

Abergele Town Council

MINUTES

A meeting of the GENERAL PURPOSES and PLANNING COMMITTEE was held at 6:45 pm on Thursday 20th March 2014 in the Town Hall, Llanddulas Road, Abergele.

614/13 **Attendance Register**

The Mayor, A. Wood;

Cllrs: M.D. Bird; M. Bond; G.P. Davies; B. Kinsey; J.A. MacLennan; D.A. MacRae; R.M. Medlicott; J.E.H. Pitt; B.C. Roberts; M. Roberts; S. Rowlands; T. Rowlands; J. Stubbs; K.J. Sudlow; R.G. Waters;
Mrs M. J. Evans (Clerk)

615/13 **Apologies for Absence**

Apologies were received from:

Cllr: B Kinsey; D Meredith;

616/13 **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

617/13 **Visitors to the Council**

Standing orders were suspended

(a)The Chairman welcomed Mr Cummins, the new Headteacher of Ysgol Emrys ap Iwan, to the meeting to discuss working together for the Community. Mr Cummins explained that he has high expectations for the school and hopes to develop strong links with the Community. Mr Cummings is hoping to raise the quality of learning and teaching to develop skills for the 21st Century and to raise the aspirations of the School and the Community. Links are already in place and hopes to build on the existing and that members should feel comfortable in approaching him or senior members of staff with any concerns.

Mr Cummins gave a brief overview of his background.

A member asked about the previous results of the school and how he aims to address these?

Mr Cummins explained that he was developing a rigorous training programme for staff, which has lacked investment in the past. Learners are lacking in aspiration, so that they know how to learn. The school needs positive messages and critical friends, publicity campaign will commence next week to reinforce the message.

A member asked about the position of the school with regard to climate change and thanked the Geography department for their assistance with this project.

A member asked about their links with Itaca and use of facilities beyond school hours? Mr Cummings informed that recently they had held the Holocaust Memorial at Itaca and is involved in the Community project Foodbank.

Mr Cummings was then asked about pupil numbers and informed members that he is hoping to build up Community confidence.

The chairman thanked Mr Cummins for his time and attendance.

- (b) The Chairman welcomed Mr James Harland CCBC to the meeting who was invited to discuss the proposed planning application of houses St Georges Road and how this links to the LDP and Abergele Plan.

Mr Harland explained that on adoption of the LDP developers were keen to take over on the various sites. This particular site was owned by Welsh Government and Annwyl have submitted an early application.

The LDP project team wish to ensure that the right developments are coming forward. Meetings were held and Annwyl have chosen to submit their application at this early stage.

This is not detrimental to the Master Plan and wish for the Development plan to be in place first, at present CCBC have not been in a position to request that the developer adds a contribution for the development. In phase one of the works CCBC will be requesting a contribution towards the work with Atkins for roads, and lighting in the Town Centre, St George Road, and any pedestrianised area but will have to wait for the Atkins Report. A new road may go through the site. Bus routes are another matter.

CCBC can only object if the development is compromised, design is a policy element and have requested that some developments have been redesigned. Language is another factor and how is this going to improve the mitigation of Welsh Language. There are many concerns in some areas. Funds towards Education resources and can only appeal against matters with evidence. Capacity of primary schools was questioned. The plan has to be achievable and realistic and seek support from ATC. There is an Archaeological Site in the area which is protected. A member asked if CCBC would ensure that the funds are ring fenced for Abergele and was informed that there are legal agreements in place to ensure that this is done.

A member asked if a new burial site for the area had been considered. Mr Harland said he would look into the matter.

A member asked about the underground cabling for Pensarn and asked if the land could be identified for a sports area. Mr Harland stated that some of the land had been identified for flood area and cannot be built on.

Mr Harland stated that CCBC are seeking formal comments from members.

Standing orders were reinstated

618/13 **Minutes**

-It was RESOLVED to RECEIVE, APPROVE and SIGN the Minutes of the last meeting of the General Purposes and Planning Committee, held on 20th February 2014.

619/13 **Matters Arising from previous Minutes**

- (a) (i) An email Guy Merchant following a request at the last meeting to contact PiCAS regarding the pigeon problems in town was RECEIVED. **It was RESOLVED to request an update from Huw Davies, CCBC with regard to the matter. It was RESOLVED to consider the instillation of the gel on the roofs of the effected properties and to forward to Street Scene Committee for consideration. It was FURTHER RESOLVED that the**

Clerk clarifies the free trail and then contacts the owners and for the costs for the gel to be applied on three adjoining properties.

