

Abergele Town Council

MINUTES

A meeting of the GENERAL PURPOSES and PLANNING COMMITTEE, held at 6.45 p.m. on Thursday 21st May 2009 in the Town Hall, Llanddulas Road, Abergele.

014/09 **Election of Chairman and Vice-Chairman**

The Retiring Chairman, Cllr. J.A. MacLennan, opened the meeting and called for nominations for the Office of Chairman of the Committee for 2009/10.

- a) **It was unanimously RESOLVED to appoint the current Vice-Chairman, Cllr. R.G. Waters, as Chairman for 2009/10**

Cllr. R.G. Waters accepted the Office, thanked his fellow Members for their confidence in him and took the Chair. He then thanked Cllr. MacLennan for his good Chairmanship over the past year.

- b) Cllr. Waters called for nominations for the post of Vice-Chairman for 2009/10.

It was unanimously RESOLVED that Cllr. A. Wood be appointed as Vice-Chairman for 2009/10.

015/09 **Attendance Register:**

Cllr. R.G. Waters (Chairman)

Cllrs: M. Bird; G.P. Davies; J.A. MacLennan; R.M. Medicott; P.D. Meredith; J.D. Mortimer; R.D. Peacock; J.E.H. Pitt; B.C. Roberts; S. Rowlands; T. Rowlands; J. Stubbs; K.J. Sudlow; A. Wood

Mrs C J Earley (Clerk)

016/09 **Apologies for Absence**

Apologies for absence were RECEIVED from The Mayor, Cllr. D.A. MacRae and Cllr. M. Bond and from Cllrs. G.P. Davies and B.C. Roberts, who would both be late arriving due to another commitment.

017/09 **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).

- Cllr. J.A. MacLennan declared a non-prejudicial interest in agenda item 6(f) – as Chairman of Conwy Community Health Council (East)

- Cllr. R.G. Waters declared a non-prejudicial interest in agenda item 7(g) – as auditor (non-recompensed) to the Twinning Association.

018/09 **Minutes**

It was RESOLVED to APPROVE and SIGN the Minutes of the last meeting of the General Purposes and Planning Committee, held on 16th April 2009.

019/09 **Matters Arising from Previous Minutes:**

- a) Footpaths near Tower Hill – Min. 628/08(a)

(i) A copy of the notes from a meeting between the Clerk and Victoria Currie, Rights of Way Officer, CCBC, was RECEIVED. It was NOTED that Ms Currie has agreed to make further enquiries regarding the condition of the bridge and footpath that this Council wishes to be added to the Definitive Map.

It was FURTHER NOTED that the forms and witness statements to request a Modification Order to add the paths to Gwrych Castle to the Definitive Map had now been submitted to CCBC.

(ii) It was NOTED that One Voice Wales had contacted the Ramblers Association of Wales and that an officer had contacted the Clerk with a view to providing advice to the Council with regards to the path near Tower Hill.

- b) Reinstatement of Wall at Ysgol Emrys ap Iwan – Min. 795/07(e)
An update from the Principal Building Surveyor, CCBC, regarding the reinstatement of the wall was RECEIVED.

It was RESOLVED to write to CCBC to state the concern of this Council that insufficient effort was made to source Ruabon brick, which is available as reclaimed or new from suppliers in North Wales, and to request that action is taken to reinstate the wall to its original condition, in accordance with the assurances previously given.

- c) Provision of Allotments – Min. 465/08(b)(ii)
It was NOTED that a brief paragraph has now been included in the LDP identifying the need for allotments in the eastern end of the County, although there is still no mention of the waiting list figures in background paper 25. It was FURTHER NOTED that Lyn Davies has requested a meeting with the Clerk on 22nd June to give an update on progress.

It was RESOLVED to inform Lyn Davies of the possible availability of a 12 acre plot of land in Pensarn/Belgrano, which may be suitable for recreational use and allotments.

- d) Ditch Clearance – Pentre Mawr Park – Min. 523/08(d)
It was NOTED that the ditch has now been cleared and the pipes jetted clean and that this has identified a problem with root penetration, which will require the replacement of a short section of the pipes. The remaining clearance work will now be delayed until September.
- e) East Promenade Consultative Group
A brief verbal report on the recent meeting was given by Cllr. R.G. Waters. It was NOTED that Tony Hodge will try to progress the request for a first aid box and that the Officers had no knowledge of the previous funding allocated to refurbish/resurface the car park at the western end of the promenade.
- f) Conwy Federation of Community Health Councils
(i) Availability / Occupancy of Respite Beds – Min. 628/08(f)
It was NOTED that the bed occupancy figures received show at least 4 vacant beds daily, but there were concerns that GPs were being refused beds for patients. It was FURTHER NOTED that this situation is being monitored by the CHC, along with concerns about the lack of respite beds for Social Care cases.

