

Abergele Town Council

MINUTES

The Ordinary Meeting of the Council held on Monday 10th May 2010 at 6.45p.m. in the Town Hall, Llanddulas Road, Abergele.

592/09 **Attendance Register**

The Mayor, Cllr. D.A. MacRae

Cllrs: M. Bond; G.P. Davies; J.A. MacLennan; R.M. Medicott; P.D. Meredith (see Min. 602/09); B.C. Roberts; S. Rowlands (see Min. 597/09(a)); K.J. Sudlow; R.G. Waters; A. Wood

Mrs C.J. Earley (Clerk)

County Cllrs: D. Holland

Mr L. Davies & Mr G. Morgan, CCBC

593/09 **Apologies for Absence**

Apologies for absence were RECEIVED from:

Cllr. J.M.D. Bird; J.D. Mortimer; J.E.H. Pitt; T. Rowlands; J. Stubbs

594/09 **Declaration of Interest: Code of Conduct**

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

- a) Cllr. J.A. MacLennan – agenda item 12(a) – planning application 0/36826
- b) Cllr. D.A. MacRae – agenda item 12(a) – planning application 0/36827

595/09 **Visitor to the Council**

The Mayor welcomed Gethin Morgan, Environment Officer, and Lyn Davies, Street Scene Manager, CCBC, to the meeting to give a brief update on progress with the search for a new burial site and to receive any suggestions from Members of other plots which should be considered.

Mr Davies gave a brief outline of the current situation with regards to the search for a suitable plot of land and he confirmed the factors that the consultant was asked to consider when examining potential cemetery sites, as follows: access by foot, bus and car; topography; geology; flood risk; nearby water features; possibility of a perched water table (aquifer).

A detailed map was then circulated by Mr Davies showing the sites previously and recently considered and discarded by CCBC, along with seven remaining areas where plots are under further consideration. He advised Members that the intention was now to speak to the landowners of these plots to ascertain if any were amenable to selling the land to CCBC, as this would be preferable and would help keep down the costs. A full site survey would need to be carried out to confirm the suitability of any available sites. If none of the landowners are amenable to the sale of land, CCBC will proceed to prioritise the plots and carry out surveys on the two or three most favourable, before considering CPO proceedings. A question and answer session followed, with comments/questions on the following matters: reasons for discounting some sites; size of plot required; what would happen if none were suitable; lack of access to some sites if relief road not constructed; lack of buses (St. George Road); availability of sites earmarked for housing; amount of funding available.

It was **RESOLVED** to **RECOMMEND** that the following plots be considered as the three most preferable:

- (i) Plot off St. George Road
- (ii) Plot off Llanfair Road (beyond Siamber Wen)
- (iii) Plot off Llanfair Road (near Foxholes)

It was **FURTHER RESOLVED** that the outcome of the approach to all landowners and any site investigations carried out should be reported back to a meeting of the 'Future Burial Group', to be convened before the end of July.

596/09

Minutes

It was **RESOLVED** to receive, approve and sign as a correct record the Minutes of the Ordinary Meeting of the Council, held on 8th April 2010.

597/09

Matters Arising from Previous Minutes:

- a) Raised Access Pad at Tesco Bus Stop – Min. 546/09(b)

- Cllr. S. Rowlands retired from the meeting at this juncture.

It was NOTED that a site meeting had been held with a representative from Tesco to discuss the siting of the raised access pad, which had been determined by the kerb layout and presence of manholes in the area. A CCBC Highways Officer has also visited the site and has recommended that Tesco speak to Rediweld (the supplier) regarding trimming the product to fit the shaped kerb the other side of the bus shelter.

It was FURTHER NOTED that the main problem is for the town bus, which cannot use the pad as it would block the stop for the larger Arriva buses.

It was RESOLVED to request a further site meeting, to include Cllrs. J.A. MacLennan; B.C. Roberts; M. Bond and the representatives from CCBC and Tesco.

- b) Water Street Footway Works – Min. 546/09(c)

It was NOTED that the works are to be delayed until after the summer, due to ongoing patching work and more urgent repairs at Maes Canol.

- c) Abergele Clinic / Library Car Park – Min. 288/09

It was NOTED that a letter has been sent to request an update from Highways on the proposed addition of this car park to the CCBC Off Street Parking Traffic Regulation Order, which will enable enforcement to be undertaken.

