

Abergele Town Council

MINUTES

The Ordinary Meeting of the Council, held on Thursday 3rd September 2009 at 6.45 p.m. in the Town Hall, Llanddulas Road, Abergele.

168/09 **Attendance Register**

The Deputy Mayor, Cllr. R.M. Medicott (Chairman)
Cllrs: J.A. MacLennan; P.D. Meredith; J.D. Mortimer; R.D. Peacock;
B.C. Roberts; T. Rowlands; K.J. Sudlow; R.G. Waters
Mrs C.J. Earley (Clerk)
County Councillor R. Hastings
Mr T. Barnes, Conwy County Borough Council

169/09 **Apologies for Absence**

Apologies for absence were RECEIVED from:
The Mayor, Cllr. D.A. MacRae
Cllrs: J.M.D. Bird; M. Bond; G.P. Davies; J.E.H. Pitt; J. Stubbs

170/09 **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).
- Cllr. J.A. MacLennan declared a personal and prejudicial interest in agenda item 12 (Planning), regarding application 0/36247.

171/09 **Visitor to the Council:**

The Chairman welcomed Mr Tim Barnes, CCBC, and invited him to address the Council.

Mr Barnes gave a brief outline of his role within the Structures Department, which includes acting on behalf of the Welsh Assembly Government regarding maintenance of the Trunk Roads in Area 2 (covering Conwy, Denbighshire, Flintshire and Wrexham).

He began by providing brief information about the proposed feasibility study into junction 23A, Pensarn, which will comprise a cost/benefit analysis into providing additional on and off slip roads. The council was advised that this project would be a long way off, if it ever were to proceed. A question was raised about what had happened to the plans some time ago for a relief road from Towyn Road to the A55 and concern was expressed regarding the need for sound restrictions along the A55. As these issues were outside his remit, Mr Barnes agreed to take these queries back to CCBC.

Mr Barnes proceeded to give information about the Sea Road Bridge (over the A55), which dates back to 1966/67 and suffered multiple problems during construction, mostly ground related, some of which were never rectified. Following an assessment of the bridge in 1996, works were scheduled in February 1999 to replace the parapets; however, this was subsequently postponed following an inspection which found movement in the abutments. The Welsh Assembly Government requested a condition and options report on the bridge and this was submitted in 2004, with the preferred option being to

strengthen the abutments to form an integrated bridge. As this work was considered to be non-urgent, no further progress was made.

In 2008, pedestrian protection measures were installed, followed by vehicle containment barriers in April 2009. The defects remaining include: defective joints; waterproofing; parapets; cantilevers; plinths and paintwork. The inconvenience caused to road users by the recently installed traffic lights has resulted in this work now being a priority and the W.A.G. has therefore requested that the options report and recommendations now be re-visited / updated. The expected timescale for completion of the works is:

2009/10 – recommendations submitted to the W.A.G. with approval in principle
2010/11 – design of major scheme of works
2011/12 – construction

Several further questions from Members followed, including: request for traffic humps at Sea Road to be re-marked; the rate of deterioration of the bridge; concerns about weight of barriers; compensation for business disruption to Promenade traders; a request for negotiations with Network Rail to ensure that the whole structure, including the railway bridge, is considered.

Mr Barnes was thanked for attending and providing this further information and he agreed to seek answers, on behalf of this council, to those questions which were outside his area of responsibility.

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Minutes

It was RESOLVED to receive, approve and sign as a correct record the following Minutes:

- a) **The Ordinary Meeting, held on 2nd July 2009**

173/09

Matters Arising from Previous Minutes:

- a) Future Burial Provision – Min. 106/09(a)
A brief update on progress with the investigation into the feasibility of the proposed new burial site was RECEIVED.
- b) Pensarn Public Conveniences – Min. 106/09(b)
A report from a visit by representatives from Conwy Access Group, confirming that the facility is accessible to the majority of disabled users and recommending the installation of an additional mirror and hand-drying facilities, was RECEIVED.
- c) North Wales Coast Strategic Regeneration Area (SRA) – Min.671/08(d)
A copy of the notes taken by the Clerk from a meeting arranged by CCBC to present the initial work on a Tourism Action Plan was RECEIVED.
- d) Request for Raised Access Pad – Tesco Bus Stop
It was NOTED that the information on the proposed raised access pad had been taken into the local store by an Officer from CCBC, but that the Clerk had not been able to ascertain what had happened to it and would therefore have to send it again, with a copy to Head Office.
It was RESOLVED to highlight the need for Disability Discrimination Act compliance and to send the copy documents to Head Office by recorded delivery.