(ii) A copy of the response from Conwy Federation of CHCs to the WAG consultation on the future of CHCs in Wales was NOTED.
It was FURTHER NOTED that the Minister for Health has now given the CHCs in North Wales six months to put forward an acceptable model to show how they can all work together, linked to the strategic models for the NHS and LHBs.

g) Litter in the Gele

(i) A further letter of complaint, dated 25th April, was RECEIVED.

(ii) It was NOTED that the River was subsequently cleared by volunteers from Abergele Round Table on 28th April.

It was RESOLVED to send a letter of thanks to the Round Table for their assistance.

(iii) A response from PCSO Alex Jones was RECEIVED and considered.

It was RESOLVED to offer up to £50 towards the purchase of the necessary paint/materials to enable the Young Offenders Team to tidy up the public benches near Girls World.

020/09

Correspondence

a) Conwy Rural Partnership

Information regarding a vacancy on the Partnership for a private sector representative and about the launch of a new website was RECEIVED.

It was RESOLVED to write to request that Cllr. A. Wood be considered to fill the vacancy for a private sector representative.

b) North Wales Neurosciences Review

A letter of update from Janet Ryder, AM was RECEIVED and NOTED.

c) Open Doors

Information on the Open Doors scheme was RECEIVED and NOTED.

d) Gwrych Castle Redevelopment

A brief update on the redevelopment plans for the Castle was RECEIVED.

e) Conwy Community Health Council

Notice of the AGM and General Meeting, held on 19th May 2009, was RECEIVED. It was NOTED that Cllr. J.A. MacLennan has been requested to stay on as Chairman of Conwy East CHC until September 2009, but that his 10 year maximum term of office will then come to an end.

f) Vehicle Containment Works – Sea Road Bridge

(i) Correspondence from NWTRA and CCBC regarding the temporary closure of the bridge for the installation of “permanent” traffic signals was RECEIVED.

(ii) A further update was RECEIVED from Darren Millar, AM, confirming that the repair work could take up to three years and that a feasibility study into long term improvements to junction 23a Pensarn interchange is being carried out.

It was RESOLVED to contact Tim Barnes, CCBC, to request that he attends a future meeting of the Council to explain what options are being considered for junction 23a and to explain why the traffic

has to be reduced down to one lane over the bridge and what the timescale for the repair work will be.

- g) Colwyn Bay, Abergele & District Twinning Association
 - (i) A copy of the Accounts for year ending 31st March 2009 was RECEIVED.
 - (ii) Notice of the AGM, to be held on Weds 3rd June, was RECEIVED.
 - (iii) Details of a visit from Roissy en Brie in July were RECEIVED.
- h) Local Councils Update
 - A copy of Issue 115 – May 2009 was RECEIVED.
- i) Wales Audit Office
 - Details of the Wales Audit Office Conference, held on 20 May 2009, was RECEIVED.
- j) Urgent Correspondence
 - The following items of urgent correspondence were RECEIVED:
 - (i) An invitation to the Mayor and Members to attend a Service of Celebration for the Life of St Elfod at St, Michael's Church on Sunday 7th June. Members were asked to reply to the Clerical Assistant by 31st May if they were able to attend.
 - (ii) It was NOTED that Cartrefi Conwy would be holding a Fun Day for Maes Canol and Peel Street on Wednesday 27th May and that members were invited to attend.

021/09 **Open Culvert near Turnberry Drive**

Cllr. D. Meredith outlined the concerns of residents in the Turnberry Drive and St. Davids Road area following an incident whereby several gardens were flooded as a result of the culvert not being cleared out regularly. It was NOTED that Cllr. S. Rowlands has taken this matter up with CCBC, on behalf of the residents, and that a response was awaited.

It was RESOLVED to send an e-mail to Dyfed Rowlands, CCBC, with a copy to Cllr. S. Rowlands, to support the concerns of the nearby residents and request appropriate action is taken.

