



25th August 2021

EGM

Members of the St Nicholas with Bonvilston Community Council are summoned to attend a meeting of the council, to be held remotely, on **Tuesday 31st August, 2021 at 7:30 pm**. Members of the public are welcome, and encouraged to attend, and will have opportunity to address the council.

The meeting will be held remotely in accordance with the Local Authorities (Coronavirus) (Meetings) (Wales) Regulations 2020, and can be accessed via the internet or by telephone. The meeting will be recorded to ensure the accuracy of the Minutes.

Agenda

1. Chair's welcome and introductions
2. To receive apologies for absence
3. To receive declarations of interest
4. To consider planning applications & matters
 - a. Bonvilston Village Green, Maes y Ffynon
Construction of 10 affordable residential units and associated works
5. To consider subscription for Adobe Acrobat DC
6. Next meeting

Cllr Ian Perry
Chair

Supporting Documentation

Planning Applications

[2019/01031/RG3](#) – Land to the North of Maes Y Ffynnon

Construction of 10 affordable residential units and associated works

This application was considered at a meeting of the Vale of Glamorgan Council Planning Committee, called to consider time critical applications, in July 2020, and deferred until the outcome of a public inquiry. This application has now been brought forward again for determination during the summer holidays, two days after the August Bank Holiday.

The [Planning Committee Report](#) is available online.



Reasons for objection include:

- Loss of public Open Space
- “Nature Emergency”
- Parking
- Accessibility for people with disAbilities (Equality Act)
- Private outdoor amenity space
- Shadowing of windows by parked vehicles



Building Better Places – July 2020

In July 2020, in response to the pandemic, the Welsh Government published Building Better Places as guidance for planning. The following has been taken from this document.

Considering Health and Well-being throughout the Planning Process

The Covid-19 crisis has emphasised the importance of considering health and wellbeing throughout the planning system to ensure communities across Wales are healthy, vibrant and inclusive.

The planning system has an important role in supporting healthier lifestyles and reducing inequalities. This includes both direct and indirect opportunities such as the allocation of land for health facilities, ensuring good design and barrier free development, jobs and skills, improving air quality, soundscapes and protecting and improving access to recreation and natural green spaces. These can provide both physical and mental health benefits, improve well-being and help to reduce inequality

Green infrastructure, health and well-being and ecological resilience

Resilient ecological networks, whilst vital for nature recovery, are also integral to our health and well-being and form part of our response to climate change. The crisis has highlighted the importance of access to green spaces and opportunities to connect with the natural and historic environment. It has highlighted that easy access and proximity to quality greenspace is severely lacking in some areas and to some sections of our communities and actions to reduce such inequalities should be prioritised as part of wider regeneration and improvement activities as a matter of social and environmental justice. At the same time it is notable how, with the advent of fewer unnecessary journeys and increased walking and cycling, biodiversity has the opportunity to thrive.

We must reverse biodiversity decline and enhance the resilience of ecosystems, as well as enable opportunities for social and economic activity based on valuing and enabling access to the natural and historic environment. The planning system has a key responsibility in securing green infrastructure, which plays a fundamental role in shaping places and our sense of well-being and is intrinsic to the quality of spaces in which we live, work and play.

Action to reverse biodiversity decline and aid nature recovery will often be complementary to that which addresses the climate emergency, protects health and well-being, and provides a foundation for green growth.

The planning system must give preference to the provision of nature-based solutions, including green infrastructure assets and networks as a vital part of our local and national infrastructure and to safeguarding resilient ecological



networks and securing a net benefit for biodiversity. Focusing on nature-based solutions as part of development proposals gives us an opportunity to re-balance society in favour of health and well-being and green infrastructure and increase our biodiversity net worth.

The benefits provided by green infrastructure are important at all scales in shaping places and will have benefits in improving health and well-being.

Enabling and providing green infrastructure should mean re-looking at traditional and current uses of space in our cities, towns and villages, to prioritise opportunities in the public realm for connecting with nature and enabling recreation, outdoor community activities and active travel, as well as recognising the wider cumulative benefits of private spaces, such as gardens, and the benefits of improved soundscapes which would result.

Development, including green infrastructure provision, which contributes positively to addressing environmental risks associated with dereliction and past damage can also positively bring land back into beneficial use for communities and for reasons of enhancing ecosystem resilience.

Manual for Streets

With streets and public spaces so important to the social and economic success of towns and cities, as well as the health and well-being of the people living there, we must learn from the current situation and build on this as part of recovery strategies.

