

## Cyngor Tref Abergele Town Council

### MINUTES

Cynhelwyd Cyfarfod Pwllgor **Amcanion Cyffrediniol a Chynllunio** i'w gynnal ar Dydd Iau 11 March 2021 am 6.45 y.h gyda presenoldeb o bell.

A meeting of the GENERAL PURPOSES and PLANNING COMMITTEE, was held by remote attendance at 6:45pm on Thursday 11 March 2021.

- 268/20 **Cofrestr Presenoldeb - Attendance Register**  
 The Mayor, Cllr. A Hunter,  
 Cllrs:Dr.M.Baker; T. Brennan; N.Eden; D Fetherstonhaugh; G. Frost; P Heap-Williams (18:55); S.Jones-Roberts; C. McCoubrey; D A MacRae; B. C. Roberts;  
 S Rowlands(**Chair**); R.G.Waters; N. Williams; A. Wood;  
 In attendance: Member of the public  
 Mrs L Whalley (Deputy Clerk)
- 269/20 **Ymddiheuriadau am Absenoldeb – Apologies for Absence**  
 Cllr: M. Bond;
- 270/20 **Yn ab sennol heb ymddiheuriad- Absence without Apology**  
 None
- 271/20 **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 were reminded that they must declare the existence and nature of any personal interests.
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|----------------------|----------------------------------|
| Cllr S Rowlands      | Min No: 273/20 0/48176           |
| Cllr S Jones-Roberts | Min No: 273/20 0/48176           |
| Cllr B Roberts       | Min No: 273/20 0/48176           |
| Cllr N Eden          | Min No: 273/20 0/48215 & 0/48246 |
- 272/20 **Cofnodion - Minutes**  
**It was RESOLVED to RECEIVE, APPROVE and SIGN as a correct record the Minutes from the last meeting of the General Purposes & Planning meeting, held on Thursday 11<sup>th</sup> February 2021.**
- 273/20 **Planning Matters**  
 As a Member of the Public had asked to address the Council on a planning matter in item 8a) it was APPROVED following a recommendation by the Chair to move the item up the Agenda for consideration.
- (a) Planning Applications: The applications, as detailed below were considered and concluded as detailed on the Schedule A thereon. Cllr Alan Hunter and Cllr Pauline Heap-Williams wished for it to be noted that they are not commenting on any of the Planning applications as they are both on the County Council Planning Committee

Reference	Description	Applicant	Location
0/48145	Extension to dwelling	Mrs Sarah Winn	Wilton Llanfair Road Abergele Conwy LL22 8DH

*Cllrs S Rowlands & BC Roberts retired at this juncture. It was proposed and APPROVED that the Vice Chairman Cllr Tracey Brennan take the Chair for the next planning application*

0/48176	Proposed Alterations and Change of Use of Former Carpet and Furniture Store/Shop to Men's Shed	Abergele Men's Shed	Building To The Rear 35 Market Street Abergele LL22 7AF
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*Cllrs Rowlands & BC Roberts returned to the meeting*

*Standing orders were suspended*

A Member of the public provided an observation on behalf of himself and neighbours with regard to Planning Application numbers 0/48214 and 0/48226, stating against the applications including increased traffic, parking, noise levels and non-compliance with original conditions.

*Standing orders were reinstated*

0/48214	Variation of condition no 6 (Opening Hours) of planning approval 0/43233 (Change of use dwelling to day nursery including extension, formation of access and ancillary works) to allow for the nursery to open on Saturdays for marketing or charity events	Mr David Edwards	Garth Llanfair Road Abergele Conwy LL22 8DH
0/48215	Proposed erection of 6 no. detached dwellings and means of access (Outline Application)	Carrick	Land Off St George Road, Abergele, Conwy, LL22 9AR
0/48226	Change of use of existing garage to after school club and siting of detached timber garden room in garden area to East of existing day nursery	Mr David Edwards	Garth Llanfair Road Abergele Conwy LL22 8DH
0/48236	To reduce 5 no. sycamore trees and prune trees over neighbouring gardens	Mr Clive Jones	Tanglewood 8 Plas Y Bryn Abergele LL22 8QP
0/48246	Erection of single storey ground floor extension	Mrs Nia Owen	46 Sea Road Abergele LL22 7LU

- (b) Planning Decisions: - the planning decisions issued by CCBC for the Abergele area as detailed below were NOTED:

## **SCHEDULE 'B'**

### Planning Decisions issued by Conwy County Borough Council

28/25/01/2021 – 21/02/2021

**Application: 0/47842** Proposed Erection of Garden sheds, Boundary Treatment and Associated Landscaping within Curtilage of Existing Building-Part Retrospective Bryngwenallt Hall Llanfair Road Abergele

**Decision:** Approved with Conditions

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**Application: 0/48094** Approval of condition no. 3 (Design of site highway entrance works) of planning consent 0/46565 (Improvements to the vehicle access arrangements at St George Quarry comprising the construction of a new access for the use of cars and light goods vehicles from Nant Du Road, Improvements to the existing vehicle access and site reception area.) St George Quarry Nant Du Road St George

**Decision:** Approved

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**Application: 0/48023** Proposed Extensions & Alterations The Kinmel Arms Church Street St George

**Decision:** Approved with Conditions

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**Application: 0/48025** Construction of 3 no dwellings (Outline Planning Approval) Cae Glas Llwyn Onn Abergele

