

# Abergele Town Council

## MINUTES

A meeting of the GENERAL PURPOSES and PLANNING COMMITTEE was held at 6:45pm on Thursday 17<sup>th</sup> January 2019 in the Town Hall, Llanddulas Road, Abergele.

561/18 **Attendance Register**

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

562/18 **Apologies for Absence**

Cllrs: Dr. M. Baker; M. Richards; B. C. Roberts; A. Wood;

563/18 **Absence without Apologies**

None

564/18 **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

565/18 **Minutes**

**-It was RESOLVED to RECEIVE, APPROVE and SIGN the Minutes of the last meeting of the General Purposes and Planning Committee, held on 13<sup>th</sup> Rhagfyr/December 2018**

566/18 **Matters arising on those and previous Minutes**

a) Observations with regard to Planning application number 0/45297 from members of the public were RECEIVED. The following was NOTED for forwarding to CCBC Planning:

- Lon Dirion and Ffordd Tan Rhallt should not be identified for the school run
- There had been errors in the Planning application which was concerning
- Members were concerned that the Atkins Report had not been released.
- The site was originally a contingency site and no statistics have been formulated
- The application will return to the CCBC February meeting
- CCBC should consider the points raised by the Town Council
- The Policies are not being observed
- There will be 30% of 3 bedroom houses on the development
- The market report and the education figures should be challenged
- CCBC states in the Corporate Plan that residents are informed and listened to.

It was NOTED that Cllr. Hunter and Cllr Heap-Williams as members of the County Planning Committee did not comment on the above application.

**It was RESOLVED that the Clerk write to CCBC Planning the points raised.**

- b) Observations with regard to Planning application number 0/45742 from members of the public were RECEIVED. It was RECOMMENDED to forward the comments from the public to the Planning Committee.

567/18 **Correspondence**

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

- a) CVSC and OVW emailed to members
- b) An invite via Cllr Hunter to members of the Town Council to a retirement event of a member of Abergele Fire Service. **It was RESOLVED to a write a letter of thanks to Mr Jones for his kind invitation and to congratulate him on his forthcoming retirement.**
- c) An update from the North Wales Association, with regard to the comments received by members of the Town Council and the forthcoming meeting dates was RECEIVED.
- d) A copy of an Agenda from the recent PSB event attended by the Mayor and Clerk and an update from the Clerk was RECEIVED. The Clerk outlined that the 7 Wellbeing goals and the 3 Public Service Board objectives were discussed and if Town Councils will be able to feed up to the Board. The recent update regarding the future of Town & Community Councils from Welsh Government was also discussed, which was received by members at the last Ordinary meeting.

568/18 **Planning Matters**

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

Date	Planning Ref No.	Description <a href="http://www.conwy.gov.uk/northgate/englishplanningexplorer/generalsearch.aspx">http://www.conwy.gov.uk/northgate/englishplanningexplorer/generalsearch.aspx</a>	Location	Applicant(s)
17/01/2019	0/45770	Erection of timber framed car port	Eirianfa Groes Lwyd Abergele LL22 7SY	Mr Adam Slater
17/01/2019	0/45791	Conversion of two upper floors into two residential flats over retail shop at ground floor including forming new doorway in existing shop front and additional windows at rear.	Former HSBC Bank 8 Market Street Abergele LL22 7AA	Mr David Clarke W Bevan & Son
17/01/2019	0/45827	Internal alterations and two storey extension to rear of existing dwelling.	6 Church Street St George LL22 9BS	Mrs Sandra Ingham

17/01/2019	0/45828	Internal alterations and two storey extension to rear of existing dwelling. (Listed Building Consent)	6 Church Street St George LL22 9BS	Mrs Sandra Ingham
17/01/2019	0/45799	Proposed erection of new detached dwelling with ancillary parking and drainage works within the domestic curtilage of Tan Dderwen farm (outline application)	Tandderwen Farm St George Road Abergele LL22 9AR	Mr and Mrs Paul Thomas

