Cyngor Dinas Llanelwy
St Asaph City Council

Minutes of the Full Council Meeting of St Asaph City Council held on Thursday 28th September 2023 at 7.00 pm at the Council & Community Meeting Room and also with remote attendance via Zoom.

Present: M Gedd, L Griffiths, L Groves, C A Hardie (Mayor), L Nelson and J O Roberts.

2023/157 Apologies for Absence

- Apologies were received from Cllrs Ellison, Morton, Scott and Williams.

2023/158 Declarations of Interest

- Cllr Roberts declared a personal and prejudicial interest in item 5 as he is the Vice-Chairman and Treasurer of the Football Club.

2023/159 Minutes

The minutes of the previous meeting 13th September 2023 were discussed regarding accuracy (circulated prior to the meeting).

Resolved to approve the minutes of 13th September 2023 as an accurate record.

2023/160 Matters Arising

2023/147 – County Councillors' Reports – Denbighshire have confirmed that Castle Green will re-install the boundary sign once all works have been completed.

2023/161 Standing Orders were suspended

The Mayor advised the meeting that Denbighshire County Council Chairman, Cllr Peter Prendergast had died suddenly the previous week. Cllr Prendergast was a long-standing Town and County Councillor and will be a great loss to the Denbighshire community.

2023/162 Standing Orders were re-instated

2023/163 Interested Parties

The Mayor outlined the purpose of the meeting. In May, there had been a site meeting at Mill Race Meadow to see the proposed location of the pitch, which had been marked out by the Football Club.

a) The representative of the Football Club (FC) addressed the meeting. He is a volunteer coach of St Asaph Football Club.
   - The Club encourages children to play sport from the age of 5 and progress through to the senior teams.
   - The additional pitch is required as there is a lack of capacity for the new junior players to move through to more senior teams.
   - The current pitch is not fit for purpose.
   - The space marked out is for the smallest possible age 11 pitch.
   - St Asaph is deficient in outdoor sports locations.

b) The tenant of Mill Race Meadow had been invited to attend the meeting. During a subsequent telephone call, the tenant sent his apologies and gave

his views. A written record of the discussion was made, and the Clerk read this out.

The tenant would prefer the proposal not to go ahead for the following reasons:

- The access track indicated for him to use to tend his sheep and to access the further parts of the field is unsuitable. The ground is uneven and there is a steep slope across the width of the track.
- The pitch would interfere with his access to the gorlan (pen), which he uses for his sheep.
- The pitch will take a large proportion of the field, and in particular a large proportion of the best grazing land. There will not be much grazing land left. Much of the field along the river is gorse and stony banks.
- The football pitch is not bad on the park itself, but having an extra pitch in the grazing field will be very inconvenient.
- The proposed site, being close to the entrance of the field, will block off his grazing land. It would be better if the pitch were to be located in a far corner of the field.

He is not in favour of this proposal, and having discussed it with his sons, they are also not in favour.

2023/164 Mill Race Meadow

A report, listing all the information requested or queries raised by Councillors was considered. Some items were deferred until any future lease is considered. The following points were discussed:

a) **Environmental Impact Assessment (EIA)** - had been requested. The FC representative enquired whether such an assessment had been required for the allotments on the same field.

The Clerk advised there is specific legislation governing allotments.

Resolved the Clerk is to report back to Council as to:

i. **Whether an EIA was undertaken for the allotments;**
ii. **The legislation governing provision of allotments; and**
iii. **New legislation or standards which might apply to an EIA requested for this proposal.**

The Football Club is to research a provider for an EIA to be completed and the likely cost.

b) **Existing Lease -** It was noted that the earliest date for any new lease to take effect would be May 2025. If the existing tenant did not wish to continue leasing the remaining field, how would this be maintained without incurring additional costs to the Council?

c) **Agricultural Land** – a planning application for change of use would probably be required. The application would need to be made by the FC at its own cost.

Resolved the Clerk is to make enquiries with Planning Department as to whether a planning application would be required.

d) **Valuation**
e) **Map/Plan for Valuation**
f) **Description of land**

Resolved the Clerk is to make enquiries with valuers as to the likely cost of items d), e) and f).

g) **Professional Fees** – it was noted that the Council will issue instructions and pay the fees initially. The Football Club is to reimburse the Council, as it was previously stated there would be no cost to the Council.

h) **Public Opinion** – there was a discussion as to whether the public should be further informed about this proposal. Cllr Hardie stated that this should be a decision for

full council. Cllr Roberts stated that he would strongly dispute any attempt to obtain another public vote.

i) **Electricity Pylons** – concerns were raised about health risks to young children using the pitch, from the pylon within the enclosure. The FC stated there was no risk, however the Council would need to be reassured as regards this.
j) **Drains** – the manholes for the storm drains from Bishops Walk.

The Football Club will make enquiries about items i) and j) with Scottish Power and Welsh Water, respectively.

k) **Other Sites –** the FC have considered and discounted sites at the High School (condemned) and the Primary School (too small). Cllr Hogg was to make enquiries with Denbighshire about alternative sites.
l) **Landscaping** – the new fence surrounding the pitch will be 2 metres high. A post-installation inspection may be required by Council. One metre has been allowed around the pitch as a run off. The FC confirmed no lighting will be used.
m) **Buildings** – Cllr Roberts confirmed there will be no buildings or structures on site.
n) **Feasibility Study**
o) **Days and times the pitch is in use** – the FC does not want any restrictions.
p) **Loss of Income** – if the existing tenant does not continue to lease the remaining field, the Council would face a loss of income.
q) **Rental** – this would be considered by Council once the valuation is received. The rents payable by the existing tenant and the FC would not necessarily be comparable.

The Clerk advised that the details of the existing lease should not be discussed with the FC, due to Data Protection legislation. Further it is a commercial contract.

r) **Parking** – no solutions were offered. The FC confirmed there would be more vehicles on site. The Council had received complaints from other users as they could not park near to the allotment site. This was an issue if they were carrying heavy tools or supplies. There were concerns that the situation would worsen with the new pitch and more vehicles on site. A traffic study was suggested.
s) **Vehicles on Mill Race Meadow** – other than the FC's mower, no vehicles will be permitted on Mill Race Meadow. Occasionally, the FC may make arrangements for parking with the existing tenant on special match days.
t) **Leat** – this was not considered to be an issue. Cllr Roberts confirmed it was of no archaeological interest.
u) **Access to pitch** – this would need to be included in any lease, as the proposed location does not quite adjoin the public footpath.
v) **Access for Farmer and Contractors** – there would need to be a meeting on site with both parties and access agreed.

The meeting concluded at 8.45 pm

Date of Next Meeting

Meeting in person and with remote attendance held 11th October 2023.

Signed ……
Chairman of the Full Council 11th October 2023