- d) Pensarn Public Conveniences – Min. 546/09(h)

Members received and considered an e-mail from Peter Harris, CCBC, which included a plan of the rising main and foul sewers in the vicinity of the promenade. Concern was expressed that the foul smell in the public conveniences has not improved, despite changes to the cleansing regime, and doubts still exist about the sewers.

It was RESOLVED to write to Lyn Davies to seek further information regarding the ownership and maintenance of the private foul sewer on the promenade, which is shown to connect to the adopted foul sewer at Elwy, Pensarn.

- e) Properties 1-3 Church Street, Abergele – Min. 461/09
It was NOTED that the prospective Trustees will be meeting later this week to begin preparing a business plan.
It was FURTHER NOTED that the fees to date for legal advice in respect of this matter are £680 and the Council was asked to consider whether it would provide further support to enable a legal advisor (Charity specialist) from Howell & Jones & Co to be present at a future meeting and/or provide further advice to the prospective trustees, if they felt this was necessary.
It was RESOLVED to authorise up to a maximum of three further hours of legal work, at the rate of £110 per hour, to support the prospective trustees.
- f) Pedestrian Access to North Wales Business Park – Min. 455/09(h)
A response from Development Control, CCBC, to concerns from residents about the creation of a new pedestrian access to the business park was NOTED.
- g) Abergele Carnival – Min. 456/09
(i) Confirmation from CCBC that a temporary traffic regulation has been approved for the road closure for the Carnival from 12:00 to 12:30 on Saturday 3rd July was RECEIVED.
(ii) A request for future financial support from Cllr. A. Wood was RECEIVED.
It was NOTED that a grant application would need to be submitted by the Carnival Association by the end of September, together with detailed accounts for this year's event.
(iii) Notice of an application to CCBC for the use of Pentre Mawr Park for the carnival was RECEIVED.
(iv) A copy of the revised constitution and Minutes from the AGM were RECEIVED from Cllr. T. Rowlands. It was NOTED that these may not be the approved versions.
(v) It was NOTED that a TEN application has been made to CCBC for the provision of entertainment from 10:00 to 19:00 on 3rd July.
- h) Traffic Problems outside Schools – Min. 546/09(k)
A brief verbal report was given by members who attended the meeting on 28th April. It was NOTED that the following action had been agreed:
(i) Dilwyn Price (LEA) is to arrange for a letter to be sent out to all parents requesting their support in minimising congestion outside the schools.
(ii) Paul Evans, Highways, suggested that the possibility of a school bus for the town, with teachers/teaching assistants on board, could be investigated.
- i) Change of Use of Doctors' Surgery – Min. 553/09(b)
Clarification from the Planning Officer, following the approval of a change of use of the former surgery, was RECEIVED.
It was RESOLVED to write to the Care Standards Inspectorate for Wales regarding the concerns of the Council about the suitability of the current building for residential use.
- j) East Promenade Consultative Group – Min. 491/09(e)
A copy of the Minutes from the recent meeting were RECEIVED and a brief update was given on the following matters:

- (i) Beach Erosion near Castle Cove / Tŷ Crwn
- It was NOTED that this matter had only been discussed briefly at the meeting and Tony Meade has since been contacted for his assistance in seeking a response to the request of this Council for a copy of the feasibility study report.
- (ii) Protection Measures for Pensarn Promenade
It was RESOLVED to suspend Standing Orders to enable Cllr. Dave Holland to provide a brief verbal update on this matter.
Cllr. Holland reported that Officers from CCBC had been in discussion about the possibility of proceeding with the protection measures as 'phase one' of a bigger scheme of improvements. Jim Jones had indicated that the original shortfall of £8,000 could be met, providing the SRA funding of £20,000 was still available. A further meeting has now been requested by Cllr. Holland to try to seek progress.
- (iii) Parking on Pensarn Beach
It was NOTED that parking is continuing pending negotiations between CCBC and the Crown Estate regarding the terms of the lease.
- (iv) Tŷ Crwn / Middle Gate Sewers
Concern was expressed that a previous resolution of CCBC / Colwyn Borough Council to connect these properties to the mains sewers had not been carried out.
County Cllr. D. Holland was requested to investigate these concerns.

It was RESOLVED to reinstate Standing Orders.

- k) Rhyl Flats Offshore Wind Farm Community Benefit Package – Min. 547/09
An acknowledgement of the comments of this Council and brief update on the next steps was RECEIVED.
It was NOTED that several projects had been suggested by Cllr. M. Bird.
It was RESOLVED to DEFER consideration of these, pending further information on the criteria and application process for funding.
- l) North Wales Association of Town and Larger Community Councils – Min. 547/09(r)(ii)
A brief verbal report from the recent meeting was given by Cllr. B.C. Roberts and the Clerk.

