



Meeting

Members of the St Nicholas with Bonvilston Community Council are summoned to attend a meeting of the council, to be held remotely, on **Monday 7th June, 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. Casual vacancy update
5. To consider Police Matters
6. Oaklands Solar Farm proposals – Thirty4/7 Communications
7. Vale of Glamorgan Council Matters
 - a. Obstruction of the Highway
 - b. Dropped kerbs
 - c. Big Fill & highway resurfacing
 - d. Missing west-bound bus stop at Sycamore Cross
 - e. S106 money
 - f. To receive a report of the Vale Council Member
8. To approve the Minutes of the
 - a. Meeting of December 7, 2020
 - b. Meeting of January 11, 2021
 - c. Meeting of January 18, 2021
 - d. Annual Meeting, 2021, held on May 10
 - e. Meeting of May 10, 2021
9. Matters arising from the Minutes

Agenda (Continued)

10. To receive updates on completed & actioned projects
 - a. Community Engagement
 - b. Accessibility to the countryside
 - c. Defibrillator maintenance
 - d. Employment review and employment of a new Clerk to the Council
11. Correspondence
 - Complaint of potholes – A48, Bonvilston
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 - Complaint of noise nuisance – workmen related
 - Query related to the speed limit through Bonvilston
 - Bonvilston Exchange – switching off of copper-based network – 5/10/2021
 - Rural Roads Policy – Ewenny Community Council
12. Matters not on the agenda – Discussion Forum
13. Finances
 - a. Payments and income
 - b. Applications for financial assistance for consideration
 - c. Insurance renewal
14. To receive updates from other meetings attended
15. To receive updates on planning matters
 - a. The Forge Cottage, Cowbridge Road, St. Nicholas
 - b. The Old Manse, Chapel Lane, St Nicholas
16. To consider Planning Applications & Matters
 - a. Doghill Farm, Dyffryn
 - Increase the height and enclosure of an existing concrete silage clamp on an agricultural holding with a steel portal frame, clad with profiled metal cladding on the roof and vertical timber slat boarding on the sides and rear
 - b. Woodlands House, Bonvilston
 - Conversion of existing garage into ancillary accommodation for family member
 - c. Bolston House, Bonvilston
 - Residential development of 9 dwellings.
 - d. 2, Merrick Cottages, St. Nicholas
 - Two storey rear extension with Juliette balcony and internal remodelling
17. Announcements
18. Next meeting

Part ii

The public and press may be excluded from the meeting during consideration of the following item(s) in accordance with section 100A(4) of the Local Government Act, 1972.

Cllr Ian Perry
Chair



Supporting Documentation

Police Matters

Incidents of note for May 2021

Bonvilston

03/05/2021 – Reported 3rd Party, possible burglary at Old Post Inn. No evidence of attempted break in.

10/05/2021 – Reported stolen vehicle (Sometime in the previous few weeks) – No suspects identified.

11/05/2021 – Sheep in carriage way reported near Mast. On arrival only 1 lamb the wrong side of fence. It quickly jumped back into the field.

15/05/2021 – Vehicle stopped/seized for driving with no insurance.

Dyffryn

12/05/2021 – Suspicious male on different properties. Male identified. Investigation on going.

16/05/2021 – 2 suspicious males at Dyffryn House (alarm going off) – no offences reported

20/05/2021 – Dog bite person...on public footpath through farm property. All parties spoken to and advised. No further action to be taken.

Community Speed Watch

[Community Speed Watch](#) is an educational scheme to help people reduce speeding traffic through their community. The scheme enables volunteers to work within their community to raise awareness of the dangers of speeding and to help control the problem locally.

Community Speed Watch incorporates poster campaigns and a pledge system linked to direct action using speed detection equipment all under the supervision of the County Council. The use of the radar devices will not lead to prosecution – drivers will get a letter from the police instead – but will help to underline the community's commitment to reducing speed.



Vale of Glamorgan Council Matters

Obstruction of the Highway

The Vale Council have started an education campaign.