**It was RESOLVED that the Clerk write to CCBC Conservation Officer to reiterate that any new shops in the Town Centre should be in keeping with Town Planning shop frontage scheme and to enquire if there is a public right of way through the old HSBC building**

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

### **SCHEDULE ‘B’**

#### **Planning Decisions issued by Conwy County Borough Council between 03/12/2018–30/12/2018**

**0/45676** Ty Crwn, Llanddulas Road, Abergele LL22 8EU.  
Approval of matters required by condition 3 of planning permission 0/45335 (Proposed single storey kitchen and bathroom extension to side of property).

**Decision** **Approved**

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**0/45678** 1 Clwyd Avenue, Abergele.LL22 7NF  
Build a copper roof over the existing bituminous felt roof (Listed Building Consent)

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

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**0/45549** Kinmel Park Primrose Hill, St George. LL22 9DA  
Erection of rotary parlour building, feed bin and associated collecting yard with galvanised steel fencing

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

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**0/45688** 28 Market Street, Abergele. LL22 7AA  
Change of use from gymnasium (D2) to Restaurant (A3) and hot food takeaway (A3) and the creation of a first-floor dwelling unit for manager accommodation.

**Decision** **Refused**

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**0/45700**                    24 Lon y Cyll, Pensarn LL22 7RW  
Single storey extension to rear of dwelling

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

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**0/45701**                    Land at junction of Llanfair Road and Lon Dirion, Abergele  
The erection of 1 no dwelling with associated vehicular access and parking.  
(Outline Application).

**Decision**                    **Refused**

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**0/45727**                    44 Compton Way, Abergele LL22 7BL  
Certificate of Lawfulness for proposed conversion of attic space to include  
roof lights to rear elevation.

**Decision**                    **Approved**

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569/18    **Documents for Information**

The following documents for information were noted

- a)        Clerks & Councils Direct
- b)        The Clerk

Meeting Closed at 7:25pm

Signed

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(Chairman)

Planning Applications - To Be Considered January 2019					
Abergele Town Council					
Date	Planning Ref No.	Description <a href="http://www.conwy.gov.uk/northgate/englishplanningexplorer/generalsearch.aspx">http://www.conwy.gov.uk/northgate/englishplanningexplorer/generalsearch.aspx</a>	Location	Applicant(s)	Observations/Objections
17/01/2019	0/45770	Erection of timber framed car port	Eirianfa Groes Lwyd Abergele 7SY LL22	Mr Adam Slater	Providing it does not adversely effect neighbouring properties.
17/01/2019	0/45791	Conversion of two upper floors into two residential flats over retail shop at ground floor including forming new doorway in existing shop front and additional windows at rear.	Former HSBC Bank Market Street Abergele LL22 7AA	8 Mr David Clark	No reference to the conservation area shopfront should be in keeping more information required from CCBC - defer to Eastern Conservation Planning prior to planning. Front door should be done sympathetically. Consideration should be given to listing the building. Building of historical importance as part of the conservation area.
17/01/2019	0/45827	Internal alterations and two storey extension to rear of existing dwelling.	6 Church Street St George LL22 9BS	Mrs Sandra Ingham	Flat roof should not be permitted.
17/01/2019	0/45828	Internal alterations and two storey extension to rear of existing dwelling. (Listed Building Consent)	6 Church Street St George LL22 9BS	Mrs Sandra Ingham	Conservation Officer should be consistent as this is a conservation and listed area.
17/01/2019	0/45799	Proposed erection of new detached dwelling with ancillary parking and drainage works within the domestic curtilage of Tan Dderwen farm (outline application)	Tandderwen Farm George Road Abergeel LL22 9AR	St Mr and Mrs Paul Thomas	Access from farm to St George splay of the road. Mindfull that this land is earmarked for development as part of the south eastern development.