- (ii) A copy of an email sent to CCBC and an update from the Clerk was NOTED

620/13

Correspondence

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

- (a) CVSC emailed to members from 25th February 2014 to 14th March 2014
- (b) OVW emailed to members from 25th February 2014 to 14th March 2014
- (c) A letter from Denbighshire County Council with regard to the Consultation of supplementary Planning Guidance was RECEIVED. **It was RESOLVED to forward to the Local Government Sub Committee for consideration.**
- (d) A flyer from Abergele Theatre Group
- (e) A letter from North Wales Wind Farms Connection Project
- (f) An email from East Promenade Consultative Group with regard to the next meeting of the group
- (g) A letter from a company with regard to grounds maintenance. **It was RESOLVED to keep on file**
- (h) An email from Mentir Iaithe together with the completed questionnaire for approval by members. **It was RESOLVED to amend question 9 to yes**
- (i) An email from Welsh Government with regard to devolution in Wales. **It was RESOLVED to forward to the Local Government Sub Committee**
- (j) An invite from the British Legion to a quiz night.
- (k) An email from CCBC following a request by a member regarding the condition of the road in Ffordd Tan'r Allt
- (l) An email from Ordnance Survey regarding licence
- (m) An email from Welsh Government confirming acceptance of the Town Councils observations with regard to the Planning Consultation
- (n) An email and OVW with regard to the response submitted by OVW with regard to the Planning Consultation
- (o) An email from CCBC with regard to Conwy Walking Week
- (p) An email from OVW with regard to Homes for Wales update
- (q) An email from NW Police with regard to an event
- (r) An email from Dyfed Rowlands CCBC with regard to work on Pensarn Beach
- (s)(i) A letter from a local resident with regard to the Ty Crwn path was NOTED
- (s)(ii) An email from a local resident with regard to the Ty Crwn Path was NOTED
It was RESOLVED that the Clerk writes to Highways informing them that the path has been a right of way for over 20 years and that this should be enforced.
- (t) An email from Welsh Government with regard to the disposal of Local Authority Playing Fields. **It was RESOLVED to forward to the Local Government Sub Committee.**
- (u) A letter from OVW with regard to the next meeting of the Committee

621/13 **To Receive any Urgent Items of Correspondence**

- (a) An email from CCBC with regard to a road closure on Berthglyd link paths was NOTED
- (b) An email from CCBC with regard to a road closure on Tan y Gopa Road on Tuesday 25th March 2014 was NOTED

622/13 **Planning Matters**

- (a) Planning Applications: The applications, as detailed on Schedule 'A' were considered and concluded as detailed thereon.
- (b) Planning Decisions – The planning decisions as detailed on Schedule 'B' – as issued by CCBC for the Abergele area were NOTED

623/13 **Documents for Information**

The following documents for information were NOTED

- a) Welsh Government Consultation Newsletter
- b) Abergele Foodbank Newsletter
- c) The Clerk magazine
- d) Amethyst Horticulture

Meeting closed at 8:25pm

Signed
(Chairman)

Abergele Town Council

Planning Applications

Date Considered	Planning Ref No.	Description	Location	Applicant(s)	Observations
20.03.14	0/40547	Change of use from Care Home into a Guest House Bistro and Coffee Shop (part retrospective)	Glendower, 18/22 Marine Road, Pensarn	Mrs Gillian Davies	No objections
20.03.14	0/40554	Demolition of existing Garage / Car Dealership and associated forecourt and hard standing. Construction of a new housing development comprising a mixture of 2 & 3 bedroom, 2 storey houses and 2 bedroom apartments 2 & 3 storey high, all together with landscape areas, communal areas, boundary treatment and a new access road to the site	Slaters Car Dealership, Bridge Street, Abergele	Mr Craig Sparrow	No objections
20.03.14	0/40561	Change of use from Presbyterian Church to ground floor shop and first floor café. Proposals include redevelopment of Church Hall providing offices, display area and loft storage	Former Presbyterian Church, Marine Road, Pensarn, Abergele	Ms Riu Zhang	Parking facilities to be considered

20.03.14	0/40569	To use the existing touring and camping site field to site touring caravans, motorhomes, trailer tents and tents between 1st March and 30th September each year	Manorafon, Llanddulas Road, Abergele	Mr William Arrowsmith	The status quo should remain. Historic parkland to be retained.
20.03.14	0/40570	Change of use to 'open farm' to be opened to the public. Erection of timber office/WC, altered use of existing builders yard to form car park and alterations to access road to provide 2 passing bays	Manorafon, Llanddulas Road, Abergele	Mr William Arrowsmith	The status quo should remain. Historic parkland to be retained.
<u>For Information</u> 20.03.14	0/40443	Proposed demolition of former British Legion and erection of 10no. Apartments and associated landscaping and car parking. Variation of Conditions 3, 5, 8, 10 & 11 of planning permission 0/39643 to allow later submission of drainage, tree protection, construction method statement, sustainability and landscaping details	The British Legion, Water Street, Abergele	Mr Steve Jones	This application has been withdrawn
20.03.14	0/40581	Certificate of Lawfulness for the proposed erection of extension.	Llys y Llyffant, Highfield Park, Abergele	Mr Paul Moroney	Clarification required

Abergele Town Council

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