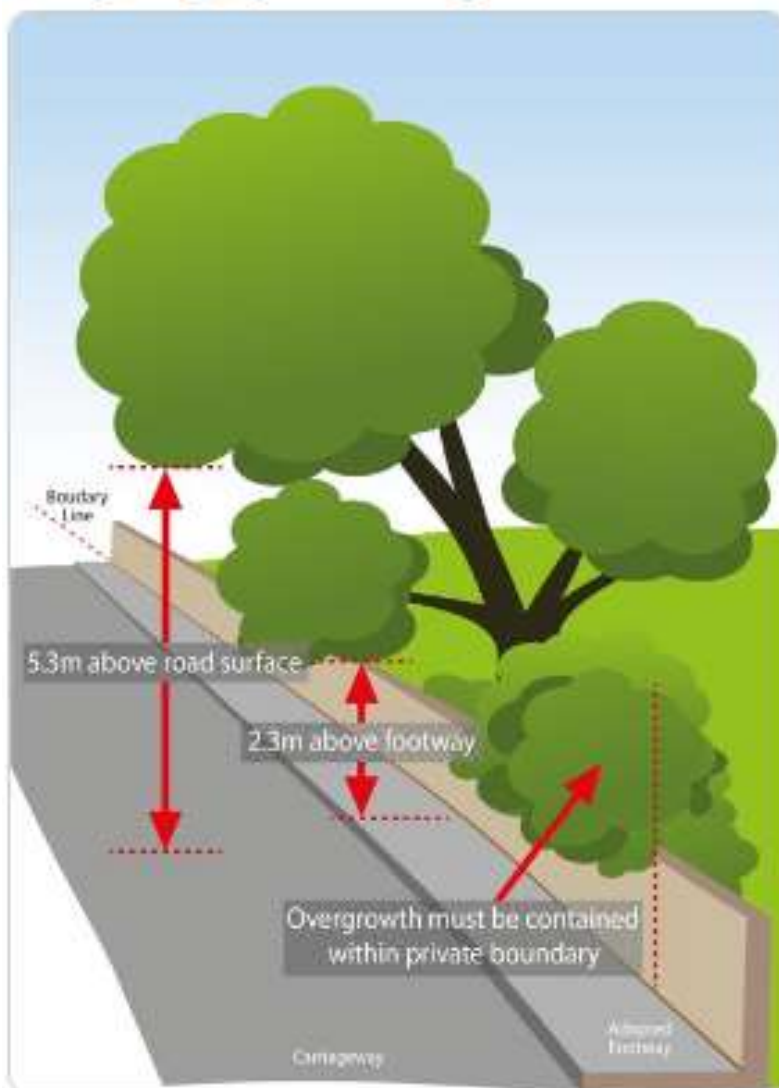


Does a hedge or tree on your property overhang a highway or footway? 🌳

It is your responsibility to ensure that anything overhanging is at least:

✅ 2.3m above the footway, cycleway or verge

✅ 5.3m above the road surface
valeofglamorgan.gov.uk/en/living/Road...



1:59 PM · Jun 2, 2021 · TweetDeck



Dropped kerbs

Work has begun on providing dropped kerbs.



The “Big Fill”

The Vale council is once again carrying out a campaign to patch roads.



New contract for highway resurfacing

Section 41 of the Highways Act 1980 advises that the Council has a duty to maintain highways at public expense. The Council's Highway Maintenance Service uses various specialist contractors to undertake work on its behalf.

Tenders for the Highway Resurfacing, Surface Dressing and Micro Asphalt services for 2021 to 2023 were invited from contractors on the South East Wales Highway Framework.

The analysis of the tenders received was based on a quality / price model with a 30/70 split respectively. Tarmac Trading LTD was identified as the most economically advantageous tender for the Highway Resurfacing Contract.

There is still no money for the much-needed resurfacing of the A48 through our villages.



Bus stop provision at Sycamore Cross for Cottrell Gardens



Residents of Cottrell Gardens will have to walk or wheel their way up the grass verge, to the top of the hill to use the pedestrian crossing, are run across the 40mph road and up the footway to Sycamore Cross to access Cottrell Gardens – because (apparently) there is no money to provide a layby and bus stop westbound at Sycamore Cross.

“The development at Sycamore Cross **didn’t secure any s106 off-site sustainable transport improvements/monies**, as the development viability was allocated to the road improvements and the Welsh Water sewage improvements. Therefore no additional money for sustainable travel is available at this location.”

Previously, this had been added to their project list.



S106 for highways improvements

The Council does not currently have any intention to amend the policies contained within the LDP and SPG in relation to affordable housing.

The LDP has been through a rigorous examination process, and the policies were considered sound by the Inspector, including the policy thresholds for affordable housing contained in LDP Policy MG4.

