



Cyngor Tref Abergele Town Council

AGENDA

Cyfarfod Pwllgor AMCANION CYFFREDINIOL a CHYNLLUNIO i'w gynnal ar Dydd Iau, 14 Rhagfyr 2023 am 6.45 y.h gyda presenoldeb o bell. A meeting of the GENERAL PURPOSES and PLANNING COMMITTEE, to be held on Thursday 14th December 2023 by hybrid attendance at 6:45pm.

1. **Cofrestr Presenoldeb - Attendance Register**

2. **Ymddiheuriadau am Absenoldeb – Apologies for Absence**

3. **Yn absennol heb ymddiheuriad- Absence without Apology**

4. **Datganiad o Ddiddordeb: Côt Ymddygiad - Declaration of Interest: Code of Conduct**

Atgoffir aelodau ei bod yn rhaid iddynt ddatgan bodolaeth a natur unrhyw fantais personol (gan ddefnyddio'r ffurflen a ddarperir ar gyfer y pwrpas hwnnw). Members are reminded that they must declare the existence and nature of any personal interests. (Using the form provided for this purpose)

5. **Guest Speaker**

To welcome Mr. Andrew Roberts, Community Engagement Officer from Tenovus Cancer Care to the meeting who will be providing members with an overview of the services that they provide to the Community.

6. **Cofnodion –Minutes**

To receive, approve and sign as a correct record the minutes of General Purpose and Planning Committee meeting held on Thursday 9th November 2023.

7. **Materion yn codi o gofnodiaon blaenorol - Matters Arising from those and Previous Minutes**

a) To receive an update from CCBC with regard to the VAS signs; and to consider setting a budget for repair and replacement in future years.

Deferred from previous meeting for further clarification on the information sought (to be tabled at the meeting).

8. **Gohebiaeth – Correspondence**

To receive the following correspondence:

a) To receive an email from Darren Millar with regards to Openreach (CF1, p.1)

b) To receive an email from a resident with regards to Coed y Gopa (CF1, p. 2 - 3)

c) To receive an email from One Voice Wales with regards to Local Government Finance (Wales) Bill (CF1, p. 4 - 5)

d) To receive an email from Citizens Advice Bureau regarding local services remodel (CF1, p. 6-13)

9. **Materion Cynllunio - Planning Matters**

a) Planning Applications:



To consider planning consultations received as detailed below:

Ref	Description	Location
0/51218	Demolition of a single storey site garage, utility and wc to provide a 2 storey side extension and a single storey rear extension. This will house an additional bedroom and ensuite/ground floor bathroom for visiting grandparent (as noted in the Client Planning Statement), a larger utility and storage space off the enlarge family kitchen, diner and snug for the growing family. On the first floor it will provide Gareth a designated home office and a larger third bedroom with the small box room being used as an additional family bathroom. Part of front boundary wall removed and pillar relocated to provide an additional parking space to meet Highways standards due to additional bedroom space.	Y Goedlan, 10 Derrie Avenue, Abergele LL22 7TG
0/51268	Proposed change of use from B1 office building into 3no residential units - UNIT A, B AND C alterations and extension of outbuilding into 1no residential unit	Oak House, Groes Llwyd, Abergele, LL22 7SU
0/51266	To fell existing Corsican Pine Tree and replace with Corsican Pine Tree	Gainsborough Park, St George Road, Abergele, LL22 9AZ
0/51226	Retrospective planning application for the erection of a single storey building to be used as a mechanics garage.	27 Marine Road, Pensarn, Abergele LL22 7PR
0/51225	Change of use of ground floor of 23 Marine Road Pensarn from former cafe to two apartments	23 Marine Road, Pensarn, Abergele LL22 7PR
0/51277	Conversion of redundant room in the roof accommodation into 2no. self contained flats.	35 South Parade, Pensarn, Abergele, LL22 7RH
0/51272	Conversion of redundant room in the roof accommodation into 2no. self contained flats.	19 South Parade, Pensarn, Abergele, LL22 7RG

b) Planning Decisions:

To note the planning decisions issued by Planning Authority, Conwy County Borough Council for the Abergele area as detailed below:



Application No: 0/51110

Location: North Wales Business Park At Priory House, Cae Eithin, Abergele Conwy LL22 8JL

Proposal: Display of 5 no. halo illuminated replacement fascia signs, 1 no. halo illuminated monolith sign, 1 no. non-illuminated monolith sign and 4 no lamp post mounted parking signs

Decision: Approved

Application No: 0/50659

Location: Unit 5430 Cae Eithin, Abergele LL22 8LJ

Proposal: Variation of condition no 3 of planning approval 0/48834 (Change of use from b1 (Office) to D1 - Ophthalmology surgery) to allow for the premises to be used as medical surgery and consulting rooms (use class D1) and shall not be used for any other purpose of the Town & Country Planning (Use Classes) order 1987

Decision: Approved with conditions

Application No: 0/51106

Location: Hesketh House, Bridge Street, Abergele LL22 87HA

Proposal: Removal of rear flat roof extension, new flat roofed extension to rear to create additional restaurant seating area/kitchen and change of use of upper floor offices/training facility to form hotel bedrooms

Decision: Approved with Conditions

Application No: 0/51114

Location: 9 Bryn Dderwen, Abergele LL22 8DE

Proposal: Proposed demolition of conservatory and erecting of single storey extension with flat roof to rear of bungalow

Decision: Approved with Conditions

Application No: 0/51109

Location: Collecting Yard, Kinmel Hall, Kinmel Park, Primrose Hill, St George, LL22 9DA

Proposal: Proposed erection of a roof covering a covered area over the existing yard at Kinmel Park Farm, St George.

Decision: Approved with Conditions