**Decision:** Approved with Conditions

**Application: 0/48057** The Hedgerows Regulations 1997. Hedgerow Removal Notice Gwrych Castle Ground Middlegate Abergele Conwy

**Decision:** Approved

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274/20

#### **In Committee**

**In accordance with the Public Bodies (Admission to Meetings Act) 1960 and with Standing Order no.68, it was RESOLVED that, in view of the confidential nature of the business about to be transacted, it was advisable in the public interest that the press and public be temporarily excluded and they were instructed to withdraw. (Min No: 275/20)**

275/20

#### **Matters Arising**

- a) An update from the Deputy Clerk regarding the Pensarn Promenade Decorative lights project was RECEIVED. The project has been paused due to a new condition required by CCBC. Members CONSIDERED the implications of the blanket application of the condition in practice. **It was RESOLVED to write to CCBC for more information and clarity.**
- (i) an e-mail from CVSC regarding the Prom Lights grant was RECEIVED and NOTED.

- (ii) information from NALC regarding contractual obligations was RECEIVED and NOTED
- (iii) a quotation for £400.05 for catenary brackets required for the Pensarn Lights project was RECEIVED and APPROVED. **It was RESOLVED to fund the £400.05 from the Town Council's Reserves.**

276/20      **Gohebiaeth - Correspondence**

- the following items of correspondence were RECEIVED and CONSIDERED:

- a) Temporary Traffic Orders from CCBC Streetworks emailed to members during the month of February were NOTED.
- b) An e-mail from County Cllr Wood sent to Members 29th January regarding Sea Road and St. George bridges was RECEIVED and NOTED. Cllr Wood was thanked for keeping the pressure on WG to take action to fully reinstate the bridges.
- c) The minutes of the first meeting of the North Coast Transport Liaison Committee were RECEIVED. Cllr Wood gave a brief report on the long term plans for the North Wales service.
- d) An e-mail from County Cllr Chris Cater regarding a consultation by the Manchester Recovery Task Force on proposed timetable changes to the direct rail service to Manchester Airport was RECEIVED and CONSIDERED. Members were invited to make individual representations to the consultation due to the short notice of the consultation.
- e) An email from CCBC with regard to a Private Tenant Meeting to be held 25<sup>th</sup> March 2021 was RECEIVED and NOTED.

277/20      **Planning Matters**

With the AGREEMENT of the Chairman Agenda Items 8a) &b) were moved and considered under Min No: 273/20 above

Meeting Closed at

Signed

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(Chairman)

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Planning Applications Considered 11 <sup>th</sup> March 2021					
Reference	Description	Applicant	Location	Observations	
0/48145	Extension to dwelling	Mrs Sarah Winn	Wilton Llanfair Road Abergele Conwy LL22 8DH	No Observations	
0/48176	Proposed Alterations and Change of Use of Former Carpet and Furniture Store/Shop to Men's Shed	Abergele Men's Shed	Building To The Rear 35 Market Street Abergele LL22 7AF	<b>Concerns</b> regarding the absence of parking facility and access for delivery vehicles. Concerns that parking in Harp Court will increase and have a detrimental impact on the residents.	
0/48214	Variation of condition no 6 (Opening Hours) of planning approval 0/43233 (Change of use dwelling to day nursery including extension, formation of access and ancillary works) to allow for the nursery to open on Saturdays for marketing or charity events	Mr David Edwards	Garth Llanfair Road Abergele Conwy LL22 8DH	Support in principle for business in the town. However, <b>concerns</b> were expressed that the conditions applied to the original planning application have still not been implemented or enforced. (e.g Noise mitigation) Extended opening hours will potentially exacerbate the noise nuisance into early evenings and Saturdays. Saturday opening will lead to more traffic and parking congestion on Llanfair Rd. The wording of the application is vague needs to be more specific. Recommend that Saturday opening times are limited and events limited to a set number per year to protect residential amenity. Saturday opening expressly for the purposes of charity and marketing events and not to provide weekend childcare.	

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<b>0/48215</b>	Proposed erection of 6 no. detached dwellings and means of access (Outline Application)	Carrick	Land Off St George Road, Abergele, Conwy, LL22 9AR	<b>Objections.</b> The land was allocated to green space in the LDP as part of an area allocated to 300 houses which has now been shelved. The plan removes considerable hedgerow, adds to traffic congestion and may overwhelm existing water courses and soakaways. Permitting the development will set a precedent.
<b>0/48226</b>	Change of use of existing garage to after school club and siting of detached timber garden room in garden area to East of existing day nursery	Mr David Edwards	Garth Llanfair Road Abergele Conwy LL22 8DH	Support in principle for business in the town. However, <b>concerns</b> were expressed that the conditions applied to the original planning application have still not been implemented or enforced. (e.g Noise mitigation) The expanded facility to accommodate after school pupils will increase the noise nuisance during operational hours.
<b>0/48236</b>	To reduce 5 no. sycamore trees and prune trees over neighbouring gardens	Mr Clive Jones	Tanglewood 8 Plas Y Bryn Abergele LL22 8QP	No observations
<b>0/48246</b>	Erection of single storey ground floor extension	Mrs Nia Owen	46 Sea Road Abergele LL22 7LU	No Observations