The Vale of Glamorgan Council's latest Local Housing Market Assessment (2019) identifies an acute need for affordable housing; 890 affordable housing units are needed each year to meet the housing need. Planning Policy Wales and Future Wales considers affordable housing to be a critically important issue, and there is a strong emphasis on the increased delivery of affordable housing through the LDP and the planning system. Policy 7 in Future Wales requires planning authorities should explore all opportunities to increase the supply of affordable housing.

The full LDP review process will be commencing later this year, which will be an opportunity to review policies and for interested parties to become involved in the Replacement LDP process.

Regulation 122 of the Community Infrastructure Regulations (as amended), requires any s106 obligation to be directly related to the development; necessary to make the development acceptable in planning terms; and fairly and reasonably related in scale and kind to the development.

Report from the Vale Council Member

Verbal



Correspondence

Complaint of potholes – A48, Bonvilston

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Complaint of noise nuisance – workmen related

Query related to the speed limit through Bonvilston

Bonvilston Exchange – switching off of the copper-based network on October 5, 2021.

Rural Roads Policy – Ewenny Community Council

- Ewenny Community Council wish for the Vale Council to adopt a rural roads policy due to the differences between rural and town roads. As a result of policies based on urban road user needs, Ewenny Community Council believe that rural areas are unfairly discriminated against.

Matters not on the agenda – Discussion Forum

This is an opportunity for residents to raise matters of concern to them. This replaces the section of the agenda formerly referred to as Public Participation, due to the changes coming in from the Local Government and Elections Act (Wales), 2021. Members of the public will be offered the opportunity to speak, briefly, on all agenda items.

Finances

Income

None

Payments

Locum Clerk agency fees: 26 hours @ £18 – £468

Insurance (Zurich): £307

- BHIB quoted £470, Came and Comp £344.74



Planning Updates

a. The Forge Cottage, Cowbridge Road, St. Nicholas – [2021/00189/FUL](#)
Replace all windows and doors.
Approved

b. The Old Manse, Chapel Lane, St Nicholas – [2021/00094/FUL](#)
Erection of a two and a half storey rear extension, slight internal reconfiguration and modification to existing openings.
Approved

