



## Cyngor Tref Abergele Town Council

### MINUTES

Cyfarfod Pwllgor AMCANION CYFFREDINIOL a CHYNLLUNIO i'w gynnal ar Dydd Iau, 13eg Gorffennaf 2023 am 6.45 y.h gyda presenoldeb o bell. A meeting of the GENERAL PURPOSES and PLANNING COMMITTEE, held on Thursday 13<sup>th</sup> July 2023 by hybrid attendance at 6:45pm.

#### 127/23 **Cofrestr Presenoldeb - Attendance Register**

Councillors: C. McCoubrey (Mayor); D. Fetherstonhaugh (Chairman); T. Brennan; M. Davies; D. Green; P. Heap-Williams (6.55pm); A Hunter; S. Jones-Roberts; N. Williams; A. Williamson; A. Wood; K. Yarwood; P Fletcher.

**Officers:** Mr. N. Acott – Deputy Town Clerk (Locum);  
Mrs. F. Taggart – Assistant Town Clerk.

**Also Present:** Ms K Clubb, Managing Director - Cartrefi Conwy,  
Mr G Kneale Cartrefi Conwy, Mr D Kelsall-Cartrefi Conwy.

#### 128/23 **Ymddiheuriadau am Absenoldeb – Apologies for Absence**

Cllrs: J. Jones; P. Luckock

#### 129/23 **Yn absennol heb ymddiheuriad- Absence without Apology**

None

#### 130/23 **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. (Form provided for this purpose)

Cllr P Heap-Williams – Planning Application 0/50849 and 0/50850

#### 131/23 **Cartrefi Conwy**

Chairman welcomed Katie Clubb - Managing Director, Cartrefi Conwy and her team to meeting and invited them to address members. A power point presentation was shown on screen and Katie, Graham, David outlined plans and explained the concept slides.

Committee was informed historically site had been used for chalet accommodation but had been cleared a few years ago and only recently acquired by Cartrefi Conwy for proposed housing development. The concept plan is for 128 new properties consisting of 1-5 bedroom houses including mix of socially rented (some subsidised) and key worker properties. Development would include both semi-detached and detached property.



Each property would have a passivhaus system (mechanical ventilation and heated air pressure exchange) combined with very high levels of heat retention and solar panels. Consequently, all properties would require minimal additional heating and energy use is estimated to be eighty percent less than traditionally constructed property.

To assist new community development a comparatively large area of open land next to site will be retained/provided. Discussions are ongoing with landowners and subject to necessary consents/ permissions outdoor facilities e.g. football pitch, allotments, outdoor play area could be provided.

In response to member questions it was confirmed that each property would be raised as part of flood mitigation measures. The two storey modular design construction would also enable residents to determine their own preferred use of premises e.g. living accommodation and sleeping arrangements. All properties had space for car parking and a garden.

Concluding presentation committee was informed that a public consultation in Pensarn would take place in August/September before a formal planning application is made. The development would be a flagship model of 'eco' style community housing for a local company and its partners, and most importantly it will provide sustainable and affordable homes for local people.

The Chairman thanked Cartrefi Conwy for their attendance.

132/23 **Cofnodion – Minutes**

**It was RESOLVED to RECEIVE, CONSIDERE and APPROVE as a correct record the Minutes of the General Purpose and Planning Committee meeting held on Thursday, 8<sup>th</sup> June 2023.**

Proposer: Cllr S Jones-Roberts  
Seconder: Cllr A Hunter

133/23 **Materion yn codi o gofnodiaon blaenorol - Matters Arising from those and Previous Minutes**

a) Queen's Platinum Jubilee Commemorative Plaque PM502/22 Committee considered provision of Welsh and English commemorative plaques for promenade sea wall. All necessary permissions had been obtained and revised costing for two plaques was £350 plus fitting.

**RESOLVED That Metal Foundry quotation for two plaques plus local fitting be accepted. Local Government Act 1972 S.144**

b) Welsh Government 20mph speed limit PM718/22  
Further details and clarification of new residential/build up areas speed limits had been received from Welsh Government via One Voice Wales. From 17<sup>th</sup> September 2023, most 30mph limits in Wales will change to 20mph. When you see street lights assume speed limit will be 20mph, unless you see signs that say otherwise.



- c) Abergele and Pensarn Bus Stops- Structural Survey Committee was reminded that this work had arisen from Council's risk assessment document. Deputy Town Clerk (Locum) reported there was limited number of companies locally able to undertake this work.

