

Abergele Town Council

MINUTES

A meeting of the POLICY & FINANCE COMMITTEE was held at 6.45pm on Thursday 19th July 2012, in the Town Hall, Llanddulas Road, Abergele.

143/12 **Attendance Register**

The Mayor, T. Rowlands;
Cllrs: M.D. Bird (arrived 7:10pm); M. Bond; G.P. Davies; J.A. MacLennan; D.A. MacRae; D. Meredith; R.D. Peacock; B.C. Roberts; M. Roberts; S. Rowlands; J. Stubbs; K.J. Sudlow; R.G. Waters (Chairman); A. Wood
Mrs M. J. Evans (Clerk)

144/12 **Apologies for Absence**

No apologies were received

145/12 **Disclosure of Interest**

- Members were reminded that they must declare the **existence** and **nature** of any personal interests (using the form provided for this purpose).
None were received

146/12 **Presentation**

The Mayor Cllr Tim Rowlands opened the meeting and welcomed on behalf of Members of the Council Mrs Ann Roberts to the Meeting. Cllr Rowlands presented Mrs Roberts with a gift and flowers as a token of their appreciation for her service over the last six years and thanked her for all her hard work. Mrs Roberts thanked members for their kindness and support over the years.

147/12 **Visitor to the Council**

The Chairman then welcomed to the Council Mr James Harland (Planning Policy Manager) from Conwy CBC who provided a question and answer session with members regarding the Local Development Plan 2007-22 (LDP).

Standing orders were suspended

The Chairman gave an overview of the current situation stating that half of all representations received by the County were from Abergele. On the 30th May 2012 CCBC revised the LDP to increase the population of the County by 15% to 7,820 and provide for over 3,000 jobs during the plan period.

Mr Harland gave an overview of Planning Services stating that they do not only deal with contentious issues and would like to link with Town & Community Councils on other areas such as affordable housing and Planning Policy Framework. Mr Harland was happy to take any questions away and will email the Clerk with an update.

Members and Mr Harland went through the questions in the correspondence file stating that 875 dwellings were planned for Abergele. The Chairman stated that members do support new development but were concerned by the number of dwellings to be built over the remaining nine year period, primarily on green field sites to the south of Abergele. The Gele ward of Abergele is in the Rural Development Strategy Area similar to Llanrwst but there was no reference to this in the plan. Mr Harland stated that this is not the case, the base line used to start

and hierarchy of elements is that Llanrwst does not have as easy access to the A55 and network links and therefore employment is not as sustainable as in Abergele, facilities are governed by Welsh Government. There are two strategic hubs in the County one covers the Llandudno/Colwyn Bay area and one to the East. Sea defences and flood risk in Kinmel Bay and Llandudno meant that there could not be any development and as it was objected to by the Environment Agency. There is a Strategy to upgrade the river defences but no further development. The brown field sites in Towyn and Kinmel Bay are difficult to work with and this has had an impact on Abergele.

The Chairman stated that 875 houses constitute a settlement the size of Glan Conwy so why is a new community not being set up? Mr Harland stated that the policy is for brown field sites first and that most fringe sites cannot be used under Planning Policy Wales.

The Chairman stated that the windfall figure is too low and why are residents living in Hotels and Care homes not taken into consideration, migration are also excluded from the calculation. Mr Harland stated that Welsh Government had felt that the figure was too high and will check the guidance with regard to Care Homes.

Cllr Bird arrived at this juncture

Empty properties are in the calculation. The windfall is not an allocation of the plan. At a CCBC meeting of the 30th May 2012 empty houses were discussed regarding bringing back into use.

Figures in the LDP are from the National Statistics population projections. Welsh Government may object if migration is not used. Denbighshire had to carry out further work to agree the figures.

As the area has a predominately elderly population does this affect the plan? Mr Harland stated that age cannot be used as a measure.

North East Wales are looking for City status does this affect the figures? Mr Harland stated that a Hub has been set up of enterprise zones and CCBC do work regionally with other groups.

Is consideration to population living in Caravans all year round? Mr Harland stated that the amount is not high enough to be included and if counted this would increase the need for more housing. A member stated that these members of the public use the facilities of the Town i.e. doctors etc. Mr Harland stated that he will investigate.

At a special meeting of the Council on 8th September 2011, members stated that they were not happy with the policy and CCBC Officers do not support the policy especially TAN 20. Mr Harland stated that they are working with various groups such as Menter Iaith and Welsh Government. TAN 20 is currently in draft form. Abergele and Llanrwst currently have litigation issues and have been taken on board.

How does the process work if other sites become available? Mr Harland stated that if brown field sites become available then the Planning Inspector will have to

take these on board. One area cannot take up the surplus of another, without sustainability.

The Business Park has been investigated as a relocation area for some of the green field sites off Llanfair Road for mixed use. Marketing have been investigating the employment and Highways have been investigating the infrastructure. At present there is not demand for employment on the site therefore if Highways have no objection the housing could be reallocated.

The matter of traffic has been investigated and considered that the highway issues can be mitigated as previously but a bypass could not be justified. The Atkins Report states that the additional traffic can be accommodated. **There is a new report by Captia Simons it was RESOLVED that the Clerk obtains a copy.**

Schools, doctors and infrastructure were discussed and **it was RESOLVED that the Clerk contacts Education with regard to the increase in pupil numbers and request that an Officer attends a meeting of the Council.**

A Councillor requested evidence for the need for so many houses and enquired if the need for allotment, burial ground etc. has been considered. Mr Harland stated that this is still in the policy and that the amount of houses in the Abergele area is achievable as the list has 300 people looking for housing in the area and will work with members to see if they can provide a plan for the end of August. Mr Harland confirmed that there is cross County collaboration between Conwy and Denbighshire with regard to the housing allocation.

