

Abergele Town Council

MINUTES

A meeting of the GENERAL PURPOSES and PLANNING COMMITTEE, held at 6.45 p.m. on Thursday 19th November 2009 in the Town Hall, Llanddulas Road, Abergele.

307/09 **Attendance Register**

The Mayor, Cllr. D.A. MacRae

Cllr. R.G. Waters (Chairman)

Cllrs: G.P. Davies; R.M. Medicott; P.D. Meredith; R.D. Peacock; J.E.H. Pitt;

B.C. Roberts; T. Rowlands; J. Stubbs; K.J. Sudlow; A. Wood

Mrs C.J. Earley (Clerk)

308/09 **Apologies for Absence**

Apologies for absence were RECEIVED from:

Cllrs: J.M.D. Bird; M. Bond; J.A. MacLennan; J.D. Mortimer; S. Rowlands

309/09 **Disclosure of Interest**

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

None were declared.

310/09 **Minutes**

It was RESOLVED to APPROVE and SIGN the Minutes of the last meeting of the General Purposes and Planning Committee, held on 15th October 2009.

311/09 **Matters Arising from Previous Minutes:**

The following matters arising from previous Minutes were discussed:

a) Rights of Way – Min. 249/09(a)

(i) Path near Tower Hill

An e-mail from Haf Williams, CCBC, following a walk of the Tower Hill paths with Cllr. R.M. Medicott early last month, was RECEIVED.

Cllr Medicott advised Members that it was still proving difficult to convince CCBC that the path(s) should be added to the Definitive Map, although Haf has agreed to ask Rights of Way to survey the two bridges, which it is thought were put in by Clwyd in the 1970's.

It was NOTED that Cllr. Medicott will be arranging a further meeting with Haf Williams shortly and Cllr. A. Wood asked if he could also attend this meeting.

It was RESOLVED to:

- 1. Seek assistance from Darren Millar, AM, in getting these paths added to the Definitive Map**
- 2. Ask Rights of Way to agree a timescale for the inspection/survey of the bridges**
- 3. Check if there are any old maps which may help to clarify the status of the tracks.**

(ii) Gwrych Castle Paths

A further update was RECEIVED from Rights of Way, confirming that Clayton Homes had gone into receivership.

An official copy of the register of title for Gwrych Castle was also RECEIVED, confirming the owner as City Services Ltd. However, this title seems to exclude the drive. A copy of the title plan has now been requested, to seek to clarify this.

It was RESOLVED to await a copy of the plan and then forward a copy of the Land Registry documents to Rights of Way.

- b) Access to Play Area at Lon Glanfor – Min. 345/08(j)
An e-mail was RECEIVED from a resident of Belgrano following-up his previous complaints to CCBC about the poor condition of one access to the play park near Lon Glanfor.
It was RESOLVED to forward the complaint to CCBC.
- c) Awel y Mor – Min. 199/09(j)
Cllrs. R.M. Medicott and K.J. Sudlow gave a brief verbal report on a recent site visit to Llanrwst to see the new extra-care housing development on the former school site.
It was NOTED that Sue Hibbert from CCBC will be the Project Manager for the development planned for Awel y Mor and that she has offered to arrange site visits for Members to both Awel y Mor and to Lllys y Coed in Llanfairfechan, which is currently undergoing a similar redevelopment to that planned in Abergele. Cllrs. K.J. Sudlow and A. Wood expressed an interest in attending a site visit to Awel y Mor.

Although Members were supportive of the need for modernisation of Awel y Mor, concern was expressed about several matters relating to the proposed redevelopment, including: transferring the land to the private sector (Housing Association); possible loss of urns, memorials and ashes in the grounds; protection of trees; a lack of response to previous requests for copies of covenants relating to the land; whether ‘apartments’ would be for sale or rent and whether they will be for local people only.

It was RESOLVED to seek a meeting with Sue Hibbert to discuss these concerns and the Clerk agreed to contact all Members once a proposed date had been received for the visit to Lllys y Coed.