022/09 **Awel y Môr**

Cllr. J.D. Mortimer sought clarification about a recent press article (30th April) referring to plans for the sale of land at Pentre Mawr Park for the extension to Awel y Môr. It was NOTED that the proposed extension to Awel Y Mor will not be extending further into the park, but that the land it is currently built on was originally part of the park. Concern was expressed that there had been no consultation with local members about the decision to sell/lease the land to a Housing Association and that the land must not be sold, to ensure it can be returned to the park if the building should become redundant at some time in the future.

It was RESOLVED to write to Alan Smith to query the terms of the proposed lease and seek reassurance about the future protection of the land which belongs to the park.

It was NOTED that a clause restricting to the use of the park for recreational and sporting activities may have been removed by the Minister for Health approximately six years ago, when the Doctors were trying to relocate the surgery to land within the park.

It was RESOLVED to write to the Chief Executive, CCBC, to query if this was the case and, if so, to seek to get the clause re-instated for the future protection of this important community asset.

023/09

Conwy Local Development Plan

- a) It was NOTED that the proposals contained in the Deposit LDP, along with the map and background papers could be viewed either online at www.conwy.gov.uk/ldp, on CD-Rom or in hard copy form at the Town Hall or library.

A brief discussion took place regarding some of the proposals causing concern to local residents, such as the transit gypsy traveller site search area. Members were requested to read the plan and associated background papers carefully, prior to the Special Meeting of the Council, to be held on Monday 1st June at 6.30pm.

- b) Members then considered and approved the arrangements for a public meeting, to be held in the Ball Room at the Kinmel Manor Hotel on Friday 5th June at 6.30pm:
- (i) It was NOTED that Darren Millar and Mark Isherwood, AMs, had agreed to attend and that apologies had been received from Byron Davies and Stan Yates, CCBC, and David Jones, M.P. Several other invitees, including the Leader of CCBC and Phil Rafferty, Head of Regulatory Services, had not yet responded.
It was RESOLVED that Cllrs: J.E.H. Pitt, R.D. Peacock and R.G. Waters would accept an invitation to meet with David Jones at the Town Hall at 2.30pm on Friday 5th June to discuss the LDP.
- (ii) Members considered a request that Alasdair and Darren of the Abergele Action Group be asked to give a brief presentation at the start of the public meeting.
It was RESOLVED to DEFER any decision on this request until the Special Meeting on 1st June.
- (iii) Members then considered whether it was necessary to seek expert legal / planning guidance regarding the concerns of residents. The Clerk informed members that Aaron & Partners in Chester had been approached to see what assistance they may be able to give, but that they had advised that the services of a Planning Consultant would be more appropriate and cost effective at this stage.

It was NOTED that the Abergele Action Group had already employed the services of a local Planning Consultant and that a couple of alternative names had been suggested by Members.

It was RESOLVED to request that the Clerk contacts one of the recommended Consultants to enquire as to whether there may be a better success rate in having a number of separate groups opposing the plans or whether there would be a greater chance of success if we unite as one unanimous opposition group.

It was FURTHER RESOLVED, dependent on the outcome of the above enquiry, to invite a Planning Consultant to address the Council at the Special Meeting on 1st June.

- (iv) Members considered a quotation received for the supply of a public address system for the meeting. A second company had been unable to provide a quotation, due to a previous booking and another had not replied to the request. Cllr. T. Rowlands advised members that he would be able to arrange for the hire of the required equipment at a much lesser cost.

It was RESOLVED to ask Cllr. Rowlands to liaise with the Clerk to make the necessary arrangements.

- (v) A quotation for the hire of translation equipment and a translator was RECEIVED.

It was RESOLVED to accept the quotation for the hire of equipment (to include 100 headsets) and a translator for the public meeting, at a total cost of £150 plus travel expenses.

- (vi) It was NOTED that the hire of the room at the Kinmel Manor had been confirmed, but that details were awaited regarding any cost.

