



## Cyngor Tref Abergele Town Council

### MINUTES

Cyfarfod Pwllgor AMCANION CYFFREDINIOL a CHYNLLUNIO i'w gynnal ar Dydd Iau, 11 Mai 2023 am 6.45 y.h gyda presenoldeb o bell. A meeting of the GENERAL PURPOSES and PLANNING COMMITTEE, was held on Thursday 11<sup>th</sup> May 2023 by hybrid attendance at 6:45pm.

712/22 **Cofrestr Presenoldeb - Attendance Register**

The Mayor, Cllr A. Hunter,  
Cllrs: T. Brennan; M. Davies; D. Fetherstonhaugh; D. Green; P. Heap-Williams (arrived at 7pm); S. Jones-Roberts; P. Luckock; C. McCoubrey (retired at 8pm); N. Williams (arrived at 6:57pm); A. Williamson; A. Wood; K. Yarwood  
Officer: Mrs M Evans (Town Clerk)  
Mrs. F. Taggart (Assistant Clerk)  
5 Members of public

713/22 **Ymddiheuriadau am Absenoldeb – Apologies for Absence**

Cllrs: J. Jones;

714/22 **Yn absennol heb ymddiheuriad- Absence without Apology**

None

715/22 **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. (Using the form provided for this purpose)

Cllr. A. Hunter	Min No:	721/22	Member of Planning Committee
Cllr. T. Brennan	Min No:	721/22	0/50687 Personal
Cllr. P. Luckock	Min No:	721/22	0/50673 Personal
Cllr. P. Heap-Williams	Min No:	721/22	0/50687 Prejudicial
Cllr. A. Hunter	Min No:	721/22	0/50673 Prejudicial
Cllr. C. McCoubrey	Min No:	721/22	0/50687 Prejudicial
Cllr. D. Fetherstonhaugh	Min No:	719/22	Kinmel Hall Personal

716/22 **Cofnodion - Minutes**

It was RESOLVED to RECEIVE, APPROVE AND SIGN as a correct record the minutes of the following meetings:

(a) General Purpose and Planning meeting held on Thursday, 13<sup>th</sup> April 2023.

(b) Confidential General Purpose and Planning meeting held on Thursday, 13<sup>th</sup> April 2023.



717/22 **Member of the Public**

*Cllr. Hunter retired at this juncture*

With the permission of the Chairman a Member of the public addressed the Council with regard to Planning application number 0/50673. The resident informed members that he considered that the Councillor applicant had commenced work on the development prior to Planning permission being granted. He considered that Allotments were untidy, would have toilets and parking issues, and would affect the aesthetic appearance of the entrance to Abergele. He requested that the Council support him in objecting to the application.

*Cllr. Hunter returned at this juncture*

718/22 **Gohebiaeth – Correspondence**

The following correspondence was RECEIVED, CONSIDERED and NOTED:

- a) An update from Cllr S. Jones-Roberts who attended the North and Mid Wales Association of Local Councils' meeting held on 21<sup>st</sup> April 2023. Cllr. Jones Roberts informed members that the Association had focussed on the following areas:
  - BCUHB and GP Services
  - Youth Provision – the Association wish to reach out to students from the secondary schools to be student representatives on the Association (no age restriction). This will not involve the Town Councils. It was RECOMMENDED to DEFER the item pending clarification that it is appropriate for the Council to contact the schools with this request.
  - It was noted that several Councils were struggling for staff and the Council staff should be supported.
  - Smart Towns are to present to the Association in the future.
- b) A request from Cllr S. Jones-Roberts to host a Dementia Friendly Council training session was APPROVED.  
PROPOSED by Cllr. S. Jones-Roberts  
SECONDED by Cllr. A. Hunter
- c) A request from Abergele Camera Club to accept their closing balances to use for the benefit of the community was RECEIVED, CONSIDERED and APPROVED. It was RECOMMENDED that once it has been AGREED as to what the funding is to be used for then the Chairman of the Camera Club should be consulted to ensure that they agree with what the funding is to be spent on.
- d) Welsh Government - Consultation on Ethical Standards. It was RECOMMENDED to DEFER to the Executive Committee for further consideration.
- e) Welsh Government - White paper Consultation on Electoral Administration and Reform. It was RECOMMENDED to DEFER to the Executive Committee for further consideration.
- f) An update with regard to the status of the Abergele Fairtrade was NOTED. The current status is valid until summer 2023. DEFERRED to a future meeting.
- g) A consultation from CCBC regarding the new 20mph limit was RECEIVED. The matter was debated at length and it was NOTED that this was primary legislation from Welsh Government and therefore would come into force on the 17<sup>th</sup> September 2023. It was RECOMMENDED to encourage the public to write to



