

Abergele Town Council

MINUTES

The Ordinary Meeting of the Council, held on Thursday 8th April 2010 at 6.45p.m. in the Town Hall, Llanddulas Road, Abergele.

541/09 **Attendance Register**

The Mayor, Cllr. D.A. MacRae (Chairman)
Cllrs: J.M.D. Bird; M. Bond; G.P. Davies; J.A. MacLennan; P.D. Meredith (see Min. 547/09(h)); R.M. Medicott; J.E.H. Pitt (see Min. 546/09(n)); B.C. Roberts; J. Stubbs; K.J. Sudlow; R.G. Waters; A. Wood
Mrs C.J. Earley (Clerk)
Member of the Press

542/09 **Apologies for Absence**

Apologies for absence were RECEIVED from:
Cllrs: J.D. Mortimer; S. Rowlands; T. Rowlands
County Cllrs: D. Holland; R. Hastings

543/09 **Visitor to the Council**

The Mayor, Cllr. D.A. MacRae, welcomed Peter James, Strategic Lead Officer for Housing, North Wales Coast Strategic Regeneration Area, to the meeting to give a brief presentation and answer questions regarding housing issues within the SRA and particularly Houses in Multiple Occupation (HMOs).

Mr James spoke briefly about the background of the North Wales Coast Strategic Regeneration Area (SRA), which had been announced following the publication of the updated Welsh Index of Multiple Deprivation (WIMD) in 2008, to allow Welsh Assembly resources to be focused on specific areas in Wales. Three of the top five most deprived areas in Wales are in West Rhyl, with Glyn 2 (Colwyn Bay) 44th, Abergele Pensarn 120th and Rhiw 3 (Colwyn Bay) 143rd out of 1,896. Poor quality housing has been identified as being a particular problem in these areas. The specific problem of Houses of Multiple Occupation (HMOs) was highlighted, with low rental income and a transient population causing a lack of investment and little incentive to owners to upgrade these properties.

The funding for the first three years of the programme (2009-12) will be focused on Rhyl and Colwyn Bay, with consultants currently drawing up a Masterplan for West Rhyl and a neighbourhood plan for Colwyn Bay, with radical action including the clearance of HMOs and the building of housing suitable for families being considered in some areas. Mr James stated that he would also like to see a study carried out into the aspirations and options available in Pensarn to improve the quality of housing, with this area being slightly different due to the presence of commercial properties.

A brief question and answer session followed, with questions asked about: the source of data for the WIMD; quality of ex-CCBC housing stock; transient population in caravans; wider social problems; options for Pensarn

Mr James was thanked for attending and for offering to come back to update the Council in due course and he then retired from the meeting.

544/09 **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 an interest in a planning application to be considered – see Minute 553/09(a)

The Clerk requested that all Members call in to the office as soon as possible to complete/update their entries in the Register of Members' Interests, which it is considered best practise to hold.

The Mayor, Cllr. D.A. MacRae, then read out a brief statement detailing concerns about a Member of the Council discussing his objections to an ongoing Council project with the local press, instead of raising his concerns in the proper manner at the council meeting at which the matter had been discussed. Members were reminded of the importance of reading the agendas and minutes of meetings to keep themselves fully informed.

545/09 **Minutes**

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

- a) **The Ordinary Meeting, held on 4th March 2010**
- b) **The Special Meeting, held on 8th March 2010**

546/09 **Matters Arising from Previous Minutes:**

- a) Future Burial Provision – Min. 490/09(a)

It was NOTED that Gethin Morgan, Environment Officer, CCBC, had agreed to visit the Council on 6th May to give an update on progress with the search for a suitable plot of land and receive details of suggestions from Members.

It was RESOLVED, due to the General Election to be held on 6th May, to delay the date of the next Ordinary Meeting to Monday 10th May, at 6.45pm, and to contact Mr Morgan to check his availability for the revised date.

- b) Request for Raised Kerb at Tesco Bus Stop – Min. 350/09(b)

It was NOTED that, following two meetings with the Store Manager / Project Managers for the store re-fresh last month, the Clerk had received assurances that the raised access pad would be fitted at the bus stop. Concern was expressed that the location of the raised access pad, which had now been fitted to the side of the bus shelter, may cause buses to partially block the access road for deliveries.

It was RESOLVED to contact the Project Manager to query why the raised access pad had been sited in that position.

