St Asaph City Council
Summary of Meeting

Date of meeting;	14th December 2022
Meeting:	Full Council Meeting of St Asaph City Council
Members Present:	Cllr Colin Hardie (Mayor) Cllr Peter Scott (Deputy Mayor) Cllr Michael Gedd Cllr Linda Griffiths Cllr Leanne Groves Cllr Peter Morton (via Zoom) Cllr Linda Nelson (via Zoom) Cllr Barbara Rust (via Zoom)
Also Present	• One member of the public
Apologies for Absence:	• Cllr Joanne Ellison • Cllr John Roberts • Cllr Rosalind Williams
Declarations of Interest	Item 10 e) – Cllr Scott declared a personal & prejudicial interest due to the proximity of the site to his property. Items 3 and 10 a) – Cllr Groves declared a personal interest as the member of the public is a personal friend,

Resolutions (Decisions) Made

Agenda Item	Subject		Resolution:
10	Planning a)	**Application 46/2022/0966** Graianfa The Roe	**Re: Conversion of dwelling to form veterinary surgery and associated offices (Use Class D1) including two storey extension, formation of parking, landscaping & associated works.** The Clerk is to advise Planning Department that the Council objects to this application for the following reasons: i. Residential amenity – the impact of the development, especially concerning noise and disturbance for the residential neighbours. • The development would be overbearing in terms of scale and proximity to the neighbouring property. • The proposal includes calf treatment and lambing rooms. Trailers to transport farm animals to the facility tend to be very noisy and would have an unacceptable impact on the residential neighbours nearby. • The access to the parking spaces at the rear would be less than one metre from the neighbouring property and the disturbance and noise from passing vehicles, animal noises etc would impact on the neighbours' quality of life. The proposed width of the access of 3.6 metres does not allow vehicles to pass and the noise impact would be exacerbated. • The proposed opening hours are 8.30 am until 6.30 pm Monday to Friday and a half day on Saturday. With the addition of emergency care, the Council does not believe these hours of operation are reasonable. • There would be trade waste and clinical waste from the practice, which would carry a risk of vermin. • The Council considers the impact on the quality of life for neighbours would be unacceptable, especially as regards noise pollution and disturbance.

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10.	Planning a)	**Application 46/2022/0966** Graianfa The Roe	ii. Over-intensification – there is an established veterinary practice just a few doors away from this property. The Council does not believe there is a need for two veterinary practices within such a short distance. iii. Traffic and parking issues – the proposed site is located on the busy A525, which is the gateway to the Vale of Clwyd from the A55. • This road is already severely congested and carries a heavy volume of traffic, especially at peak commuting and school times. • There are three parking spaces outside the property and this will make visibility difficult for vehicles accessing the veterinary surgery. • Further there is a new development proposed opposite and the traffic to and from the two sites will add further pressure to an already busy highway. • There are concerns about the size of the vehicles accessing the site. Supply vehicles, waste collection vehicles and farm trailers to and from the site would further exacerbate the problems – both in terms of traffic and neighbours' amenity. • The Council has concerns for the safety of pedestrians using the pavements outside the practice. The reduced visibility for vehicles accessing the site, caused by the parking spaces outside the property, would have a detrimental impact on the safety of pedestrians. • The City Council would request that a Highways assessment is conducted.
7.	Minutes	To receive and approve as a correct record the Minutes of the Meeting held on 9th November 2022.	
9.	Finance a)	• To approve the payments schedule, total value £31690.61. Some payments to be released after receipt of the precept.	
	b)	• To approve and accept the finance report.	
	c)	• To approve the installation of a new timer for the streetlights at Roe Plas;	

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9.	Finance c)	• To approve the installation of an adaptation for the meter at the football pavilion so the separate costs of the lighting and pavilion can be ascertained.	
10.	Planning a)	**Application 46/2022/0966** Graianfa The Roe	See above.
	b)	**Application 46/2022/0870** Swn y Gwynt Upper Denbigh Road	**Re: Erection of single storey extension to front side and rear of dwelling including erection of outbuilding, formation of additional parking, landscaping and associated works including removal of existing garage** That the Clerk is to advise Planning Department that the Council has no objections to this application.
	c)	**Application 46/2022/1012** 10 Holly Court	**Re: Erection of single storey extension to rear** That the Clerk is to advise Planning Department that the Council has no objections to this application.
	d)	**Application 46/2022/1022** Bod Haulog The Roe	**Re: Details of the appearance, landscaping, scale and layout of 25 no. dwellings and use of existing dwelling as a single residential unit (condition no 1), house sizes and types (condition 7), planting scheme (condition 15) and density (condition 19) submitted in relation to outline planning permission code no 46/2019/0806 (reserved matters application)** Received
	e)	**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 its comments of 10th November remain.

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10.	Planning f)	**Application 46/2022/0999** Maes y Fedwen Arian	**Re: Removal of one sycamore subject to former Rhuddlan Borough Council Tree Preservation Order No 2 1990** That the Clerk is to advise Planning Department that the Council has no objections to this application
	g)	**Application 46/2022/0576** Telephone Exchange Lower Denbigh Road	**Re: Siting of 2 no. storage containers to house materials and equipment in support of the local telecoms infrastructure network** That the Clerk is to advise Planning Department that the City Council objects to this application and its comments of 14th July 2022 regarding the siting of the containers remain.
11.	Council E-mail addresses	That the Clerk is to correspond with Councillors on City Council business via city council e-mail addresses only with effect from 1st April 2023.	
12.	Events Committee	To accept and approve the minutes of the meeting on 15th November 2022	
13.	Brazier	• Provision of £700 for this project is to be included in the 2023/24 budget. • The Clerk is to make enquiries with Planning Department re: any requirement for planning permission.	
14.	Bowling Club Wall	• Provision of £750 for this project is to be included in the 2023/24 budget.	
17.	Correspondence	None received	