With less (sic) cars on the road, the 'place' function of streets has taken priority over their 'movement' function. It has been streets and other public spaces, particularly small local parks and squares, where we have been exercising and children playing. It has also been streets where we have been able to interact with other people.

With exercise and social contact so vital to our health and well-being, the pandemic has reinforced the need for well-designed, people orientated streets. This forms the basis of the 'active and social streets' policy in PPW, which is supported by Manual for Streets⁶ and its companion guide Manual for Streets 27. PPW is clear that the design of streets should be based on urban design principles and not the conventional engineering-led approach in the now superseded Design Bulletin 32.

Planners should continue to challenge orthodoxies, mind-sets and development proposals which are based on outdated practices and standards, such as those in Design Bulletin 32, and promote creativity, joint working and street designs that respond to the guidance in Manual for Streets. The Welsh Government will support decisions of this nature to help create better places.



Planning Policy Wales 11

Future Generations:

A Resilient Wales is supported by protecting existing communities and natural environments while promoting well connected infrastructure and facilities closer to where people live. Good housing, access to services, green spaces and community facilities help to create the right conditions for better health and well-being.

A Healthier Wales can be achieved through the reduction in emissions and air pollution by minimising the need to travel and maximising provision of sustainable forms of transport. It can also be achieved through improving access to services, cultural opportunities, green spaces and recreation facilities to support people adopt healthy lifestyles. Together they contribute to creating the right conditions for better health, well-being and greater physical activity.

4.5 Recreational Spaces

4.5.1 Recreational spaces are vital for our health, well-being and amenity, and can contribute to an area's green infrastructure. They provide a place for play, sport, healthy physical activity and a place to relax often in the presence of nature, and they contribute to our quality of life. Networks of high quality, accessible green spaces and recreation spaces will also promote nature conservation, biodiversity and provide enjoyable opportunities for residents and visitors to participate in a wide range of physical activities. These activities are important for the well-being of children and adults and for the social, environmental, cultural and economic life of Wales.

4.5.2 Planning authorities should provide a framework for well-located, good quality sport, recreational and leisure facilities, and develop clear policies for the provision, protection and enhancement of sport, recreation and leisure facilities. These policies should set standards of provision, so that local deficiencies can be identified and met through the planning process, and set out policies to avoid or resolve conflict between different activities.

4.5.3 **Formal and informal open green spaces should be protected from development** (emphasis added), particularly in urban areas where they fulfil multiple purposes. As well as enhancing quality of life, they contribute to biodiversity, the conservation of the historic environment, nature and landscape, better air quality, the protection of groundwater and as places of tranquillity.

4.5.5 Planning authorities should protect playing fields and open spaces which have significant amenity or recreational value to local communities from development.



LDP

POLICY MD2 -

DESIGN OF NEW DEVELOPMENT

5 – Provide a safe and accessible environment for all users,

7 – Where appropriate, conserve and enhance the quality of, and access to, existing open spaces and community facilities

9 – Provide public open space, private amenity space and car parking in accordance with the council's standards

POLICY MD 3 -

PROVISION FOR OPEN SPACE

Where there is an identified need for public open space, new residential development with a net gain of 5 or more dwellings will be required to provide public open space in accordance with the following standards:

1. Outdoor sports provision 1.6 hectares per 1,000 population
2. Children's equipped play space 0.25 hectares per 1,000 population
3. Informal play space 0.55 hectares per 1,000 population

Planning Application 2020/00496/FUL – Land to South of A48, Bonvilston – approved 13 Jan, 2021

The approval of this planning application in 2021 changed the use of the recreation field behind the Reading Rooms to private garden.



Images for consideration

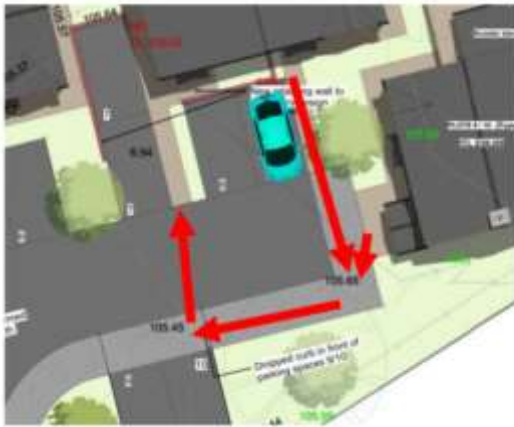
Footway parking



Desire lines



Accessibility problem identified in the proposal in 2020



In 2021, an extra dropped kerb has been provided!

