

Abergele Town Council

MINUTES

A meeting of the GENERAL PURPOSES and PLANNING COMMITTEE, was held at 6:45pm on Thursday 19th Ebrill/April 2018 in the Town Hall, Llanddulas Road, Abergele.

759/17 **Attendance Register**

The Mayor, D A MacRae;
 Cllrs: D M Armstrong; M.D. Bird; G. Frost; P Heap-Williams; A. Hunter; S. Jones-Roberts; C. McCoubrey; R.M. Medicott; M. Richards; S Rowlands; R.G. Waters;
 A. Wood;
 Mrs M. J. Evans (Clerk)
 Mrs S James (Administration Officer)
 Members of the public

760/17 **Apologies for Absence**

Apologies were received from:
 Cllrs: Dr. M. Baker; M. Bond; B. C. Roberts;

761/17 **Absence without Apologies**

None

762/17 **Chairman**

As the Chairman of the Committee Cllr A Hunter is a member of the County Planning Committee it was AGREED that the Vice Chairman Cllr S Rowlands would act as Chairman for this meeting.

763/17 **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).

Cllr C McCoubrey	Min No:	764/17	
Cllr. M.D Bird	Min No:	768/17	0/45016
Cllr. M.D Bird	Min No:	768/17	0/44995
Cllr. P. Heap-Williams	Min No:	764/17	

764/17 **Visitor to the Council**

Standing orders were suspended

Cllrs: McCoubrey and Heap-Williams retired at this juncture

The Chairman welcomed Martin Parry, Urban Designer from Astle Planning and Design Ltd and Matthew Tudor-Owen from Anwyl Developments to the meeting who provided members with an overview of proposed development in Llanfair Road.

Mr Parry outlined the process of Pre-application Planning application under the Welsh Planning Act, explaining that a written statement has been issued to the County Council and the residents giving them an opportunity to comment of the proposed application. A full planning application for 73 houses with 10% affordable, and open space is proposed. The properties will be a combination of 2, 3 and 4 bedroom detached and semi-detached dwellings, in keeping with the surrounding area.

A single point of access is proposed from Llanfair Road. The site was originally proposed as a contingency site and is able to accept 100 units.

A figure for the contribution towards a by-pass is still under discussion with Highways, the St George site has already contributed £500k towards easing the traffic flow. A Highways engineer has assessed the traffic flow. The Company will provide a report to the County Council for their approval. Anwyl do not have an interest in any other sites at present.

Members expressed concern regarding the volume of traffic into the Town centre, creating congestion at Ffordd Tan'r Allt and Lon Dirion which could become a 'rat run'. The Capacity of the primary schools, the splay of the access to the site, pressure on the infrastructure and the current number of cars going to Abergele hospital were also highlighted as areas of concern.

The Chairman thanked Mr Parry and Mr Tudor-Owen for attending.

Standing orders were reinstated

It was RESOLVED to forward the following comments on behalf of the Town Council:

- a) **Access into Town was a concern and a relief road from St George Road should be considered**
- b) **Communication between Anwyl and the public has been poor**
- c) **There is a dangerous corner on the left hand side of the Estate which is blind and the splay of the entrance to the proposed estate should be wider.**
- d) **The additional vehicles from the estate to the Town should be considered**
- e) **The Draft Highways Report should be taken into consideration**
- f) **As this site is a contingency site the over allocation of development in Abergele is disproportionate to the rest of the County.**
- g) **Schools and Health should also be considered**

765/17 **Welcome**

The Chairman welcomed the new Administration Officer Mrs Susan James to the meeting.

766/17 **Minutes**

-It was RESOLVED to RECEIVE, APPROVE and SIGN the Minutes of the last meeting of the General Purposes and Planning Committee, held on 15th Mawrth/March 2018

767/17 **Correspondence**

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

- a) CVSC and OVW emailed to members to the 13th April 2018
- b) An email from CCBC with regard to an emergency road closure on Berthglyd, Abergele
- c) A letter from a local resident with regard to a request for a bin to be located at the bus stop was RECEIVED. It was RECOMMENDED to contact ERF to consider the request and update the resident.
- d) A letter from a local resident and residents petition with regard to planning application number 0/44939 was RECEIVED. Cllr Hunter stated that he is happy to support the request as a member of the County Planning Committee. The Chairman informed the public present that individual letters carried more weight in Planning than a petition. **It was RESOLVED to forward the petition to the County Council for their consideration.**

- e) An email from Natural Resources Wales with regard to Flood Wardens completing a survey was RECEIVED.

768/17 **Planning Matters**

- a) Planning Applications: The applications, as detailed on Schedule 'A' were considered and concluded as detailed thereon.