CCBC if they consider that any roads that will be effected by the change should remain at 30 mile per hour.

- h) Projects update from the Deputy Clerk was RECEIVED. A note of thanks was recorded to the Deputy Clerk for her report.

719/22 **Materion yn codi o gofnodiaon blaenorol - Matters Arising from Previous Minutes**

- a) Kinmel Hall (Min No: 448/22)

A request from 'The Kinmel Hall Preservation Trust' (previously known as 'The Friends of Kinmel Hall') was RECEIVED and CONSIDERED. It was RECOMMENDED to not send a letter of support at this time to the group, as they are not the legal owners of the property and considered that the Trust are not in support the owner or CCBC

Proposer: Cllr A. Hunter  
Seconder: Cllr T. Brennan

Cllr. P. Heap-Williams and Cllr. D. Fetherstonhaugh abstained from the vote

720/22 **Public Rights of Way**

A request from Cllr A. Wood for the Town Council to consider funding a project to improve/upgrade the public rights of way within Abergele was RECEIVED and CONSIDERED. It was RECOMMENDED for the Councillor to have a site visit with the Contractor and provide the Council with a report and specific costs. The paths maintained by ATC should be the initial priority (10, 19, 21, and 24).

**It was RESOLVED to accept in principal.**

Proposer: Cllr C. McCoubrey  
Seconder: Cllr A. Hunter

LEGAL/FINANCIAL & OTHER OBLIGATIONS:

ss.43 & 50, Highways Act 1980 – Power to repair and maintain footpaths and bridleways.

721/22 **Street Furniture**

Requests from members of the public for street furniture were RECEIVED. Members were requested to carry out a street furniture audit and for the requests to be considered as a larger scheme/project. Reinstating the benches in the walled garden was supported and it was RECOMMENDED that a quote is obtained. It was FURTHER RECOMMENDED that the camera club donation in Min No: 717/22 (c) is utilised for the purchase of benches, together with the possible use of S106.

**It was RESOLVED that Members carry out an Audit of their ward area and provide an update to the Deputy Clerk.**

PROPOSED by Cllr. A. Hunter  
SECONDED by Cllr. P. Luckock



**LEGAL/FINANCIAL & OTHER OBLIGATIONS:**

- s. 1 Parish Councils Act 1957 – Power to provide roadside seats and shelters
- s. 9(b) Open Spaces Act 1906 – Power to undertake the entire or partial care of open space
- s. 178, Highways Act 1980 – Permission required from the Highways authority to place street furniture controlled by Highways.
- s. 178 Licence fee

**722/22 Materion Cynllunio - Planning Matters**

*Cllr. McCoubrey retired at this juncture*

*Cllr. Hunter retired at this juncture*

*Cllr. Heap-Williams retired at this juncture*

- a) Planning Applications: The applications were RECEIVED and CONSIDERED as detailed in Schedule A thereon.