**RESOLVED - That quotation from Prys Jones & Booth in sum of £670 plus vat be accepted. Local Government (Miscellaneous Provisions) Act 1953 S.4**

134/23 **Gohebiaeth – Correspondence**

- a) Community and Town Councils Data Privacy Notice. Details of the latest privacy notice had been received from Welsh Government on how they collect, use and store information about councils and clerks. Information received.
- b) North Wales & Cambrian Transport Liaison Committee. Details of minutes 06.01.2023 and forthcoming meeting had been received and circulated. Cllr A Wood, Council representative confirmed that he would be attending next meeting and reporting back accordingly.
- c) Gov UK – Public – Part 1 Consultation on draft regulations to implement the Procurement Bill. Details of public consultation received and extract circulated with agenda papers. The consultation document would enable government to extend range of bodies able to compete for public contracts including social enterprises  
<https://www.gov.uk/government/consultations/part-1-consultation-on-draft-regulations-to-implement-the-procurement-bill/transforming-public-procurement-part-1-consultation-on-draft-regulations-to-implement-the-procurement-bill>.
- d) Traffic Wales had provided details of works to A.55 resulting in temporary closure of junctions 24, 23, 23a between 20.30 and 06.00 on 3<sup>rd</sup> July 2023. Details had been previously circulated to members.
- e) Conwy County Borough Council – Vehicle Activated Signage A letter had been received from Conwy CBC, Environment, Roads, Facilities (ERF) advising that a high number of vehicle activated signs (VAS) were reaching the end of life and were no longer operable, serviceable or financially viable to repair. The impending speed limit change from 30mph to 20mph provided a one off opportunity to replace existing VAS and County Council may be able to fund replacements but could only offer a two year maintenance period. Following this two year period Town Council would be responsible for meeting service costs and they would then enter a legal agreement with CCBC for future servicing and maintenance, and replacement costs. CCBC Officers had requested a response by 31<sup>st</sup> July 2023.

Committee discussed item and felt that this was one of many local services which County now expected town and community councils to fund. It was not clear but it was thought there were six vehicle activated signs in Abergele/Pensarn. A lot of hard work and funding had already been given by town to county council to install existing VAS signs. One sign in Pensarn had been damaged and it has not yet been replaced despite repeated requests to CCBC.

Due to lack of information on future maintenance costs, responsibility for insurances, clarification on whether existing VAS signs can be converted to



20mph, ownership of equipment, and limited legal powers of town council to undertake highway works it was RECOMMENDED that the Council should not make a decision at present time.

**RESOLVED**

**i) That a letter be sent to Conwy CBC seeking extension of time for confirming acceptance for funding of service.**

**ii) That a letter be sent to Conwy CBC seeking details of proposed future costs, provisional maintenance agreement, status of current signs to accommodate changes, and clarity over ownership and insurance arrangements.**

Proposer: Cllr A Wood  
Seconder: Cllr A Hunter

135/23 **Town Services**

- a) Public Benches PM 65/23 - Deputy Town Clerk (Locum) updated committee upon progress of seat audit and thanked councillors for their contributions. He enquired about future actions and had circulated a paper outlining stages of project that involved survey, plotting of sites, consideration of new public seat requests, establishing ownership, preparing scope of works, future maintenance etc. In response to member's question it was confirmed that the previously approved replacement of public seat at Quiet Garden, Pentre Mawr Park was being progressed. Actions noted
- b) Planters PM - Deputy Town Clerk (Locum) referred to previous discussions about the type of construction material to be used and provided unit costs for softwood tanned timber, hardwood and recycled plastic materials. In terms of life expectancy softwood was least up to ten years, hardwood up to twenty years although could be considerably longer depending upon location, and recycled plastic was claimed not to deteriorate.

During the costing exercise it was evident that sizes of wood could be purchased in many different sizes, however recycled plastic sleepers had limited range of sizes. Initially it was suggested that planters should be constructed of single height sleepers for ease of operation. Following discussion about the different types of materials, similarities of working with wood and recycled plastic, and consideration of future maintenance costs committee was asked to provide a steer to officers.

**RESOLVED - That local recycled plastic be trialled for use of four planters identified for replacement during 2023/4. Local Government Act 1972 S.144. Well Being and Future Generations (Wales) Act 2015.**

Proposer: Cllr A Hunter  
Seconder: Cllr M Davies



**c) Exclusion of Public and Press**

**In accordance with the Public Bodies (Admission to Meetings) Act 1960 and with Standing Order no.68, 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 during the following item:**

Tree Survey PM

Work arising from confidential tree survey report had been previously identified and copy circulated to members. Quotations had been sought for the felling of a tree at The Mount but only one quotation received to date.

A letter had also been received from a neighbouring property owner whose overhanging trees affected council property, and the owner had submitted a plan of potential future works.