- e) Empty Dwelling Adjacent to Castle Hotel – Min. 050/09(d)(ii)
- (i) It was NOTED that a Notice has now been served on the property owner by CCBC requiring them to clear the property out and secure it throughout, to prevent pigeons being able to enter it.
- (ii) A response to the letter sent requesting that an EDMO be considered was RECEIVED.
It was RESOLVED to ask Cllr. Sam Rowlands if he would be able to meet the relevant officer at the site to discuss this matter.
- f) Policing of Parades – Min. 051/09(i)(i)
- (i) A full response from One Voice Wales, including copy correspondence from the Health & Safety Executive and the Home Office requesting support for policing of rolling road closures for Remembrance Day Parades, was RECEIVED.
It was RESOLVED that Cllr. Medicott would take a copy of these documents to the next meeting of the local Royal British Legion branch.
- (ii) It was NOTED that, despite a reminder letter sent on 14th August, a response was still awaited from the Chief Superintendent, Central Division to the enquiry about future policing of parades.
- g) Proposed Speed Limit – A548 Llanfair Road, Abergele
 A response to the request of this Council to move the proposed 40mph zone was RECEIVED and considered. Concern was expressed regarding the response of CCBC to this council's request.
It was RESOLVED to write back to state that this council still cannot support the proposals and it does not accept the arguments put forward.
- h) Bulb Planting – Min. 671/08(l)
 A quotation from CCBC Parks department for bulb planting was RECEIVED and considered. It was NOTED that the programme of works is being confirmed within the next week and an immediate decision is therefore required. The preferred locations for planting on the grass verges alongside Llanddulas Road (Eldon Drive side) and Llanfair Road (Lon Derw side) were confirmed and it was NOTED that these would require authorisation from the Highways Department before they could be included.
It was RESOLVED to proceed with an order for 18 metres of bulb planting, at a cost of £40 per meter, at the specified locations and to contact Highways to seek the necessary permission.

174/09

Correspondence

- The following items of correspondence were RECEIVED:

- a) Local Councils Update – August 2009 (Issue 118)
- b) CCBC – Advice regarding personal and prejudicial interests relating to the forthcoming Schools Modernisation consultation.
It was RESOLVED to contact the Monitoring Officer to query the advice regarding Members who are Governors of the relevant school(s). Concern was also expressed regarding the paragraph

explaining the test of whether an interest is a prejudicial interest, which is not considered to give clear enough advice to members.

A further letter inviting members to express an interest in attending forthcoming Stakeholder meetings was also RECEIVED.

- c) Your Champions Awards 2009
- information regarding nominations for the awards.
- d) National Assembly for Wales:
Consultation on a proposed Legislative Competence Order relating to community councils and councillor recruitment, retention and allowances
It was RESOLVED to refer this document to the Local Government Sub-Committee, with delegated authority to respond to the consultation by 18th September, on behalf of the Council.
- e) One Voice Wales:
 - (i) Information on changes proposed to the energy transmission networks in Great Britain.
 - (ii) Larger Local Councils Forum
- Cllr. J.A. MacLennan gave a brief verbal report on the presentation given about Charter Working.
 - (iii) Stakeholder events during Fairer and Better Environmental Enforcement consultation
 - (iv) Public Appointments Training – A Guide to the Application Process
 - (v) 'The Voice' – July 2009
 - (vi) A request from the North Wales Development Officer for a testimonial from this Council regarding the service received from One Voice Wales (to be used by OVW in recruiting new member councils).
It was RESOLVED to authorise the Clerk to submit a brief testimonial, confirming that OVW has been a good source of legal and other advice for this council.
- f) Adjudication Panel for Wales update for 2008-09
- g) CCBC Planning Dept
- An update regarding two local planning enforcement matters.
Concern was expressed regarding the possible loss of the open plan nature of some estates, if conditions in the deeds regarding fencing at the front of properties cannot be enforced by the Planning Authority.
It was RESOLVED to contact OVW and/or Peter Lloyd to query whether this is a civil or a planning matter.
- h) North Wales Association of Town Councils
- To receive any report from the Annual and Quarterly Meetings, held on 17th July 2009 (Cllrs: J.A. MacLennan, B.C. Roberts, R.G. Waters)
(copy of minutes available on request from the Clerk)
- i) CVSC – Details of Training Courses
It was RESOLVED to support Cllr. J.A. MacLennan to attend the course regarding the roles and responsibilities of Trustees.
- j) Keep Wales Tidy – details of Tidy Wales Week 2009