598/09

Correspondence

- The following items of correspondence were RECEIVED and considered:

- a) Conwy Voluntary Services Council
It was RESOLVED to authorise the renewal of membership for 2010/11 at a cost of £15.
- b) North Wales Police Authority
An invitation to attend the NWPA Community Forum for Conwy on Tuesday 18th May at 7pm at Eglwysbach was NOTED.
- c) Mayor's Diary
- Details of the Mayor's engagements for May, together with a brief verbal

report on visits to the Town Hall by pupils from Ysgol St. Elfod and Glan Morfa, were NOTED.

- d) Future Meetings
 - Details of forthcoming meetings of the Council and its committees / sub-committees were NOTED.
- e) Urgent Correspondence
 - The following additional items of urgent correspondence were RECEIVED:
 - (i) Adjudication Panel for Wales – appointment of new members
 - (ii) Conwy Voluntary Services Council
 - details of a Data Protection Awareness Course
 - (iii) Reminder about a litter pick in Pentre Mawr Park from 10am on Wednesday 12th May
 - (iv) North Wales Police Utilities Recharge for 2009/10
 - It was RESOLVED to authorise payment of the invoice for £6,788.72 plus VAT, which was within the previously agreed budget.**

599/09

Police Liaison

- a) It was NOTED that the new Chief Constable will be visiting the Council on Thursday 3rd June.
Members were asked to prepare any questions in advance, but to keep these to issues of policing policy, rather than local matters of concern.
- b) Members received and considered a written report and recommendations from the meeting held on Tuesday 4th May.
It was RESOLVED to ENDORSE the recommendations made.

600/09

Update from County Councillors

It was RESOLVED to suspend Standing Orders to receive an update from County Councillor D. Holland:

- a) Castle Cove
It was NOTED that further equipment/buildings have appeared on the land adjacent to the caravan park and that this has been reported to a Planning Enforcement Officer for appropriate action to be taken.
- b) PeBel AGM
It was NOTED that the group are considering organising a Prom Day in 2011 and that Harts are assisting with CCTV coverage for the land at Tennis Court Road which has recently been tidied up by PeBel.

It was RESOLVED to reinstate Standing Orders.

601/09

Minutes

- The draft Minutes of the following Meetings / Committees were RECEIVED:
 - a) The Executive Committee, held on 19th April, 2010
 - b) The General Purposes and Planning Committee, held on 22nd April 2010
 - c) The Policy and Finance Committee, held on 22nd April 2010

602/09

Matters Arising on Those Minutes:

a) Min. 564/09 – Business Planning Framework

(i) A copy of presentation notes from the Clerk, based on a presentation given at a recent Society of Local Council Clerk's training event, were RECEIVED and considered.

(ii) Members considered the recommendation of the Executive Committee that the Council adopts this more formal business planning framework, to help it to translate its existing overarching mission statement, aims and objectives (to be approved every four years, at the beginning of each new term of office) into a Vision, Purpose, Aims, Objectives and Action Plans, which can then feed into the Annual Estimates.

It was NOTED that adoption of a more formal framework would not prevent the Council from reacting to other situations and opportunities as they arise.

It was RESOLVED to adopt a more formal Business Planning Framework, as outlined above, with immediate effect.

It was FURTHER RESOLVED to request that the Executive Committee, with assistance from the Clerk, considers how the agreed Objectives can best be prioritised for feeding into the Annual Estimates process.

b) Min. 565/09 – War Memorials

(i) **It was RESOLVED to ENDORSE the recommendation that**

1. **The Council's insurance policy is checked to ensure that the three memorials under the custodianship of this Council are covered.**
2. **A recording form is fully completed for each of the memorials in the Abergele Town Council area (including those for which the Town Council is not the custodian).**
3. **No further action is necessary, at the present time, to reduce risk of damage/loss, but that this is reviewed on an annual basis as part of the Council's usual risk assessment and management exercise.**

(ii) It was NOTED that consideration of the proposal to update the memorial at St Michael's was DEFERRED, pending further information being obtained about the names currently recorded on the memorials.

(iii) It was NOTED that a proposal to relocate the war memorial to the corner of St George Road was also DEFERRED, for the present time.

- Cllr. P.D. Meredith retired from the meeting at this juncture.