- c) Water Street Footway Works – Min. 229/09(c)

A brief update confirming that the works were not now due to commence until May at the earliest, was NOTED.

- d) Empty Property adjacent to Castle Hotel – Min. 350/09(d)

A brief update on action taken since the site meeting, held last November, was NOTED.

It was FURTHER NOTED that some work had recently been taking place to the building and that it is now looking better.

- e) War Memorials – Min. 671/08(k)
- (i) It was NOTED that efforts are still underway to collect the information required to apply to CADW for some/all of the local memorials to be listed.
- (ii) A letter and leaflet from the War Memorials Trust regarding ‘War Memorial Theft: Prevention and solutions’ was RECEIVED.
It was RESOLVED to refer this document to the Executive Committee for consideration as part of the annual risk assessment and management review.
- It was FURTHER RESOLVED to ask the Executive Committee to consider a concern that the town memorial in St. Michael’s churchyard does not show the full list of names.**
- f) Community Skips – Min. 229/09(f)
- It was NOTED that no feedback had yet been received from CCBC on the skip placed at Maes Canol on Saturday 20th March.
- g) One Voice Wales Training Sessions – Min. 107/09(i)
- Cllrs. R.M. Medicott and A. Wood gave a brief verbal report on the two training sessions held recently in Penmaenmawr, confirming that both sessions had been very good and recommending that other members take up the opportunity to attend.
- It was NOTED that the Clerk had recently undergone training and would be assisting One Voice Wales in the delivery of some of the forthcoming modules, which will include law, council meetings and finance.
- h) Pensarn Public Conveniences – Min. 454/09(f)
- It was NOTED that no response had been received as yet to the request made on 10th February for a further explanation regarding the connection to and pathway of the mains sewer.
It was RESOLVED to follow this up via the Head of Service.
- i) Tidy Town Year 3 – Min. 455/09(d)
- A response from Lyn Davies, CCBC, to the suggestions put forward by Members was RECEIVED.
It was RESOLVED to request that CCBC carries out an urgent litter pick of Rhuddlan Road, east of the roundabout, and that the local Police approach MacDonalds again for assistance in keeping litter to a minimum.
It was FURTHER RESOLVED to request assistance from CCBC in requesting that unsightly rubbish be removed from the front garden of a property on Rhuddlan Road.
- j) CCTV
- A response from Mr Rafferty to the request for a visit to the new Control Room and for feedback on any improvements made to the camera equipment in Abergele was NOTED.
It was RESOLVED to await details of the date for a visit.
- k) Traffic Problems outside the Schools – Min. 490/09(h)
- It was NOTED that a meeting to discuss the traffic problems is scheduled to take place on Wednesday 28th April at 4pm at Ysgol Glan Gele and that this Council has been asked to nominate a representative to attend.

It was RESOLVED to ask all Members who are governors at the schools to attend.

- l) East Promenade Consultative Group – Min. 491/09(e)
It was RESOLVED to DEFER receipt of any report from the recent meeting, due to the absence of Cllr. S. Rowlands, who had been the only Member of the town council in attendance.
It was NOTED that County Cllr. D. Holland is currently holding meetings with officers of CCBC to try to find additional sources of funding to enable the installation of protection measures for the car parks at Pensarn Promenade to go ahead without waiting for a design for a bigger scheme of improvements for the Promenade area to be drawn up.
- m) Safer Routes to School Committee – Min. 491/09(k)
Cllr. R.M. Medlicott gave a brief verbal report from the meeting held on 16th March. It was NOTED that the infrastructure was now all in place but that some elements of the scheme do not work as well as had been hoped and more parental support was required.
- n) CCBC Planning Committee – Min. 493/09
Details of the current members of the CCBC Planning Committee (recently reduced from 27 to 19) and an extract of the CCBC Minutes from 25 February 2010 outlining the changes approved, were RECEIVED. Concern was expressed that increased delegation to Officers and the reduction in numbers on the Committee would erode the democratic process.

- Cllr. J.E.H. Pitt retired from the meeting at this juncture.
- o) Local Government Boundary Commission for Wales – Min. 229/09(l)
It was NOTED that a document outlining the Commission's draft proposals for the future electoral arrangements for the County Borough of Conwy had now been received and that comments are required by 3rd June.
It was RESOLVED to REFER this document to the Local Government Sub-Committee for consideration and the preparation of a draft response.