- k) Forthcoming Meetings
 - (i) Details of Meetings in September
 - (ii) Members considered the format for the meeting with Darren Millar, scheduled to be held on Thursday 10th September at 6.30pm.
It was RESOLVED to hold this as an informal meeting, without the necessity for a summons or agenda, as it is intended to be an opportunity for a general discussion about any issues of concern.

- l) A55 Boundary Stone
 It was NOTED that replacement of the stone had been delayed due to an embargo on the completion of works on the A55 during the busy summer period.

- m) Welsh Language Policy and Legislation
 - a brief update on progress.

- n) Police Authority Community Forum for Conwy
 Details of the next meeting, to be held in Abergele on 10th September.

- o) Conwy County Borough Sports Awards 2009
 It was NOTED that members and residents can ring the given number with details of any nominations.

- p) Urgent Correspondence
 - The following items of urgent correspondence were RECEIVED:
 - (i) Open Doors 2009 – leaflet detailing participating properties in Conwy
 - (ii) Conwy Youth Service – details of youth provision in the Abergele area for September onwards.
 - (iii) CCBC – Notice of a road closure application for the annual fireworks display
 - (iv) CCBC – Invitation to attend the Standards Conference Wales 2009
 - (v) Clerks & Councils Direct – Sept 09
 - copy available on request from the Clerk
 - (vi) Community Warmth Conwy Project
 - information packs including copies of letters to be issued to residents in Pensarn
 - (vii) CCBC/Boundary Commission
 - invitation to attend a meeting of the Communities Overview and Scrutiny Committee, to be held on 24th September 2009.
It was RESOLVED that the Clerk and Cllrs. J.A. MacLennan and R.G. Waters would attend and report back (subject to the members being able to leave a School Governors meeting in time).

175/09 **Update from County Councillors**

It was NOTED that apologies had been received from County Cllr. Dave Holland, who was unable to attend. It was FURTHER NOTED that Cllr. Holland

had forwarded a copy of his recent report 'The Next Step' for members for Pensarn.

County Cllr. R. Hastings gave a brief verbal update on several matters in Pentre Mawr Ward:

- The granting of planning permission for the redevelopment of the building adjacent to Tannery Court, which requires the owner to remove part of the front wall and make improvements to the pavement.
- Proposals to provide fishing and a band-stand in Pentre Mawr Park.

176/09

Police Liaison

The report from the Police Liaison meeting held on Tuesday 1st September was RECEIVED and NOTED.

177/09

Representation on Outside Bodies

A request by Cllr. P.D. Meredith that he be replaced as one of the representatives of this council on the St. George Quarry Liaison group was considered.

It was RESOLVED to appoint Cllr. R.G. Waters to replace Cllr. Meredith.

178/09

Minutes

- The draft Minutes of the following Meetings / Committees were RECEIVED:
 - a) The General Purposes and Planning Committee, held on 16th July
 - b) The Policy and Finance Committee, held on 16th July
 - c) The Executive Committee, held on 20th July 2009
 - d) The Executive Committee, held on 11th August 2009

179/09

Matters Arising on Those Minutes:

- a) Executive Committee Meeting, held on 20th July

It was RESOLVED to ENDORSE the following recommendations of the Committee:

(i) Min. 147/09(b) – Internal Controls and Internal Audit

- That the engagement letter for the Internal Audit for 2009/10 should include details of the minimum requirements for the testing of internal controls, as suggested in Appendix 9 of the Governance and Accountability for Local Councils Practitioner's Guide (Wales).
- That an internal audit fee of £400 should apply for 2009/10, to include £50 to cover the increased workload.

(ii) Min. 148/09 – Premises Maintenance

- The priorities for action for 2009/10, as detailed in Schedule 'A' to those minutes.

It was FURTHER RESOLVED to add the following items to the list:

1. The cleaning of the upholstered seat pads on the chairs in the main chamber.
2. To request that the cleaner regularly wipes over the desks and arm rests in the main chamber with a suitable antibacterial wipe, to help prevent the spread of any germs.