The Chairman thanked Mr Harland for attending the meeting.

Standing Orders were reinstated

148/12 **Minutes**

-It was RESOLVED to RECEIVE, APPROVE and SIGN the Minutes of the last meeting of the Policy & Finance Committee, held on 21st June 2012.

149/12 **Matters Arising from Previous Minutes:**

- (a) A letter of thanks from the parent of the Work Experience student was NOTED
- (b) The Clerk provided an update following a meeting at Gwynedd Pensions regarding the changes to the Pension fund to come into force in April 2014 and the impact on employers stating that the LGPS were looking to employers in the scheme to adopt the model which will see a move from the current final salary scheme to an average salary scheme. Changes to the percentage paid by higher earners to protect and encourage the lower earners to stay and join the scheme and the retirement age to be in line with the state pension age. **It was RESOLVED that the Clerk responds on behalf of members informing the LGPS that the Council is in SUPPORT of the plan.**

150/12 **Correspondence**

- The following item of correspondence was RECEIVED, CONSIDERED and NOTED:

- (a) A letter from BT regarding a saving on the Town Council account following a change from residential to Business contract.

151/12 **To consider any urgent Items of Correspondence**

A request from the Clerk to consider the re-painting of the car park markings and internal painting of rooms/corridors during the August recess and to set a budget. The Clerk informed members that a provisional cost of £600 for the painting of the car park and £1500 for the internal painting work had been received; other quotations were still to be received. **It was RESOLVED to set a budget of £2500 for both of the tasks to be completed.**

152/12 **Minutes**

The Minutes of the Local Government Meeting on the 19th March 2012 were RECEIVED.

153/12 **The Financial situation as at 19th July was NOTED**

	£
Current Account	29006.56
Monthly Interest Account	44478.43
General Reserve	<u>70328.35</u>
	<u>£143813.34</u>

TOTAL:

	£
Hall & Development Account	<u>73614.00</u>
Regeneration Reserve	<u>521.67</u>

154/12 **Payment of Accounts**

The payment of accounts falling due, as detailed on Schedule 'A' attached was APPROVED.

155/12 **Letters of Thanks**

The following letters of thanks were NOTED

- (a) Conwy Whales
- (b) North Wales Deaf Assoc
- (c) Abergele Bowling Club
- (d) Abergele Harriers
- (e) Abergele Ladies Wednesday Club
- (f) Pensarn Coffee & Chat Club
- (g) Cantorion Gele Singers
- (h) St Michaels Church Clock
- (i) Canolfan Dewi Sant Centre
- (j) Pebel Residents Assoc
- (k) Residents from Lôn y Mes (Jubilee Grant)
- (l) Eisteddfod Genedlaethol Bro Morgannwg
- (m) Llangollen Eisteddfod
- (n) Beulah Brass

156/12 **Documents for information**

The following documents for information were NOTED

- (a) Conwy LDP Revised Background Paper 2 Submission August 2012
- (b) Conwy LDP Growth Level Options Report March 2011
- (c) Welsh Government News
- (d) ICO Newsletter

Meeting Closed at 8:00pm

Signed
(Chairman)

Abergele Town Council

SCHEDULE 'A'

Payments authorised as at 19th July 2012:

	Chq No:	Total £	Incl. VAT £	Notes / Statutory Powers (new or unusual payments)
1	Salaries	DD	3582.96	July payment
2	CCBC	DD	640.00	July payment
3	Scottish Power	DD	60.00	July payment
4	BT Broadband	DD	64.80	quarterly payment
5	Inland Revenue	104401	933.05	July payment
6	Gwynedd Pensions	104402	991.16	July payment
7	Petty Cash	104381	114.07	June/July Claim
8	Conwy CBC x3	104382	363.20	52.20 Community Packs for Olympics/contribution/ID Cards
9	Canon	104383	367.52	61.25 copier charges
10	Direct to Door x 2	104384	225.50	37.58 Newsletter delivery
11	Cathedral Leasing	104385	13.00	2.17 Hygiene Services
12	WNW	104386	153.70	23.43 copier paper
13	Cancelled Cheque	104387	0.00	incorrect amount
14	Itaca x 2	104388	325.00	lunch for interviews/Civic Sunday
15	Pennine Tea & Coffee	104389	52.10	
16	NWALCC	104390	43.50	lunches
17	Clerk & Councils Direct	104391	216.00	Subscription renewal
18	Colwyn Bay, Abergele & Dist. Twinning Assoc	104392	12.00	Subscription renewal
19	Hywel Evans	104393	750.00	Newsletter printing
20	Best One	104394	3.84	June
21	Glan Gele	104395	4705.00	Annual Grants 2012
22	Glan Morfa	104397	3784.00	Annual Grants 2012
23	St Elfod	104398	4630.00	Annual Grants 2012
24	St George	104399	1881.00	Annual Grants 2012
25	St George additional	104400	100.00	Annual Grants/ Dontation for planters
26	Meirion W Jones X2	104403	626.00	106.00 Replacement for Chq no: 104331 M.Jones shredded in error less £10 for stop cheque
27	Petty Cash	104404	62.07	July Claim
28	Mandy Evans	104405	28.35	Travel to Caernarfon Gwynedd Pensions
29/13	Abergele Joint Burial Board	104406	4068.00	Precept
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Total Payments	29	28,795.82	282.63	

** Under the Local Government Act 1972, Sect. 137 & 139, the Council can incur expenditure which, in the opinion of the Council, is in the interest of the area or it's inhabitants and will benefit them in a manner commensurate with the expenditure.

*** Includes a replacement cheque