

# Abergele Town Council

## MINUTES

A meeting of the GENERAL PURPOSES and PLANNING COMMITTEE, was held at 7:45pm on Thursday 19<sup>th</sup> May 2016 in the Town Hall, Llanddulas Road, Abergele.

- 33/16 **Election of Chairman and Vice-Chairman**  
 - Cllr Bond the 2015/16 Chairman opened the meeting and invited nominations for a Chairman and Vice-Chairman for 2016/17. As Cllr. T Rowlands is the current Vice-Chairman of the Committee it was PROPOSED, SECONDED and APPROVED that Cllr Rowlands is the Chairman for 2016/17. Cllr Rowlands then requested nominations for Vice-Chairman of the Committee and Cllr Hunter was PROPOSED, SECONDED and APPROVED as the Vice Chairman for 2016/17.
- 34/16 **Attendance Register**  
 Cllrs: M.D. Bird; M. Bond; J Hudson; A. Hunter; S. Jones-Roberts; C. MacRae; R.M. Medicott; G. Maddison; B. C. Roberts; S Rowlands; T. Rowlands (Chairman); R.G. Waters; A. Wood;  
 Mrs M. J. Evans (Clerk)  
 Members of the public
- 35/16 **Apologies for Absence**  
 Apologies were received from:  
 The Mayor, J.A. MacLennan;  
 Cllrs: D. Hancock; D.A. MacRae; D. Meredith
- 36/16 **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
- 37/16 **Minutes**  
**-It was RESOLVED to RECEIVE, APPROVE and SIGN the Minutes of the last meeting of the General Purposes and Planning Committee, held on 21<sup>st</sup> April 2016.**
- 38/16 **Matters arising on those Minutes**  
 (a) The Clerk informed members that the email update from CCBC with regard to the traffic on Kinmel Avenue has still not been received. **It was RESOLVED to copy Mr Geraint Edwards into the email for a response.**  
 (b) An update from the Planning Consultant with reference to a proposed development in Pensarn was DEFERRED to the Planning section of the Agenda  
 (c) (i) An email from Cllr A Hunter following a Public meeting held by a local resident for support regarding dog fouling was RECEIVED. Cllr Hunter explained to members that he had e-mailed the officer following the recent public meeting. **It was RESOLVED that the Officer is invited to present to members.**  
 (ii) An update from the Clerk with regard to a proposal by the Clerk of Penmaenmawr at the last Clerk's forum meeting was RECEIVED.

- (d) An update from the Clerk with regard to Planning application number 0/42675 was DEFERRED to the Planning section of the Agenda.
- (e) An email from Fields in Trust with a request to arrange a meeting with County members to discuss putting a motion to County Council to request that consideration is given to Pentre Mawr Park becoming a Field in Trust was RECEIVED. **It was RESOLVED to invite Rhodri to a pre-meeting on a Thursday, for the Pensarn County Member to be invited and for the invite to be open to all members of the Council.**
- (f) A recall of a recent document issued by OVW with regard to the Model Financial Regulations (differed to Local Government Sub Committee) was NOTED

39/16 **Correspondence**

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

- (a) CVSC and OVW emailed to members from 29<sup>th</sup> April to 13<sup>th</sup> May 2016
- (b) An email from CCBC with regard to inconsiderate parking. **It was RESOLVED to request that the Council receive an update in three months time.**
- (c) An email from the Welsh Audit Office with regard to a Consultation on the Wellbeing and Future Generations and what it means for your audit was DEFERRED to the Local Government Sub Committee.
- (d) An email from DCC with regard to a consultation on Supplementary Planning guidance
- (e) An invite from Beulah Brass to members to attend a Concert on the 25<sup>th</sup> May was NOTED
- (f) An email from Cardiff University with regard to a survey on Spatial Planning
- (g) An email from CCBC with regard to the Licencing Act 2003 Draft Consultation for 2016, extension to the deadline for responses requested
- (h) An email from CVSC with regard to Pentre Mawr Park was RECEIVED and NOTED

40/16 **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.