*Cllr. Hunter returned following planning application 0/50673 was discussed*

*Cllr. Heap-Williams returned application 0/50687 was discussed*

- b) Planning Decisions: The planning decisions issued by Planning Authority, Conwy County Borough Council for the Abergele area as detailed below were NOTED:

**06/04/2023 - 30/04/2023**

**Application No:** 0/50265

**Location:** Plot to North of 3 Maes Canol Abergele LL22 7PA

**Proposal:** Variation of condition no 1 of planning approval 0/44553 (Construction of 1 no. detached dwelling and garage, utilising existing vehicular access.) to allow for an extension of time

**Decision:** Approved with Conditions

**Application No:** 0/50469

**Location:** Thorncliffe Building Supplies St Asaph Rd St George Abergele Conwy.

**Proposal:** Variation of condition no. 4 (Working Hours) and removal of condition no. 5 (Noise Control Measures) of planning approval 0/49939 (Change of use from B8 Storage and distribution to B8 & B2 General industrial use (Retrospective Application))

**Decision:** Approved with Conditions

**Application No:** 0/50513

**Location:** 1 Ffordd Y Pabi, Abergele LL22 8FS

**Proposal:** Change of use of residential dwelling (C3) to a HMO (C4) to provide suitable accommodation for international NHS health workers



**Decision: Approved with Conditions**

**Application No:** 0/50514

**Location:** 3 Poppy Road, Abergele LL22 8FS

**Proposal:** Change of use of residential dwelling (C3) to a HMO (C4) to provide suitable accommodation for international NHS health workers

**Decision:** Approved with Conditions

**Application No:** 0/50516

**Location:** 4 Poppy Road, Abergele LL22 8FS

**Proposal:** Change of use of residential dwelling (C3) to a HMO (C4) to provide suitable accommodation for international NHS health workers

**Decision:** Approved with Conditions

Meeting Closed at 8:10pm

Signed

.....  
(Chairman)



**Schedule A: Planning Applications Min No. 645/22a**

<b>Ref</b>	<b>Description</b>	<b>Location</b>	<b>Observation</b>
0/50673	To provide communal allotments and a recreational area for the people of Abergele in the form of 50 No. allotments, some with storage units. To support the scheme a toilet and a separate machinery and storage shed will be provided. Allotment parking areas on site, off road. Historic and native tree planting screening the site along with 400m of native wildlife hedge.	Land next to Manorafon Farm, Llanddulas Rd, Abergele, LL22 8ET	Members were in support of the application but highlight concerns on the aesthetics of the site, the area should be screened, visibility of the site should be considered. Particularly how it will aesthetically appear as the gateway into Abergele. It was also highlighted that the water and soil quality should be tested to ensure that it is sufficient quality for food being grown and eaten, due to years of water running down from higher land.
0/50687	Variation of condition no 3 of Listed Building Consent 0/49446 (Retention of the temporary roofs which have been installed to the Entrance Hall and Service Wing (use as temporary shop). Temporary retention of stage-set items (for 12 months) as part of visitor interpretation. Installation of new iron handrail to gardens (essential for site safety), conservation of dining room window including temporary glazing, provision of new distribution boards/electrical supplies from existing cabinet (Listed Building Consent) to allow for extension of the set piece retention for a further 12 months	Gwrych Castle, Llanddulas Road, Abergele, LL22 8ET	No Observations



0/50509	<b>For Noting Only – Withdrawn</b> Change of use of former commercial unit to form residential apartment.	Mum's Kitchen, Water Street, Abergele LL22 7SH	Noted
0/50669	Proposed extension to dwelling and hardstanding	54 Lon Ffawydd, Abergele, Conwy, LL22 7DY	No Observations
0/50727	Replacement kitchen extension	5 Bryn Onnen, Abergele, LL22 8DF	No Observations
0/50735	Construction of a new secure three car garage with home gym & office, new associated hard standings & general landscaping.	Bryn Aber House, Llanfair Rd, Abergele LL22 8DH	No Observations
0/50736	Change of use of ground floor of 23 Marine Road, Pensarn from former café to two apartments	23 Marine Road, Pensarn LL22 7PR	No Observations