25<sup>th</sup> July 2007, is available from the Clerk.

h) Visit by Health Minister

A copy of the letter sent by Darren Millar, A.M., regarding the visit to Abergele by Edwina Hart on Thursday 1<sup>st</sup> November (which had previously been circulated to all Members) was RECEIVED.

i) North Wales Association of Town Councils

A copy of the Draft Minutes of the quarterly meeting, held on 19<sup>th</sup> October in Flint, was RECEIVED.

It was NOTED that advice had been received that the Council should amend its existing Fire Risk Assessment document to name a 'Responsible Person' for the premises. This does not abdicate the Council's corporate responsibility

for the premises.

**It was RESOLVED to appoint the Clerk as the Responsible Person and to annotate the existing document accordingly.**

It was NOTED that a Fire Risk Assessment undertaken by a competent person was valid for a period of ten years, but requires reviewing annually. The completing of a new Fire R.A. for the Town Hall would therefore need to be done again in 2012.

j) Mayor's Diary

Details of the Mayor's engagements for November 2007 were RECEIVED and NOTED.

It was NOTED that a delegation from Italy may wish to meet with the Mayor and Members of the Council at the end of this month and that the Clerk would pass on any information about this visit, as soon as it became available.

k) Forthcoming Meetings

Details of the forthcoming meetings for November 2007 were RECEIVED and NOTED.

l) Keep Well this Winter Campaign

Members RECEIVED details of the campaign, which will be running in Conwy from November 2007 to February 2008.

m) Conwy Voluntary Services Council

A copy of the e-mail information update for November 2007 was RECEIVED.

n) One Voice Wales

An invitation to attend a workshop in Llandudno earlier today on 'Living with Flood and Coastal Erosion', previously circulated to all Members, was RECEIVED.

It was NOTED that Cllrs. R.G. Waters and J. Stubbs had attended this event.

532/07 **Minutes of Sub-Committees**

The draft Minutes of the following Committees were RECEIVED:

- a) The Staffing Sub-Committee, held on 11<sup>th</sup> October 2007
- b) The General Purposes and Planning Committee, held on 18<sup>th</sup> October
- c) The Policy and Finance Committee, held on 18<sup>th</sup> October
- d) The Policy & Finance Committee, held on 25<sup>th</sup> October

533/07 **Matters Arising on Those Minutes:**

a) Staffing Sub-Committee

(i) Min. 483/07 – Draft Terms of Reference

Members received and considered the Draft Terms of Reference for the Staffing Sub-Committee, as detailed in Schedule 'A' of the Minutes.

**It was RESOLVED to approve and adopt the Terms of Reference, on the condition that the Membership of the sub-committee is carefully considered each year, especially when the Mayor and Deputy Mayor are already Members of the sub-committee.**

(ii) Min. 488/07 – Employment Enquiry

**It was RESOLVED to ENDORSE the response of the sub-committee to an enquiry about employment opportunities.**

(iii) Min. 489/07(c) – Caretaker Training

**It was RESOLVED to ENDORSE the recommendation of the sub-committee that authority be delegated to the Clerk to reserve places on any Health & Safety type training courses being run by CCBC and considered to be appropriate for the caretaker / cleaner to attend.**

534/07 **Planning / Licensing**

- a) Members considered the planning applications, as detailed on Schedule 'A' attached, and concluded these as recorded on that schedule.
- b) The planning decisions issued by C.C.B.C., from 8<sup>th</sup> to 21<sup>st</sup> October 2007, as detailed on Schedule 'B' attached, were NOTED.
- c) There were no licensing applications to be considered.

535/07 **Confidential Matters**

Members RECEIVED advice from One Voice Wales regarding the matters which may be considered in private by the Council.

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

**Please refer to separate confidential Minutes.**

The Meeting Closed at 8.55 p.m.

..... Chairman

# Abergele Town Council

## SCHEDULE 'A'

### Planning applications considered on Thursday 8 November 2007

0/33828                      Demolition of garage and pavilion building, erection of new Child and Adolescent Residential Mental Health Unit with associated education facilities, installation of CCTV cameras and new railings to existing bridge and alteration to access road at Abergele Hospital, Llanfair Road, Abergele.

Applicant(s):              Conwy & Denbighshire NHS Trust

Determination Level:      Planning Committee

Conclusion(s):              The Council is very concerned about the proposals for a 4 metre high security fence around part of the development, as it had been led to believe that this was not going to be a secure unit. The Council requests that this element of the scheme be amended. The site is not considered to be suitable for a secure unit, due to its close proximity to the hospital.

The development must be seen as an integral part of the hospital site and a condition should be included regarding the sharing of the access road with the hospital.

As a new public funded building, every effort should be made to ensure that the design includes sufficient energy conservation measures and it should ideally be carbon neutral.

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0/34028                      Change of use of outbuilding into a dwelling at Tan Dderwen Cottage, St George Road, Abergele

Applicant(s):              Mrs G Leach

Determination Level:      Delegated

Conclusion(s):              No objections

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Planning applications considered on Thursday 8 November 2007(contd)

0/34038 Demolition of existing garage, extension to dwelling and erection of conservatory at 26 Kinmel Avenue, Abergele

Applicant(s): Mr E Taylor

Determination Level: Delegated

Conclusion(s): No objections to the conservatory.  
Concerns about the position of the proposed store, which may have a detrimental impact on the neighbouring property, due to the loss of garage and parking space.

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0/34051 Erection of three storey extension to incorporate additional classrooms at Ysgol Emrys ap Iwan, Faenol Avenue, Abergele

Applicant(s): The Governing Body

Determination Level: Planning Committee

Conclusion(s): The Council has the following concerns:

1. Very concerned about the possibility of changes to the frontage on Rhuddlan Road, due to the historical importance of this part of the building, which is within the Abergele Conservation Area.
2. Very concerned about the proposed exit for staff vehicles onto Rhuddlan Road, which is very close to a proposed zebra crossing for Safer Routes to School.
3. Concerns about the height of the proposed new building. The Council considers that it would be more in keeping with the neighbouring residential development if the new building was restricted to two storeys high.
4. The Council requests that the parking at the site be reconsidered, to increase the car parking available at the Faenol Avenue entrance and remove the proposed parking and exit onto Rhuddlan Road (see 1. and 2. above).
5. The 'tunnel' for access for parking is considered to be a poor design feature, which may encourage crime – suggest this is removed from the scheme, or that advice be sought about the possible need for crime prevention measures.
6. Recommend that a condition be included that the portacabins must be removed from the site.

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# Abergele Town Council

## SCHEDULE 'B'

### Planning Decisions issued by Conwy County Borough Council from 8.10.07 to 21.10.07

0/33067                      Retention of security fence at Belgrano Services Ltd, Seafield Drive  
Towyn road, Belgrano, Abergele

Decision:                      Approved with conditions

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0/33236                      Change of use of land to form campsite for motor-caravans, touring vans  
and tents operating from 1May until 30 September at Gwrych Towers,  
Abergele

Decision:                      Approved with conditions

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

Decision:                      Approved with conditions

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

Decision:                      Approved with conditions

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

Decision:                      Approved with conditions

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

Decision:                      Approved with conditions

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

Decision:                      Approved with conditions

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

Decision:            Approved with conditions

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0/33905            Crown reduce 1no. Oak tree and 1no. Sycamore tree by 20% at  
rear of Llys y Fron, 4 Ffordd Tan'r Allt, Abergele

Decision:            Approved with conditions

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