



## Meeting

Members of the St Nicholas with Bonvilston Community Council are summoned to attend an Ordinary Meeting of the Council, to be held remotely, on **Monday 11<sup>th</sup> July 2022**. 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.

*Mrs Clare Cotterell – Locum Clerk*

## Agenda

- 1. Chair's welcome and introductions**
- 2. To receive apologies for absence**
- 3. To receive declarations of interest**
- 4. Minutes**  
To approve the Community Council Meeting minutes of:
  - a) 16<sup>th</sup> May 2022 – Annual Meeting
  - b) 16<sup>th</sup> May 2022 – Ordinary Meeting
  - c) 13<sup>th</sup> June 2022 – Ordinary Meeting
- 5. Police Matters**
- 6. Community Engagement**  
Presentation by Vocal Eyes – citizen engagement & participation.
- 7. Community Work from Probation Service**
- 8. Vale of Glamorgan Council Matters**
- 9. To receive updates from other meetings attended and One Voice Wales**
- 10. Finance**
  - a) To receive a Financial Statement and bank Reconciliation for June 2022
  - b) To consider a grant application for churchyard maintenance
  - c) To approve the schedule of payments
- 11. Annual Report**  
To approve the Community Council Annual Report for 2021-22
- 12. Matters to Consider**
  - a) Remembrance (civic service and poppies)
  - b) Christmas trees

- c) Community Liaison Committee – Management of Public Open Spaces
- d) Walkers are Welcome

**13. Matters not on the Agenda – Discussion forum**

**14. To receive updates on Planning Matters**

**15. To consider Planning Applications and Matters**

- a) Parc Dyffryn, St. Nicholas
- b) Pound Cottage, Duffryn Lane, St. Nicholas
- c) Benacre, Cowbridge Road, St. Nicholas
- d) Carreg Las, Redway Road, Bonvilston
- e) Bolston House, Bonvilston
- f) Land to the North of Maes Y Ffynn

**16. Recruitment of Clerk/RFO**

**17. Co-option of Community Councillors**

**18. Announcements and Next meeting**

2021-22 Annual Governance and Accountability Return to be approved at an extraordinary meeting in July 2022.

Next Ordinary Meeting - 5<sup>th</sup> September 2022 at 7pm



## Supporting Documentation

### 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.

#### Payments for approval:

Damien Mckenna – Invoice 13.06.22 - £336.00 cleaning signs/removal of soil etc

Damien McKenna – Invoice 21.06.22 - £60.00 watering flowers

Damien McKenna – Invoice 30.06.22 - £60.00 watering flowers

SLCC Enterprises for Locum Services:

