

Abergele Town Council

MINUTES

A meeting of the GENERAL PURPOSES and PLANNING COMMITTEE, was held at 7:10pm on Thursday 20th February 2014 in the Town Hall, Llanddulas Road, Abergele.

580/13 Attendance Register

The Mayor, A. Wood;
 Cllrs: M. Bond; G.P. Davies; B. Kinsey; D.A. MacRae; R.M. Medlicott; D. Meredith; T. Rowlands; J. Stubbs; K.J. Sudlow (Chairman); R.G. Waters;
 Mrs M. J. Evans (Clerk)
 Member of the public

581/13 Apologies for Absence

Apologies were received from:

Cllrs: M.D. Bird; J.A. MacLennan; J.E.H. Pitt; B.C. Roberts; M. Roberts; S. Rowlands;

582/13 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 declared

583/13 Minutes

-It was RESOLVED to RECEIVE, APPROVE and SIGN the Minutes of the last meeting of the General Purposes and Planning Committee, held on 23rd January 2014.

584/13 Matters Arising from previous Minutes

(a) An email update from Regulatory Services with regard to the Pigeon problems in the Town was RECEIVED. **It was RESOLVED to request a cost from CCBC for the spikes to be supplied and installed with a contribution. It was FURTHER RESOLVED to then write to the shop owners to request permission to install on the properties. It was FURTHER RESOLVED to contact PiCAS the Pigeon Advisory Service for advice. It was FURTHER RESOLVED to request a site survey and a site visit with CCBC.**

585/13 Correspondence

The following items of correspondence were RECEIVED, CONSIDERED and NOTED:

- (a) The CVSC emailed to members from 31st January to 13th February 2014 was RECEIVED
- (b) OVW emailed to members from 31st January to 13th February 2014 was RECEIVED
- (c) An email letter from Darren Millar AM with regard to the noise mitigation measures on the A55 was NOTED
- (d) An email from OVW with regard to an employee moving to another post was NOTED
- (e) An email from Wales Office with regard to Commission for Devolution of Wales was NOTED. Members requested a copy of the report.
- (f) An email and letter from AFM Marine and Fisheries action plan for Wales Consultation document

- (g) Colwyn Bay and district Twinning events
- (h) An email update from Wales GSI with regard to the Independent Remuneration Panel. **It was RESOLVED that members would review the report and return to the meeting if required.**
- (i) A copy of the order for the addition of footpath no 34 was NOTED. **It was RESOLVED to request a large copy of the footpath map of Abergele to go on the wall.**

586/13 **To Receive any Urgent Items of Correspondence**

No urgent items of correspondence were received

587/13 **Minutes**

The Minutes of the following Meetings/Committees were RECEIVED:

- (a) Heritage Sub Committee Meeting held on the 10th October 2011

588/13 **Planning Matters**

- (a) Planning Applications: The applications, as detailed on Schedule 'A' were considered and concluded as detailed thereon.
Members requested that Mr James Harland from CCBC is invited to the next meeting of the Council to discuss Planning and LDP matters.
- (b) Planning Decisions – The planning decisions as detailed on Schedule 'B' – as issued by CCBC for the Abergele area were NOTED.

589/13 **Documents for Information**

The following documents for information were NOTED

- a) Welsh Government Consultation Newsletter
- b) Historic Towns Forum
- c) The Statement of Public Participation – Marine Plan Consultation document
- d) One Voice Wales courses 2014
- e) 1st Abergele Scout Group – volunteer
- f) Kidney Wales Foundation - Walk for life
- g) Seton

Meeting closed at 7:45pm

Signed
(Chairman)

Abergele Town Council

Planning Applications

Date Considered	Planning Ref No.	Description	Location	Applicant(s)	Observations
20.02.14	0/40478	Division of existing dwelling to provide two self-contained flats	Berne House, Rhuddlan Road, Abergele	Mr Ian Cliffe	No Observations
20.02.14	0/40481	Reduce 1 x Maple, prune 1 x Sycamore and remove 1 x limb from 1no, Beech tree	49 Bryn Castell, Abergele	Mr Frederick Greenhill	No Observations
20.02.14	0/40485	Pitched roof extension to front of dwelling to form additional accommodation	23 Bryn Onnen, Abergele	Mr Trevor Clarke	No Observations
20.02.14	0/40491	Proposed single storey extension to the rear of the property	13 The Broadway, Abergele	Mr Wayne Gelard	No Observations, providing it does not adversely affect neighbouring properties
20.02.14	0/40507	Erection of 92 dwellings, open space and access works	St George Road, Abergele	Anwyl Construction Company Ltd/South Wales Land Development	See attached observations
20.02.14	0/40523	Variation of Condition No.4 of planning permission 0/39885 (Change of use from car sales showroom to A1 food retail) to allow operating hours to be between 7.00 and 23.00hrs	Pentraeth VW, Marine Drive, Pensarn, Abergele	Mr Ian Rutter	No Observations

Planning Application No. 0/40507
Planning Observation from Abergele Town Council

The bridleway to the East should not be included
This is an archaeological area, also the presence of badger setts
Over development of the site

This planning application should not be considered until the County Council has produced the Master Plan/Local Plan for Abergele. For the present Abergele Town council must reluctantly accept the LDP. However, given the proposed scale of new development on greenfield land, all to be completed within an 8 year period, the County Council must give priority to the Abergele Master Plan. Other points of note are;

- The developer Anwyl must complete existing commitments such as Tan 'Rallt at Tan y Gopa before starting any new development
- The proposed spine road which will link St George Road to the eastern roundabout must be designed as a through route ie. It must not be constructed as a residential road
- Given the scale of this and other proposed developments, it is essential that all sites are phased in a sequential manner as stated in the LDP

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SCHEDULE 'B'

Planning Decisions issued by Conwy County Borough Council between 06.01.14 – 02.02.14

0/40306 - Use of retail kiosk as MOT bay at Slaters Garage, Market Street, Abergele

Decision - Approved with conditions

0/40349 - Proposed garage extension and existing garage conversion to bedroom at 1 Brynhyfryd Grove, Abergele

Decision - Approved with conditions