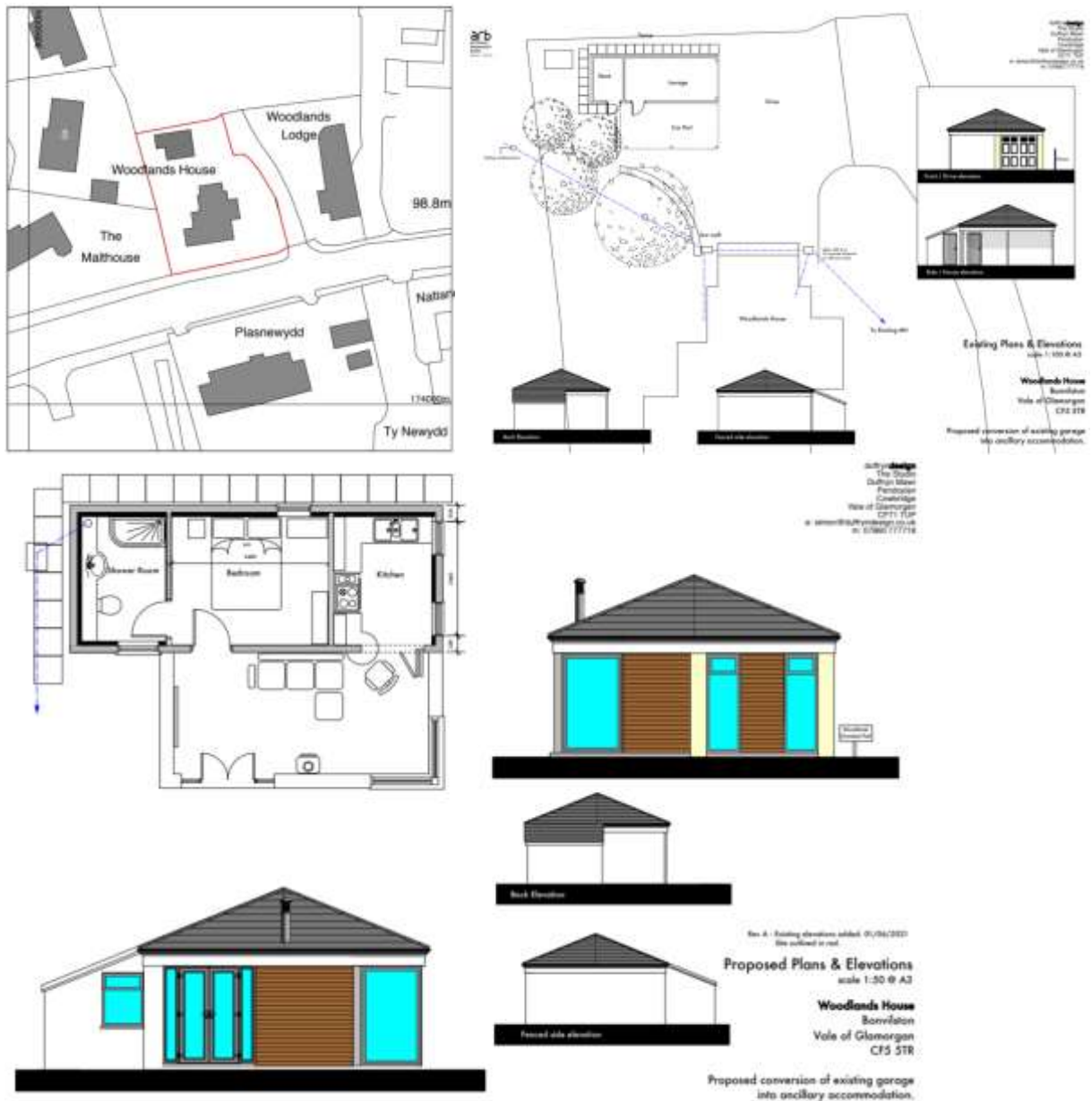
Planning Applications

[2021/00679/FUL](#) – Doghill Farm, Dyffryn

Increase the height and enclosure of an existing concrete silage clamp on an agricultural holding with a steel portal frame, clad with profiled metal cladding on the roof and vertical timber slat boarding on the sides and rear



Conversion of existing garage into ancillary accommodation for family member



Future Generations and Climate Emergency – Demolition

- There is a global shortage of **finite** & renewable building materials. This includes timber, sand, and metals. For construction alone, the world consumes roughly 40 to 50 billion tons of sand on an annual basis. That's enough to build a wall of 27 meters high by 27 meters wide that wraps around the planet every year. This far exceeds the natural rate at which sand is being replenished by the weathering of rocks by wind and water.
- Demolition wastes building materials and the embodied energy within building materials and products is lost.
- The embodied energy within concrete made with Portland cement is 1.5 Mj/kg. **“Most carbon emissions associated with buildings are due to the Portland cement that is traditionally used for concrete.”**
- No case has been made for demolition, and the existing building sits well within the proposed layout as shown on the plan below.

The footprint of the existing Bolston House is shown on the site plan below, and demonstrates that there is no need for demolition – it's a choice. The Five-ways of Working must be applied to the decision-making, with consideration particularly of the long-term consequences of demolition and replacement.



The guiding principle of sustainable development is development that meets the needs of the present without compromising the ability of future generations to meet their own needs.



Density

The site is 0.91 hectares, and the Vale Council has a “preferred” density of 25 dwellings per hectare (DPH). This would mean 22 dwellings on this site.

Neighbours prefer to be next to less dense development

The plans propose 8 additional dwellings. 10 additional dwellings would result in S106 money being collected for sustainable mobility infrastructure / highway improvements.

A plot capable of homing one or two additional dwellings is being left empty to the north west of the site.



The proposed site plan derived from the discussions of the pre-app enquiry

A [Density Statement](#) has been published on the Planning Register.

Wall to the front of the site

- Should this wall be describes as “historic”?
- Is it an asset or detrimental to the street scene/urban environment?



[2021/00728/FUL](#) – 2 Merrick Cottages, St Nicholas

- 5.64m deep extension to the rear



Issues to consider:

- New development should be sympathetic to the existing in terms of scale, massing, form, positioning, detailing and materials.
- The scale of new extensions should be proportionate and not dominate the existing house.
- development that causes a harmful level of over shadowing will be considered unneighbourly and, therefore, unacceptable. New development must ensure that your neighbour's existing residential amenity is safeguarded - Development should not cast large shadows onto a neighbour's house or garden.



- Development that results in a significant loss of daylight and / or sunlight to habitable rooms (i.e. living room, main bedroom, kitchen and dining room) or private garden areas of neighbouring properties are likely to be harmful.



- Existing outbuildings



- Development should not unreasonably enclose a neighbour's immediate outlook.
- Juliette balcony – The development should not result in an unacceptable degree of overlooking into the garden of a neighbouring property.