Invoices: 270 - £1279.80

271 - £1899.60

272 - £2048.64

Welsh Roots – planters etc - £674.32

#### Planning Decisions:

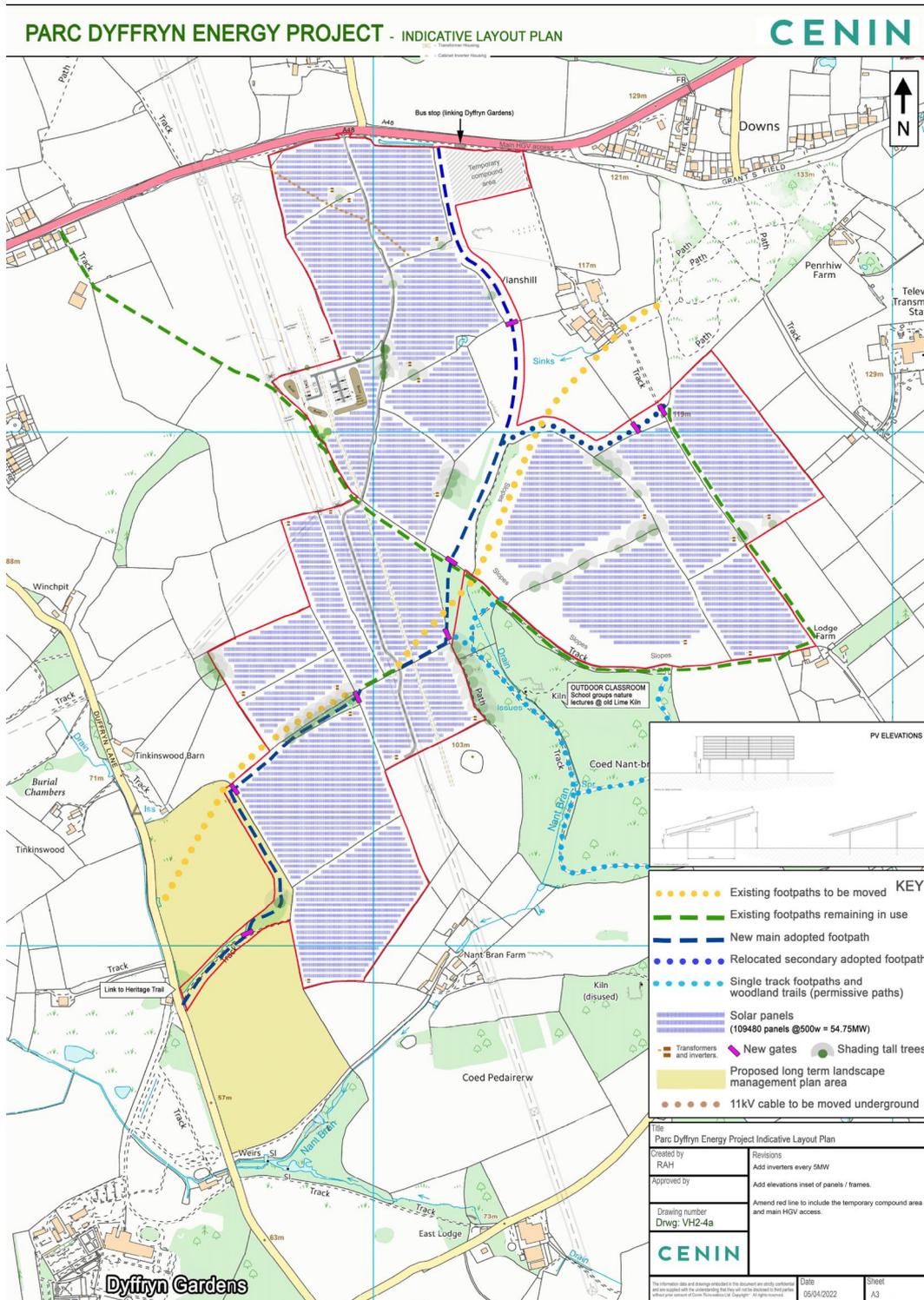
- a) Jalna, St. Nicholas  
Internal reconfiguration and loft conversion  
Approved June 20.
- b) 3, Maes y Ffynon, Bonvilston  
Single storey flat roof extension to rear elevation.  
Approved June 16
- c) The Pound, Duffryn Lane, St. Nicholas  
Discharge of Conditions 3 - Materials details, 4 - Samples, 5 - Balcony details, 6 - Means of enclosure, 7 - Landscaping scheme and 9 - Levels. Planning permission ref. 2017/00818/FUL: Construction of four bedroom detached house in the side garden  
Approved June 8



## Planning Applications

### Parc Dyffryn – Pre-Application Consultation – [www.parcdyffryn.com](http://www.parcdyffryn.com)

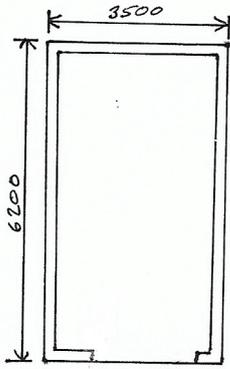
The application proposes the installation of a solar photovoltaic electricity generating station (or ‘solar farm’) with an installed generation capacity of 65MW, a battery storage facility and associated ancillary development, including a substation. The power generated would be enough to power approximately 20,000 typical family homes.



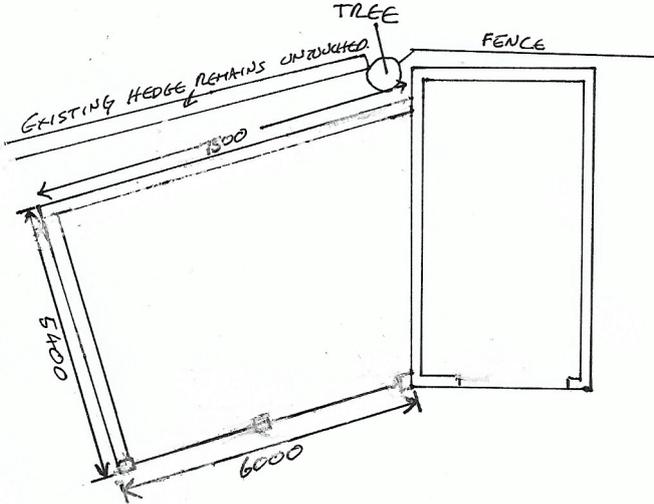
# Pound Cottage, Duffryn Lane, St. Nicholas – [2022/00549/FUL](#)

Extend existing garage with a green oak framed building and re-tile existing garage roof to match

