St Asaph City Council
Summary of Meeting

Date of meeting;	9th November 2022
Meeting:	Full Council Meeting of St Asaph City Council
Members Present:	Cllr Colin Hardie (Mayor) Cllr Peter Scott (Deputy Mayor) Cllr Joanne Ellison (via Zoom) Cllr Michael Gedd Cllr Linda Griffiths Cllr Leanne Groves Cllr Martyn Hogg (via Zoom) Cllr Peter Morton (via Zoom) Cllr Linda Nelson Cllr John Roberts (via Zoom) Cllr Barbara Rust Cllr Rosalind Williams
Also Present	• One member of the public • Representative from North Wales Police
Apologies for Absence:	• None
Declarations of Interest	Item 10 c) – Cllr Scott declared a personal & prejudicial interest due to the proximity of the site to his property. Cllr Scott confirmed that he had declared an interest in the Public Participation item from the 12th October meeting and would not comment further on the matter.

Resolutions (Decisions) Made

Agenda Item	Subject	Resolution:	
7.	Minutes	To receive and approve as a correct record the Minutes of the Meeting held on 12th October 2022.	
9.	Finance a)	• To approve the payments schedule, total value £9,189.53;	
	b)	• To approve and accept the finance report. • To approve the transfer of £20,000 from the National Savings account to the current account.	
10.	Planning a)	**Application 46/2022/1069** Ty Tyn Farm	**Re: Erection of first floor side extension, ground floor front porch, alterations to fenestrations and associated works** That the Clerk is to advise Planning Department that the Council has no objections to this application.
	b)	**Application 46/2022/0431** Land to the rear of Kentigern Arms fronting Gemig Street	**Re: Erection of 9 dwellings including access, internal estate roads, landscaping and associated works** That the Clerk is to advise Planning Department that the Council requests a traffic assessment, both pre-construction and post-construction and a site visit.
			Cllr Scott left the meeting
	c)	**Application 46/2022/0694** Land to the rear of The Paddock	**Re: Erection of 8 no. dwellings, construction of a new vehicular access and associated works** That the Clerk is to advise Planning Department that the City Council objects to this application and comments as follows: In response to Castle Green's comments:

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10.	c)	**46/2022/0694**	i. Denbighshire's Highways officer wasn't aware of the discussion mentioned but we are seeking to consult with them ourselves about the access to this site and the road layout. The road layout design looks poor and compromised by the neighbouring properties' boundary walls which require the turning to be very tight with poor visibility for vehicles turning into and out of the site. The response to this - that the traffic volume will be low - does not take into account the increase in pedestrian and cycle traffic anticipated and the possibility of a car meeting a cyclist, pedestrian or mobility scooter user is not considered. The document SCP/220432/D02 does not show a safe crossing point that is mentioned in your response. Which safe crossing are you referring to? How will pedestrians cross from the existing footpaths onto the new footpath that runs along the North side of the proposed entrance road (and vice-versa)? It looks like pedestrians will cross in the blind spot behind the wall that protrudes from the property to the South of the access road. We have concerns about the width of the road and the impact that construction will have on the two neighbouring properties. There is an approximate 1.5m drop into the garden to the North and a similar step up into the garden to the South of the access road. The design appears to require that the full width of the current space is used. How will you guarantee that there is no

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10.	c)	**46/2022/0694**	risk to the properties and their occupants if you have to construct right up to the boundary fences? The occupants of these properties are right to be concerned for their property and themselves if construction work involving heavy plant and equipment is to be brought on site. The access is inarguably tight (the site was previously rejected from the LDP due to access) and we are seeking an explanation (rather than just your opinion) that will reassure us that there is no risk to the properties and their occupants either side of the proposed access. ii. Please provide more details. What specification? iii. The swept path analysis for a bin lorry is very tight. Can you show a swept path analysis for a flat bed trailer that would typically be used to transport a large excavator to the site? iv. Thanks. v. OK, we will seek clarification with the highways officer because the gradient across the width of the road looks very unusual. vi. OK, noted. vii. OK, noted. viii. Thank you for clarifying. ix. Can you explain how this is taken into account? The public sewer/rising main/disposal main is not shown on the plans. Are you planning to maintain a 3m clearance or build over? x. Can you commit to using either Air Source or Ground Source heat pumps? When you say either A+ rated Gas

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10.	c)	**46/2022/0694**	Boilers or Air Source, what influences this decision? Under what circumstances would you choose Gas Boiler over Air Source for example? xi. Section 6.31 mentions "…no more than 2 storeys in height…" yet the properties are all 3 storeys in height at the rear so will be quite prominent when viewed from the river as all the other properties are single storey. The riverside area and adjoining parkland is in the ownership of the City Council and is a popular amenity, which lies within an Area of Outstanding natural Beauty. xii. This is more comment about the way in which these sections are written, than question but we did ask for more detail about the "other measures" mentioned in section 7.5. "The Applicant recognises that the proposed development presents the opportunity for an overall positive community and linguistic impact. To this end, and if deemed necessary, they are agreeable to the provision of bilingual signage within the proposed development amongst ***other measures*** such that the proposed development has the potential for a positive community and linguistic impact;" xiii. OK, thank you for clarifying. xiv. Is there a SUDs application that details the drainage? xv. The main difference is most surrounding houses are single storey with dormer loft conversions and the new designs are 2 storey at the front and 3 storey at the rear.