Meeting closed at 8:45pm

Signed .....  
(Chairman)

### Abergele Town Council Schedule 'A'

**Planning Applications - Considered 19th May 2016.**

Date	Planning Ref No.	Description	Location	Applicant(s)	Observations/Objections
19/05/2016	0/42675 Kathryn Hughes	Proposed extensions and alterations	16 Lon y Mes, Abergele LL22 7JG	Mr Peter Holt	Previous Comments: No Obs <b>OBJECTIONS:</b> Named property is already higher than surrounding properties . Overdevelopment of the site resulting in loss of privacy to surrounding properties . Development will have considerable impact on several properties
19/05/2016	0/42694 Sion Roberts	Change of use from A1 retail use to A3 hot food takeaway	31-33 Market Street, Abergele	Messrs Matthew Anwyl, Thomas Anwyl, Lucy Wadsell & A J Bell & Co	<b>OBJECT:</b> due to the level of A3 facilities already available in the location.
19/05/2016	0/42702 Sion Roberts	Display of 1 no non-illuminated free standing pole mounted V board advertising housing	Land off Rhuddlan Road (547) Abergele Conwy	Anwyl Construction Ltd	No Objections
19/05/2016	0/42721 Katy Roberts	Construction of 2 no new dwellings	Land adjacent to Bryn Derw, St George Road, Abergele, LL22 9AR	Mr Aneuryn Davies	<b>OBJECTIONS:</b> Transport infrastructure has already stated that no more developments will be approved.
19/05/2016	0/42729 Ruth Evans	Proposed extension to first floor (Above existing garage)	3 Bryn Gwelfor, Abergele LL22 8QR	Mr Brian Roberts	No OBS

19/05.2016	0/42776 Ruth Evans	Extension to dwelling	Caer Ffynnon, Ffordd y Berth, Abergele LL22 9AU	Mr S Ward	No OBS
19/05/2016	0/42784 Sion Roberts	Demolition of 2 Sea Road and construction of 4no. Apartements with associated carparking and amenity space	Allt Wen, 2 Sea Road, Abergele LL22 7BU	Mr Mike Richards	New property should be in keeping with a conservation area
19/05/2016	0/42785 Sion Roberts	Demolition of 2 Sea Road and construction of 4no. Apartements with associated carparking and amenity space (Conservation Area Consent)	Allt Wen, 2 Sea Road, Abergele LL22 7BU	Mr Mike Richards	New property should be in keeping with a conservation area
19/05/2016	0/42677 Ceri Thomas	Proposed housing development for erection of 131 Class C3 dwellings (replacement of existing 192 Class C3 chalet bungalow residential permission, 1/AGT/2361 & 1/AGT4958) plus provision of open space/recreation area (Outline Planning Permission)	Former Interleisure site, Towyn Road, Pensarn, Abergele LL22 9AD	Mr Ernest O'Brien Millkirk Homes Ltd	Response deferred until after the Consultant has presented to Council. OBSERVATIONS: The area is in a floodplain. If approved this development should be included in the allocation and is taken off the LDP figures . Ensure that services in the community are taken into account. Maximise the benefit for the community and ensure open space

# Abergele Town Council

## SCHEDULE 'B'

### Planning Decisions issued by Conwy County Borough Council between 09.05.16-05.06.16

**0/42672** Proposed retention of new vertical extraction ductwork to rear elevation from ground floor to eaves level. The Bee Hotel Abergele

**Decision** **Approved with Conditions**

---

**0/42694** Change of use from A1 retail use to A3 hot food takeaway. 31.-33 Market Street

**Decision** **Approved with conditions**

---

**0/42702** Display of 1no illuminated free standing pole mounted V-Board advertising housing Land off Rhuddlan Road (A547)

**Decision** **Approved with Conditions**

---

**0/42729** Proposed extension to first floor (Above existing garage). 3 Bryn Gwelfor Abergele

**Decision** **Approved with conditions**

---