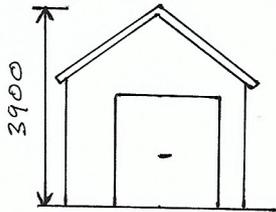
## POUND COTTAGE GARAGE EXTENSION



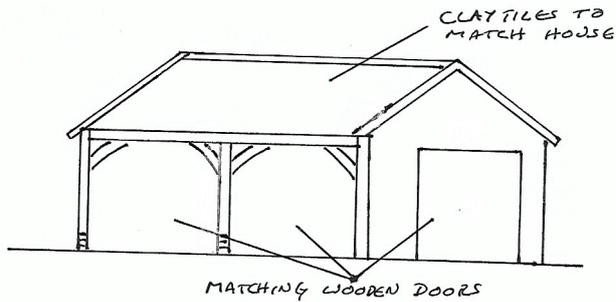
EXISTING PLAN



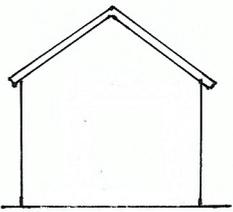
PROPOSED PLAN



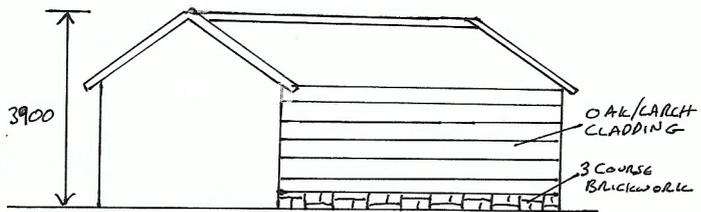
EXISTING FRONT



PROPOSED FRONT



EXISTING REAR



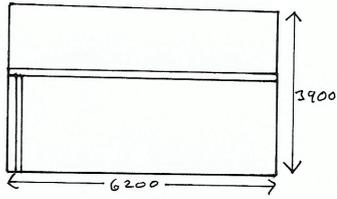
PROPOSED REAR

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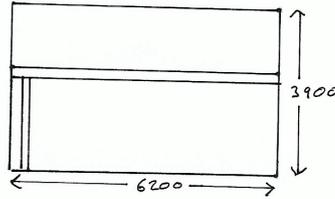
SCALE 1:100 DIMENSIONS IN MM DRG PC01



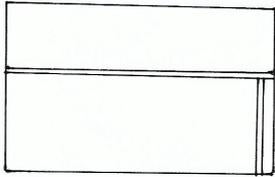
POUND COTTAGE GARAGE EXTENSION



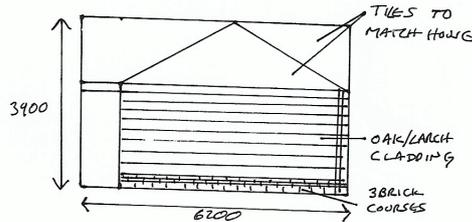
EXISTING  
SIDE VIEWED NORTH



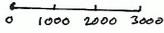
PROPOSED  
SIDE VIEWED NORTH



EXISTING  
SIDE VIEWED SOUTH



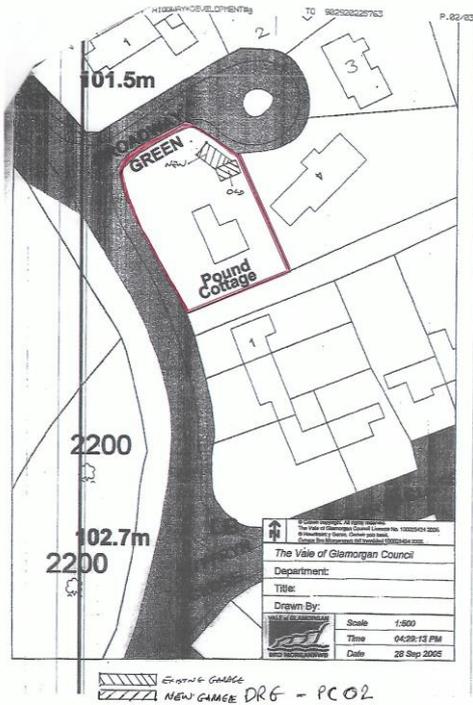
PROPOSED  
SIDE VIEWED SOUTH



DIMENSIONS IN MM

SCALE 1:100

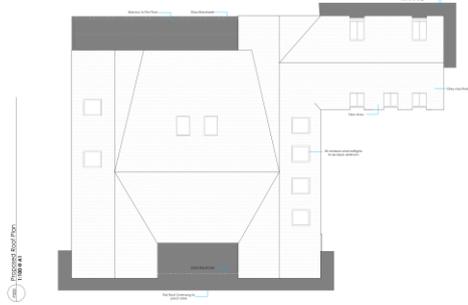
DRG - PC04



# Benacre, Cowbridge Road, St. Nicholas – [2022/00686/FUL](#)

First floor extension, front extension, rear extension, two storey extension for separate annex and single garage