547/09

Correspondence

- The following items of correspondence were RECEIVED and considered:

- a) Proposed Parking Restrictions on Water Street
(i) A letter of objection regarding the proposed restrictions was NOTED.
(ii) An e-mail from Cllr. S. Rowlands, advising that a site meeting had been held with Paul Evans to consider the objection made and that amendments to the proposals were now being considered was NOTED.
- b) Pride of Conwy Community Awards
- A leaflet requesting nominations for seven categories was NOTED.
- c) Empty Shops
- A letter from a resident suggesting an art project for empty premises was NOTED with interest.

It was RESOLVED to ask the Clerk to make enquiries about any impact this may have on the payment of business rates for empty shops and then to refer this to the Executive Committee for further consideration.

- d) CCBC -Proposed Bus Service Changes for Summer 2010 were NOTED
- e) Youth Liaison Forum – Area 1
Cllr. J. Stubbs gave a brief verbal report from the meeting held on 22nd March, which had not been well attended.
- f) Conlan School
An appeal for host families and work placements was NOTED.
- g) RWE npower Renewables
Provisional arrangements for the Rhyl Flats Offshore Windfarm Community Benefit Package were NOTED.
It was RESOLVED to welcome the package and to request that one Town/Community Councillor for each Ward should be invited to sit on the panel for Conwy.
- h) Play Wales
 - (i) Article from Spring 2010 – ‘It’s our place too’
It was RESOLVED to send a copy of this article to CCBC and enquire if the Planning Committee is aware of its content.
 - (ii) Play Wales Spring 2010 Newsletter – available from the Clerk
 - (iii) Play Wales Members e-bulletin – April – available from the Clerk

- Cllr. P.D. Meredith retired from the meeting at this juncture.
- i) One Voice Wales
 - (i) “Local Authorities and Fairtrade – all you need to know”
 - (ii) Wales Sustainability Week
 - (iii) Community Action for Climate Change events - details NOTED.
- j) North Wales Trunk Road Agency
Details of delays to A55 Resurfacing/Remedial Works were NOTED.
- k) Wales in Bloom
Notice of the 2010 main competition and neighbourhood awards.
- l) Environment Agency Wales
- Abergele Flood Risk Management Programme: Scoping Consultation
It was RESOLVED to delegate this document to the Local Government Sub-Committee, for consideration and a response by 14th April.
- m) Chapel Street Traffic Lights
An e-mail from Cllr. T. Rowlands regarding adjustment to the timing of the lights was NOTED.
- n) Institute of Welsh Affairs
Launch of clickonwales.org – an online news magazine for Wales- was NOTED.

- o) CCBC
Details of Conwy's Horticulture Trade and Family Festival, held on 8th April, were NOTED.
- p) Mayor's Diary
Details of the Mayor's engagements for March were NOTED.
- q) Future Meetings
Details of forthcoming meetings of the Council and its committees / sub-committees were NOTED.
- r) Urgent Correspondence
- The following additional items of urgent correspondence were RECEIVED:
 - (i) North Wales Play Association- invite to attend AGM
 - (ii) NWAT&LCC – Notice of next meeting (Cllrs. BCR?, RGW, JAM and the Clerk to attend)
 - (iii) Rhyl City Strategy Employability Programme – call for proposals
 - (iv) NW Police Authority – invitation to attend next community forum meeting
 - (v) CVSC – notice of 'How to influence decision making in Wales' course
 - (vi) CCBC – Consultation on options for Awel y Mor – notice of open sessions to be held in Abergele library in April/May.

548/09

Police Liaison

- a) It was NOTED that the new Chief Constable will be visiting the Council on Thursday 3rd June.
- b) The report from the police liaison meeting held on Tuesday 6th April was RECEIVED.

549/09

Nominations

Nominations for the Office of Town Mayor and Deputy Mayor for 2010/11, in preparation for the Annual Meeting to be held on 13th May, were RECEIVED, as follows:

- a) Town Mayor 2010/11 – Cllr. R.M. Medicott
Proposed by Cllr. J.A. MacLennan
Seconded by Cllr. A. Wood
- b) Deputy Mayor 2010/11 – Cllr. J.A. MacLennan
Proposed by Cllr. R.G. Waters
Seconded by Cllr. M. Bond

550/09

Update from County Councillors

The Clerk reported a request received from Cllr. R. Hastings for nomination(s) for a L.E.A. representative for the Board of Governors for Ysgol Glan Morfa.