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10.	c)	**46/2022/0694**	The comments were highlighting this rather than the plan area envelopes. In addition we note the large quantity of residents objections logged on the DCC planning portal and look forward to considered responses to these valid concerns.
			Cllr Scott returned to the meeting
10.	Planning d)	**Application 46/2022/0881** Swn y Gwynt, Upper Denbigh Road	**Re: Conservation Area Consent for demolition of existing detached garage, single storey extensions to dwelling and external structure**. That the Clerk is to advise Planning Department that the Council has no objections to this application
	e)	**Application 46/2022/0918** 8 Bryn Coed	**Re: Erection of extension and alterations to dwelling** That the Clerk is to advise Planning Department that the Council has no objections to this application
11.	Environment & Assets Committee	a)	To accept and approve the minutes of the meeting on 8th November 2022
			To accept and approve the recommendations of the Committee, as follows: i. To approve the installation of a sign informing the public that the public footpath ends at the boundary of Mill Race Meadow. ii. To approve and accept the quotation of £195 & VAT for the replacement of a CCTV camera at the meeting room. iii. To refuse permission for the installation of a rope between the trees at Roe Plas. iv. To instruct the Clerk to write to Babi Actif as follows:

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11.	Environment & Assets Committee	b)	• That permission for the rope and tarpaulin has been refused; • The group is not permitted to block the footpaths; • The group is not permitted to park on the grass, but should park on the hardstanding areas; • That permission for the group to use Roe Plas will be rescinded if there are any further breaches of the above conditions; • That the group will be charged £35 per session with effect from 1st April 2023 v. That the Clerk should instruct Paul Liversidge to remove the garden waste deposited behind the Bowling Clubhouse; vi. That the Clerk should instruct Paul Liversidge to check, weed sweep and tidy the War Memorial enclosure on a monthly basis; vii. The Clerk should instruct White Oak Property to strim the area behind the Bowling Clubhouse two to three times a year; viii. That Cllr Hardie is to meet with KM Construction to arrange a quotation for a ramp to the compost bins; ix. The Clerk is to advise the Bowling Club that the atrea behind the Clubhouse will be managed by the Council; x. The Clerk is to advise the Football Club that grass cuttings should not be left on site, but should be added to the compost bins or removed from site; xi. To give permission for the planters at the Parish Church to be managed by the churchwardens.
12.		a)	To approve the removal of 13 red dog waste bins

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	Litter Bins and Dog Waste	b)	To instruct the Clerk to obtain a revised tender from Glascoed Timber in view of the reduced number of bins to be serviced.
13.	Grass Cutting		To award the contract for grass-cutting from 1st April 2023 until 31st March 2026 to Glascoed Timber. Value of contract is £4849 per annum.
14.	Civility & Respect		To make the civility & respect pledge – to treat other councillors, clerks, all employees, members of the public, representatives of partner organisations and volunteers with civility and respect in their roles.
15.	Casual Vacancy		To authorise the Clerk to advertise the vacancy.
17.	Correspondence		
a)	E-mail from Independent Remuneration Panel for Wales re: draft annual report		That the Clerk should reply to the consultation as follows: • Councillors wish to retain the right to refuse the allowance. This is not clear; • Issue of taxation of the allowance needs to be resolved; • Issue of payment through payroll needs to be resolved; • Working from Home allowance should differentiate between Council responsibilities and thus Councillor workload.
b)	E-mail from Boundary Commission for Wales re: Revised Proposals		Received
c)	Letter from Welsh Government re: Electoral Reforms		Received
d)	E-mail from a resident re: Land for sale behind Kentigern Arms		The Clerk is to reply advising that the land is now subject to a planning application.

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e)	E-mail from NRW re: Footpath behind Roe Parc		Cllr Rust asked that her thanks to Cllr Scott, on behalf of the residents of Roe Parc, for all his continued hard work on this issue be recorded.
f)	Letter from NALC re: National Salary Award		To accept and note the recent pay settlement, which is contractual.
	St Asaph Rotary Club		To approve acceptance of the donation from the Rotary Club for the provision of defibrillator
			To accept responsibility for the ongoing maintenance of the existing defibrillators
			To accept the gist of the Rotary Club regalia which is to be framed and hung on the wall of the meeting room.
			That the Clerk should write to the Rotary Club thanking them for all their work in St Asaph over so many years.