(iii) Min. 149/09 – Investment Strategy and Gilts

It was RESOLVED to REFER the RECOMMENDATION that the council continues to invest its general and specific reserves solely in short-notice bank or building society accounts to the Policy & Finance Committee for further consideration, due to concerns expressed by a Member.

(iv) Min. 150/09 – Consultation on Proposed Changes to the Account & Audit (Wales) Regulations 2005

- The response submitted, as detailed in Schedule 'B' to the minutes, was NOTED.

b) Executive Committee Meeting, held on 11th August 2009

It was RESOLVED to ENDORSE the following recommendations of the Committee:

(i) **Min. 164/09(a)(iii) – Premises Maintenance**

- That the minimum amount for requiring three quotations (as detailed in the Financial Regulations of the Council) should be increased from £100 to £500, with immediate effect (to prevent the need to call on local traders to provide multiple quotations for relatively small jobs).

(ii) **Min. 165/09(a) – Protection Measures for Pensarn Promenade**

- That the Council makes a budget virement from the street lighting budget, no longer required in 2009/10, to ensure that the whole scheme of protection measures for the Promenade car parks can be completed as soon as possible.

(iii) **Min. 165/09(d) – Shaping the Future of North Wales Fire & Rescue Service**

- the response to the consultation document, as detailed in Schedule 'C' to the minutes.

180/09 Planning / Licensing

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

- Cllr. J.A. MacLennan retired from the meeting after the first application and took no part in the decision on application 0/36247

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

c) Notice of one licensing applications listed by C.C.B.C. during the period 3rd to 28th August was RECEIVED:

A TEN for the sale of alcohol from 19:00 to 22:00 at an event at St Michael's Church on 25/9/2009.

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
3.9.09	0/36246	Proposed demolition of existing doctors surgery and construction of three storey office (B1 office and A2 financial/professional services) at The Surgery, Kimmel Avenue, Abergele	Mr Bowles, Perpetual Legacy Ltd		<u>STRONG OBJECTIONS</u> - The proposed development would constitute over-development of the site and is out of character with the adjacent two storey domestic properties. The parking is also considered insufficient for the amount of office space proposed. NOTE - The doctors surgery (built in 1958) was only granted permission as it was providing an important service for the town and it was not to set a precedent for business use in this otherwise residential area. The Town Council would like to see the site redeveloped as housing of a similar style to the neighbouring properties.
3.9.09	0/36247	Display of 1no. internally illuminated pylon sign at Slaters Garage, Market Street, Abergele.	Mr Colin Knowlson		No objections
3.9.09	0/36249	Construction of new access ramps and installation of new shop front with integral security shutters at Pensarn Post Office, 62-64 Marine Road, Pensarn, Abergele	Mr Shahzad Rashid		No objections, providing the proposed development complies with relevant policies regarding the shutters and design of shop front.
3.9.09	0/36268	Conversion of outbuilding into 1no. Dwelling and installation of cesspool at Tandderwen Farm Cottage, Abergele	Mrs G Leech		No objections to conversion, however, the Council requests that the property be connected to the nearby main sewers, due to its location within an urban area.

Abergele Town Council

SCHEDULE 'B'

Planning Decisions issued by Conwy County Borough Council from 27.7.09 to 9.8.09

0/34446 Part demolition of existing care home, extension and alterations to provide 43 no. extra care flats with associated ground works at Awel y Môr Residential Home, Kinmel Avenue, Abergele

Decision: Approved with conditions

0/34722 Demolition of existing industrial storage buildings and erection of three storey building to house 2no. self-contained apartments and 1no. storage / warehouse facility at former Builders Yard, Water Street, Abergele

Decision: Approved with conditions

0/36019 Erection of dwelling and means of access at Haulfryn, St George Road, Abergele

Decision: Approved with conditions

0/36080 Change of use of land from open grass verge to form extension to curtilage of dwelling, extension to existing fencing, construction of hardstanding for off road parking and dropping of kerb for access at 90 & 92 Towyn Road, 2 Glan Dŵr, Belgrano, Abergele

Decision: Approved with conditions

0/36103 Extension to dwelling at The Willows, Bryn Awel Avenue, Abergele

Decision: Approved with conditions