It was RESOLVED to ask Cllr. Hastings to nominate Cllr. J.A. MacLennan to fill this vacancy.

Due to the lack of County Councillors in attendance at the meeting, no further update was available.

551/09

Minutes

- The draft Minutes of the following Meetings / Committees were RECEIVED:
 - a) The Executive Committee, held on 12th March 2010
 - b) The General Purposes and Planning Committee, held on 18th March

- c) The Policy and Finance Committee, held on 18th March 2010

552/09

Matters Arising on Those Minutes:

a) Executive Committee

(i) Abergele Carnival Committee – Min. 513/09

1. **It was RESOLVED to ENDORSE the recommendation that the Council continues to support the Carnival Association by appointing two Members to represent it, one of whom will also sit on its Executive Committee.**
2. It was NOTED that Cllr. S. Rowlands and Cllr. A. Wood had been asked to attend the recent AGM, as the representatives of Abergele Town Council.
3. A copy of the draft Minutes from the recent AGM were RECEIVED and it was NOTED that the constitution is currently being re-written and that Cllr. Wood has received a copy of the accounts.
4. A letter confirming that the Association is not affiliated with any national body, but that it is closely connected to other associations along the North Wales coast, was RECEIVED.
5. The Council was asked to reconsider the request made for funding towards signage for the rolling road closure, previously deferred on 4/2/2010 until after the AGM had been held.
It was RESOLVED to approve a donation of £120 to cover the cost of signage for the rolling road closure.

553/09

Planning / Licensing

- a) The planning applications were considered and concluded, as detailed on Schedule 'A' attached.
- Cllr. J.A. MacLennan declared a personal and prejudicial interest and retired from the meeting during consideration of application 0/36749.
- b) The planning decisions issued by C.C.B.C., as detailed on Schedule 'B' attached, were NOTED.
It was NOTED that the Clerk has requested information from the Planning Officer regarding the granting of permission for the change of use of the former Doctors' Surgery on Kinmel Avenue into a learning disability centre, due to the strong objections submitted by this Council and a request that the application be referred to the Care Standards Inspectorate for Wales.
- c) No details of any licensing applications listed by C.C.B.C. had been RECEIVED.

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
08.04.10	0/36749	Retention of pre-fabricated concrete garage building and blockwork storage building to rear yard at Orchard House, 22 Market Street, Abergele	Mrs B Yau		The Council strongly objects to this retrospective application, which has already once been declined, on the following grounds: Past owners of this property have previously had applications for building in the rear yard refused and the Planning Authority must be seen to be being consistent. The buildings are out of keeping in the conservation area and the proposed painting works do not provide sufficeint mitigation. The buildings spoil the amenity of the neighbouring residential properties.
08.04.10	0/36752	Extension to dwelling at Ynys y Mor, Towyn Road, Belgrano, Abergele	Mr Abbott		No objections
08.04.10	0/36770	Erection of pitched roof extension to side of dwelling and in fill extension to front of dwelling at 25 Kinmel Avenue, Abergele	Mr & Mrs G & P Davies		No objections
08.04.10	0/36772	Erection of conservatory to rear of dwelling at 15 Clwyd Avenue, Abergele	Ms Janet Ronald		No objections
08.04.10	0/36782	Change of use from office to 2 self-contained flats at 1 Granville Terrace, Rhuddlan Road, Abergele	Mr D Spencer		No objections

Abergele Town Council

SCHEDULE 'B'

Planning Decisions issued by Conwy County Borough Council from 08.03.10 – 21.03.10

0/36471 Change of use of existing doctors surgery to Learning Disability Centre at The Surgery, Kinmel Avenue, Abergele

Decision: Approved with conditions

0/36579 Listed Building Consent for extension to dwelling (amended scheme to that approved under Code Ref. 0/24920) at Bryngwenallt Hall, Llanfair Road, Abergele

Decision: Approved with conditions

0/36643 Variation of condition No.2 of planning permission granted under Code Ref. 0/31697 to allow for revised external materials and omission of areas of flat roofs at St David's Church, South Parade, Pensarn, Abergele

Decision: Approved with conditions