Date	Planning Ref No.	Description http://www.conwy.gov.uk/northgate/englishplanningexplorer/generalsearch.aspx	Location	Applicant(s)
19/04/2018	0/44951	Ground floor rear and side gable extension for new bedroom and extended dining area.	15 Pentre Uchaf, Abergele, Conwy LL22 7LJ	John Robert Jones
19/04/2018	0/44952	Removal of 3 no. Leyland Cypress trees (T1, T2 & T3).	2 Lon Dirion, Abergele. LL22 8PX	Mrs Woods
19/04/2018	0/44953	Conservatory extension to rear elevation	7 Penrhos, Abergele. Conwy. LL22 7PD	Mr Barry Dalton
19/04/2018	0/44955	Change of use from a shop (A1) to a café/coffee shop (A3)	67 Market Street, Abergele, Conwy LL22 7AF	Mrs Awen Williams
19/04/2018	0/44956	Change Land Use. Temporary use (4 years) of land as car sales pitch to include site office/cabin (retrospective application)	Abergele Cars Kinmel Avenue Abergele	Mr Simon Elvin
19/04/2018	0/44995	Re-pollard 7 no. lime trees (0021-0027 on submitted plan) to just below previous points and remove basal growth.	St George's Church St George, Conwy LL22 9BS	Rev Kate Johnson

19/04/2018	0/44996	Fell 1 no. cherry tree, reduce crown spread by 3 metres on 1 no apple tree, cut ivy at the base of 1 no. Irish yew tree. Remove all re-growth (pollard) and remove ivy from stem of 1 no. crack willow tree, crown lift/reduce side on 1 no. sycamore tree to give 2 metres clearance over the building.	St Michaels Church Church Street Abergele Conwy LL22 7AN	Rev Kate Johnson
19/04/2018	0/45008	Erection of 1 no detached storey dwelling, detached double garage and construction of new vehicular access to allow for erection of detached garage with a pitched roof.	Pennant Llanfair Road Abergele Conwy LL22 8DH	Peter Thompson
19/04/2018	0/45011	Crown raise to approximately 5m, remove dead, diseased and dying branches and remove any crossing/rubbing branches.	Glan Aber Llanddulas Road Abergele LL22 7BT	Mr Rhys Jones
19/04/2018	0/45016	Construction of wide track (Agricultural or Forestry Prior Approval).	Kinmel Park Primrose Hill St George Conwy LL22 9DA	Kinmel Home Farm Partnership
19/04/2018	0/45035	Extension 12 Lon Llewelyn, Abergele.	12 Lon Llewelyn Abergele Conwy	Mr Len Jones 36 Heol Conwy Abergele Conwy LL22 7UT

- b) Planning Decisions – The planning decisions as detailed on Schedule ‘B’ – as issued by CCBC for the Abergele area were NOTED.

Planning Decisions issued by Conwy County Borough Council between 26/02/2018–08/04/2018

0/44719 Single storey rear extension and internal alterations (Listed Building Consent)
6a Church Street, St George. LL22 9BS

Decision Approved with conditions

0/44732 Replacement of 11 existing chalets with 11 static caravans.
Ty Gwyn Chalet and Caravan Park, Towyn Road, Towyn. LL22 9HA

Decision Approved with conditions

0/44741 Erection of two dwellings (Outline Planning Approval)
Caer Ffynon, Ffordd y Berth, Abergele, Conwy. LL22 9AU

Decision Withdrawn

0/44756 Proposed erection of new dwelling fronting Llanfair Road, within former grounds of
existing residential dwelling.
Land adjacent to Hafan, Llanfair Road, Abergele. LL22 8DH

Decision Approved with conditions

0/44774 Discharge of condition no 5 of planning consent 0/44467 (Demolition of no 2
dwellings. the extension of an existing vehicle sales area together with new
boundary treatments).
Belan Cottage, Rhuddlan Road, Abergele. Conwy LL22 7HG

Decision Approved

0/44806 Land at Abergele Business Park, Abergele, Conwy.
Discharge of condition nos 3, 4, 6-9, 10, 13, 15, 16, 18-20 of planning approval
0/42900 (erection of 156 dwellings, access works and landscaping).

Decision Approved with Conditions

0/44820 Tattoo shop, Melton House, Towyn Road, Abergele, LL22
Change of use from a tattoo shop to a café.

Decision Approved with Conditions

0/44839 7 Derrie Avenue, Abergele. Conwy. LL22 7TF
Extension to dwelling

Decision Approved with Conditions

769/17 Minutes

The Minutes of the following Meetings / Committees were RECEIVED:

- a) Parks, Street Scene & CCTV Sub Committee meeting held on the 15th January 2018

Meeting closed at 7:50pm

Signed
(Chairman)