- d) Conwy Local Development Plan – Min. 129/09(f)
- (i) The Clerk delivered a brief presentation, prepared by Mark Bowler of CCBC, explaining how the WAG population and household projections have been arrived at.
It was NOTED that the population and household projections were affected by the WAG using only five year’s data to predict future migration and that CCBC had recalculated these using 10 year and 15 year data, which had both produced much lower projections.
Concern was expressed that previous large-scale development in Abergele had inflated the inward migration figures but that this did not necessarily indicate that this level of migration would continue.
- (ii) County Councillor Tim Rowlands provided a written update on a recent LDP report submitted to the Communities Overview and Scrutiny Committee. Representations had been ‘noted’ and the Deposit LDP will be amended and reissued by next summer, mainly due to pressure from WAG to increase the housing allocations.

It was NOTED that CCBC had agreed to appoint Consultants to assist.

It was RESOLVED to write to Stan Yates, CCBC, to ask if it would be possible to meet the Consultants to explain the Council's observations on the LDP.

- (iii) A response from Alasdair Rettie of the Abergele Action Group to the update from Cllr. Tim Rowlands was RECEIVED.
It was NOTED that the Action Group was concerned that its request for Abergele to be classed as a 'Rural' town, like Llanwrst, due to "lack of effective transport links" had been ignored.
It was RESOLVED to advise the Action Group that this argument was flawed, due to the proximity of the A55 and the excellent local bus services. However, the fact that the WAG has identified Gele as a 'rural' Ward could be used to press the case to re-classify Abergele and seek lower levels of growth.
- (iv) A further standard letter of acknowledgement was RECEIVED from CCBC.
- e) Denbighshire LDP – Min. 249/09(g)(ii)
Concern was expressed about the level of housing growth proposed in the Denbighshire LDP (rising from current figures of 300 p.a. to 500 p.a.) and particularly about the large-scale development planned at Bodelwyddan. It was NOTED that the Local Government Sub-Committee had been delegated power to respond to the Denbighshire LDP and that this would be considered at the next meeting, to be held on Monday 23rd November.
- f) Friends of Abergele Parklands – Min. 249/09(h)
- (i) The Clerk gave details of a brief verbal update received from Mark Earp (CCBC) regarding water quality monitoring, the skate-park extension, the perimeter pathway project and a new bench.
- (ii) Cllrs: R.M. Medlicott & A. Wood gave a brief report on a meeting of the Friends which had taken place earlier this evening.
It was NOTED that the meeting had been well-attended, with representatives from Parks, the local Police and the Rugby Club present. Progress towards achieving Green Flag status continues, architects have drawn up plans to improve the pavilion (to enable grant applications to be made) and the Friends will be working on prioritising the needs they have identified. Thanks were expressed for the grant received from the Council.
- (iii) A copy of the promotional literature for the National Tree Week event, taking place in Pentre Mawr Park on Wednesday 25th November was RECEIVED. Members were encouraged to attend during the day.
- (iv) Members considered the priorities for the budget set aside for improvements to the Park for 2009/10 (deferred in July pending the setting up of the Friends group).
It was RESOLVED that the funds set aside for 2009/10 be used towards the completion of the perimeter path project and that CCBC be asked to consider laying power cables at the same time so that lighting for the pathway could be installed at a later date,

when further funding becomes available.