603/09

Planning / Licensing

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

Cllrs. J.A. MacLennan and D.A. MacRae, having declared a personal and prejudicial interest, retired from the meeting during the consideration of applications 0/36826 and 0/36827 respectively.

c) The planning decisions issued by C.C.B.C., as detailed on Schedule 'B' attached, were NOTED.

- d) A brief update regarding the following Planning Enforcement matters was RECEIVED:
 - (i) Application 0/35898 – it was NOTED that discussions were continuing between the applicant and the Conservation Officer regarding agreeing a suitable colour scheme for the flue to help it to blend in.
 - (ii) ENF/2009/0486 – confirmation of the serving of a planning contravention notice.

- e) It was NOTED that no further licensing applications had been listed by C.C.B.C. for the period 19/4/10 to 7/5/10.

The Meeting Closed at 9.20 p.m.

..... Chairman

Abergele Town Council

Schedule 'A' - Planning Applications

Date Considered	Planning Ref No	Description	Applicant(s)	Determination Level	Observations
10.05.10	0/36719	Amended Plans Demolition of existing derelict outbuildings and construction of 2no. Family dwellings and associated works at rear 13 Market St Abergele	BPL		The Council continues to strongly object to this amended application, on the grounds that the proposed access to the site is not suitable, parking space is insufficient (the site appears too small for the development proposed) and the existing access to the rear of 9b, 11, 11a and 13 Market Street would be blocked.
10.05.10	0/36824	Part demolition of single storey building and construction of a new extension with internal alterations and associated external works to include the formation of a new terrace and re-construction of a stone retaining wall at Bryn Iolo, St George, Abergele	Mr & Mrs Senior		The Council is concerned that the proposed extension/alterations, particularly the substantial glazed areas to the North elevation, is out of keeping with the character of properties in the Conservation Area. It requests that these concerns be raised with the Conservation Area Panel.
10.05.10	0/36826	Alterations to existing Recycling Area incorporating erection of new 1.8m high close boarded timber fence and gate to side of store at Tesco Store, Market Street, Abergele	Tesco Stores Ltd		No objections
10.05.10	0/36827	Display of 2no. internally illuminated chevron & lettering signs, 1no. internally illuminated lettering, 1no. illuminated fascia sign, 1no. externally illuminated pole sign, 1no. non-illuminated welcome sign, 4no. illuminated composite panels, 1no. non-illuminated welcome panel and 3no. non-illuminated flag poles at Slaters Garage, Market Street, Abergele	Mr Gareth Hughes		No objections
10.05.10	0/36829	Extension and alterations to dwelling (Amended Scheme to that approved under Code Ref: 0/35057) at The White House, Primrose Hill, St George, Abergele	Mr & Mrs A Williams		The Council strongly objects to the proposed extension and alterations, on the grounds that the size and character of the large extension, which is highly visible, is not in keeping with the character of properties within the surrounding conservation area.
10.05.10	0/36839	To crown reduce by up to 30% 3xSycamore trees at 1 Heol Aled, Abergele	Mr David Burbridge		The Council supports the views of the Abergele Tree Warden in agreeing with the proposal of up to maximum 30% crown reduction and recommending removal of any deadwood
10.05.10	0/36841	Demolition of existing garage and extension to dwelling to provide replacement garage and additional bedroom at 7 Cilfan, Pensarn, Abergele	Mr J Robinson		No objections
10.05.10	0/36842	Display of non-illuminated free-standing sign board at Somerfield Car Park, Marine Road, Pensarn, Abergele	Mr T Hayes		No objections
10.05.10	0/36861	Crown thin by up to 15% and remove 1 limb of 1no. Oak tree at 26 Lon Dirion, Abergele	Mr David Evans		The Council supports the views of the Abergele Tree Warden, in that the Oak has excellent form, but a large lower branch overhangs the pavement in Lon y Dail. His recommendation that a crown thin is unnecessary, and the lower limb should be shortened away from the pavement rather than completely removed, is supported.
10.05.10	0/36864	Remove epicormic growth from 1no. Oak tree at 6 Ffordd Tan'r Allt, Abergele	Mrs B Whetton		The Council endorses the views of the Abergele Tree Warden (to follow).

Abergele Town Council

SCHEDULE 'B'

Planning Decisions issued by Conwy County Borough Council from 05.04.10 – 18.04.10

0/36689 Display of 1no. illuminated fascia sign at 52 Marine Road, Pensarn,
Abergele

Decision: Approved with conditions