**RESOLVED**

**i) That further quotations for tree work at The Mount be sought.**

**ii) That neighbours letter be received and proposed timescales for work to be clarified.**

**a) Materion Cynllunio - Planning Matter**

Planning Applications: To consider planning consultations received as detailed below:

<b>Ref</b>	<b>Description</b>	<b>Location</b>	<b>Decision</b>
0/50829	Certificate of Lawfulness for proposed single storey extension to side and rear of existing dwelling. Insertion of roof lights and gable windows at roof level to front and rear	4 The Broadway, Abergele LL22 7DB	No Observation
0/50849	New slated roof over the blacksmiths / garage (also known as coach house) (replacing the existing temporary roof) New slated and part glazed roof over the wash house (currently open) New slated roof over the bothy reinstatement of floors to the wash house, locksmiths / garage and bothy areas reinstatement of windows and doors (except the large blacksmiths / garage openings as this has already been done under a previous permission) Rainwater goods installations & Repairs to stonework	Gwrych Castle, Llanddulas Road, Abergele, LL22 8ET	No Observation
0/50850	New slated roof over the blacksmiths / garage (also known as coach house) (replacing the existing temporary roof)	Gwrych Castle, Llanddulas Road, Abergele, LL22	No Observation



	New slated and part glazed roof over the wash house (currently open) New slated roof over the bothy reinstatement of floors to the wash house, blacksmiths / garage and bothy areas Reinstatement of windows and doors (except the large blacksmiths / garage openings as this has already been done under a previous permission) Rainwater goods installations & Repairs to stonework (Listed Building Consent)	8ET	
0/50854	Certificate of Lawful Development for the siting of 393 static caravan units with 12 month occupancy in any year plus 12 touring caravans with occupancy between 21st March and 31st October inclusive	Ty Gwyn Chalet And Caravan Park Towyn Road Towyn LL22 9HA	No Observation
0/50880	Two storey rear extension to accommodate 2no. en-suite bedrooms and associated office / store rooms.	North Wales Business Park, Ty Cariad Dementia Care Centre, Cae Eithin, Abergele, LL22 8LJ	No Observation
0/50883	Retention of existing sports and leisure facility	10A Pensarn Industrial Estate Pensarn Promenade Road, Pensarn, Abergele, Conwy, LL22 7PW	No Observation
0/50885	To remove 3 x oak & 1 x sycamore tree	22 Sunningdale, Abergele, LL22 7UB	No Observation

- a) MONA Offshore Wind Project – Details of statutory public consultation of proposed offshore windfarm located in the east Irish Sea please visit [www.morganandmona.com](http://www.morganandmona.com) for more information – copy details were available to view at meeting. Information noted (CF1 Page 23)





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

**16/05/2023 - 26/06/2023**

**Application No:** 0/50618

**Location:** 21 Bryn Derwen, Abergele LL22 8DE

**Proposal:** Front and rear extension

**Decision:** Approved with conditions

**Application No:** 0/50646

**Location:** 22 Eldon Drive, Abergele LL22 7DA

**Proposal:** Certificate of Lawfulness for proposed conversion of garage to bedroom with en-suite

**Decision:** Approved

**Application No:** 0/50669

**Location:** 54 Lon Ffawydd Abergele Conwy LL22 7DY

**Proposal:** Proposed extension to dwelling and hardstanding

**Decision:** Approved with conditions

**Application No:** 0/50695

**Location:** Abergele and Pensarn Station, Station Approach Pensarn LL22 7PR

**Proposal:** Approval of condition no 3 (Photographic Survey) of listed building consent 0/50237 (Listed Building Consent for the internal refurbishment of station buildings at Abergele station including installation of an accessible ramp to provide access into the platform 2 building as well as replacing the roof lantern on platform 2.)

**Decision:** Approved with conditions

**Application No:** 0/50727

**Location:** 5 Bryn Onnen Abergele LL22 8DF

**Proposal:** Replacement kitchen extension

**Decision:** Approved with conditions

**Application No:** 0/50735

**Location:** Bryn Aber House Llanfair Road Abergele LL22 8DH

**Proposal:** Construction of a new secure three car garage with home gym and office, new associated hard standings and general landscaping.

**Decision:** Refused

**Application No:** 0/50736

**Location:** 23 Marine Road Pensarn Abergele LL22 7PR

**Proposal:** Change of use of ground floor of 23 Marine Road Pensarn from former cafe to two apartments

**Decision:** Refused

**Application No:** 0/49334

**Location:** Bryn Derw, St George, Abergele LL22 9AR

**Proposal:** Proposed demolition of existing dwelling and erection of 2 No. detached



dwellings, and associated development

**Appeal Decision:** Welsh Assembly Government, Planning and Environment Decision  
Wales - Appeal Allowed.

Meeting Closed at: 20:15

Signed

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(Chairman)

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