- g) Abergele Foreshore Erosion – Min. 249/09(j)
It was NOTED that this matter was discussed at the recent meeting of the East Promenade Consultative Group and a Consultant has now been brought in to undertake a study.
It was RESOLVED to request information on the scope / terms of reference for the study.
- h) Proposed Parking Restrictions (Abergele) – Min. 250/09(f)(ii)
A response from Highways to the query about the time/description for the proposed restriction at 47-57 Water Street was NOTED.
- i) Highway Safety, Chapel Street – Min. 250/09(h)
A copy of the response sent by Highways to a resident of Highfield Park, advising that the request for an additional pedestrian crossing on Chapel Street did not meet Highways criteria, was NOTED.
It was RESOLVED to REFER this matter to the Disability Officer at CCBC, with photos showing the narrow pavement near The Bull.
- j) Disabled Parking Bay, Gele Avenue
Written confirmation was RECEIVED from CCBC to confirm that the sign is to be removed, pending revocation of the disabled parking Traffic Regulation Order.
- k) North Wales Association of Town & Larger Community Councils
Cllr. R.G. Waters gave a brief verbal report from the meeting held on Friday 16th October. It was NOTED that the new Secretary, Robert Robinson of Welshpool, will be presenting a paper to the Welsh Assembly.
- l) Allotments – Min. 249/09(c)
A letter of update from Lyn Davies, CCBC, was RECEIVED and NOTED.
- m) Welsh Language Scheme – Min. 252/09(c)
A copy of the first draft of a proposed Scheme, based on the 'blue' model scheme for areas where <30% of the population are Welsh speakers, but with some items (in italics) taken from the 'green' model scheme, designed for areas with 30-50% of the population are Welsh speakers, was RECEIVED.
It was RESOLVED that all Members look carefully at the proposed Scheme and that it be referred to the Policy & Finance Committee in December for further discussion.

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Correspondence

The following items of correspondence were RECEIVED and considered:

- a) Conwy Voluntary Services Council
(i) Information on The Engagement Gateway scheme
(ii) Training Course Details
- b) CCBC Environmental Champions
It was RESOLVED to DEFER this matter, to see if any of those Members not present would be interested in acting as the

Environmental Champion.

- c) War Memorials Trust Bulletin No.43
- copy is available from the Clerk
- d) Youth Liaison Forum – Area 1
Notice of the next meeting, to be held on 23rd November in Llansannan, together with Minutes of the last meeting, held in November 2008
It was RESOLVED that Cllr. K.J. Sudlow attends on behalf of the Council, in place of Cllr. J. Stubbs (for this meeting only).
- e) Clerks & Councils Direct
- November 2009 issue available on request from the Clerk
- f) Welsh Assembly Government Consultations
 - (i) Councillor Commission Expert Panel Wales – Are we being served?
 - (ii) Proposed Guidance for the Wales Programme for Improvement for the Fire and Rescue Authorities in Wales
 - (iii) Local Government (Wales) Measure 2009 – statutory guidance
Part One – Local Government Improvement
Part Two – Community Strategies and Planning
It was RESOLVED to REFER all four documents to the Local Government Sub-Committee for consideration and response, if necessary.
- g) Councillors' Contact Details
- an updated contact list for Members' files
- h) Invitation from Cllr. Phil Edwards, Bay of Colwyn Town Council
- an invitation to all Members to attend a Charity Christmas Carol Concert at Horeb Chapel, Colwyn Bay, on 9th December

313/09 **Sub-Committee Minutes**

It was NOTED that there have been no meetings of any sub-committees reporting to the General Purposes & Planning Committee during the past month.

314/09 **Planning / Licensing Applications**

- a) Planning Applications:
 - (i) It was NOTED that no planning applications had been received from CCBC for observations..
 - (ii) The planning decisions issued by C.C.B.C. for the Abergele, as detailed on Schedule 'B' attached, were NOTED.
- b) Licensing Applications
- There were no recent licensing applications registered by C.C.B.C. for the Abergele area.

The Meeting Closed at 8.15 p.m.

..... Chairman

Abergele Town Council

Schedule 'A' - Planning Applications

Date Considered	Planning Ref No	Description	Applicant(s)	Determination Level	Observations
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19.11.09

No planning applications received

Abergele Town Council

SCHEDULE 'B'

Planning Decisions issued by Conwy County Borough Council from 19.10.09 to 01.11.09

0/36172 Erection of dwelling at 20 Trem y Mor, Abergele

Decision: Approved with conditions

0/36284 Demolition of the existing garage, utility room and wc, erection of a new
single storey side extension to dwelling at Derlwyn, 3 Seafeld Drive,
Belgrano, Abergele

Decision: Approved with conditions