- (vii) **It was RESOLVED to approve the following arrangements for the publicity of the meeting:**

1. **A bi-lingual notice was approved, for delivery to residents by volunteers (co-ordinated by Cllr. T. Rowlands and The Mayor, Cllr. D.A. MacRae)**
2. **A copy of the notice will be sent to the local press and uploaded onto the Town Council's website.**
3. **A copy of the notice is taken to the library, to be displayed alongside the LDP documents.**

024/09

Re-Appointment of Sub-Committees

It was RESOLVED to re-appoint the following sub-committees for 2009/10, confirm continued delegation of powers (as detailed in the approved Terms of Reference) and continue current membership:

- a) **CCTV & Crime Prevention**
- b) **Community Care**
- c) **Heritage**
- d) **Parks & Play Areas**

025/09 **Meetings**

The Minutes of the following sub-committee meetings were RECEIVED:

- a) Heritage Sub-Committee, held on 23rd April 2009
- b) CCTV and Crime Prevention Sub-Committee, held on 30th April 2009
- c) Parks & Play Areas Sub-Committee, held on 11th May 2009

026/09 **Matters Arising on Those Minutes:**

a) Heritage Sub-Committee

- (i) **It was RESOLVED to ENDORSE the recommendation of the sub-committee regarding the preferred style of column/bracket/lantern for the Abergele Conservation Area**
- (ii) **It was RESOLVED to ENDORSE, in principle, the recommendations of the sub-committee regarding the storage and display of memorabilia, as detailed in Min. 649/08**

b) CCTV and Crime Prevention Sub-Committee

- (i) The response from Mr Rafferty to the questions / concerns put to him as a result of the recent visit to the control room (Min. 660/08(a)) was NOTED.
Concern was expressed that there was no mention of the value of more police officers over the use of CCTV in reducing crime.
- (ii) **It was RESOLVED to ENDORSE the resolution that the Council should support future investments in the CCTV system for Abergele.**

c) Parks & Play Areas Sub-Committee – Min. 682/08(b)

- (i) It was NOTED that a full discussion had been held about the unauthorised work which had taken place in Pentre Mawr Park and that a written application had now been submitted to CCBC by the Football Club.
A copy of a consultation letter sent to County Councillors detailing the proposed 'dug-outs', container and wooden barrier was RECEIVED.
It was NOTED that the Members present would be supporting the views of the Town Council and objecting to the proposals.
- (ii) It was NOTED that Jim Jones, CCBC, had agreed to contact Danbank to discuss the possibility of temporary use of land at Pensarn.
A copy of an e-mail from Cllr. D. Holland was RECEIVED. It was NOTED that Danbank are awaiting confirmation from NPower regarding what usage of land they require.
- (iii) It was NOTED that further enquiries are being made about the possible availability of 12 acres of land on the beach side of Towyn Road.
- (iv) It was NOTED that the Rugby Club has been advised to look for grant funding for repairs to the Pavilion.
- (v) Information regarding the Green Flag Scheme for parks was NOTED.

(vi) It was **RESOLVED** to **ENDORSE** the recommendations of the sub-committee, as detailed on page 3 of the Minutes.

027/09 **Planning / Licensing Applications**

- a) Planning Applications:
 - (i) The planning applications, as detailed on Schedule 'A' attached, were considered and concluded as recorded on that Schedule.
 - (ii) A copy of a letter of objection forwarded to CCBC regarding application 0/35933 – Castle Hotel, Water Street was RECEIVED.
- b) It was NOTED that no further details of planning decisions had been issued by C.C.B.C. for the Abergele area.
- c) It was NOTED that no licensing applications had been registered by C.C.B.C. for the Abergele area during the period 4-15 May.

The Meeting Closed at 9.00 p.m.

..... Chairman

Abergele Town Council

Schedule 'A' - Planning Applications

Date Considered	Planning Ref No	Description	Applicant(s)	Determination Level	Observations
21.5.09	0/35948	Construction of garage at 1 Penrhos, Abergele	Mrs Hughes		No objections
21.5.09	0/35963	Alterations and change of use of ground floor from retail (A1) to Betting shop (A2) , installation of new shop front and fascia and 2no. Air Conditioning Units to rear 46 Marine Road, Pensarn, Abergele	William Hill Organisation Ltd		OBJECTION to proposals for external shutters, which are against Council Policy
21.5.09	0/35965	Kitchen extension to existing dwelling at Arfon, Gele Avenue, Abergele	Mr Elwyn Roberts		No objections
21.5.09	0/35972	1. Erection of double garage for domestic use. 2. Incorporation of land into domestic curtilage to allow for double garage to be built and landscaping. 3. Retention of open land within domestic curtilage at The Old Pump House, Tan y Fron Road, Abergele	Mr N Lilly		If permission granted, the Council requests appropriate conditions to restrict use of the garage to ensure it is linked to the domestic property and to ensure the render and finish matches the main property