- External Finishes
- ① Glass Balustrade
  - ② White Render
  - ③ Grey Brick
  - ④ 2no Steps to porch
  - ⑤ Flat Roof Overhand to Rear
  - ⑥ Black Aluminum windows
  - ⑦ Anex
  - ⑧ Grey Clay Roof Tiles



- External Finishes
- ① Glass Balustrade
  - ② White Render
  - ③ Grey Brick
  - ④ 2no Steps to porch
  - ⑤ Flat Roof Overhand to Rear
  - ⑥ Black Aluminum windows
  - ⑦ Anex
  - ⑧ Grey Clay Roof Tiles

**R. Hughes, Partner, Suite 31,  
Carrall Close, Epsom,  
Middlesex, Surrey, Surrey, UK**  
www.rhughesdesigns.com  
01875 342736

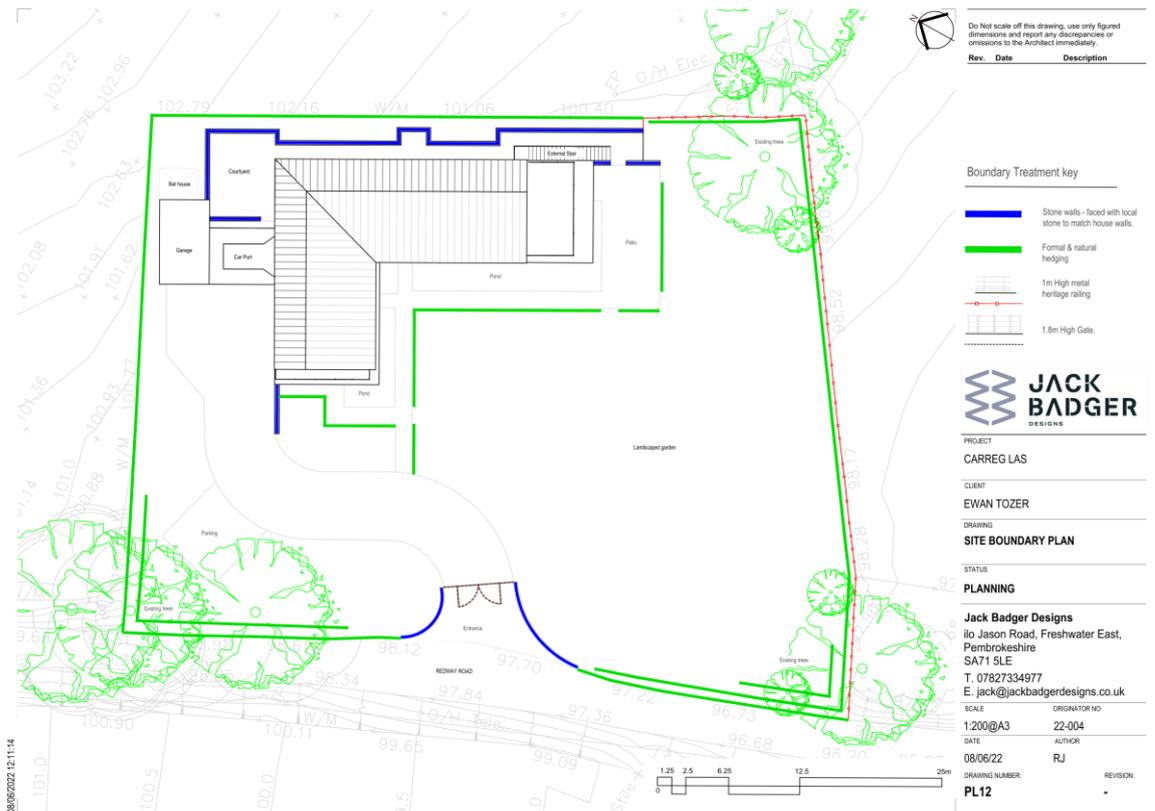


**R. Hughes, Partner, Suite 31,  
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Middlesex, Surrey, Surrey, UK**  
www.rhughesdesigns.com  
01875 342736



# Carreg Las, Redway Road, Bonvilston – [2022/00697/FUL](#)

Construction of a new four bedroomed house with garden, driveway and garage



Do Not scale off this drawing, use only figured dimensions and report any discrepancies or omissions to the Architect immediately.



Proposed Front Elevation  
1 : 100



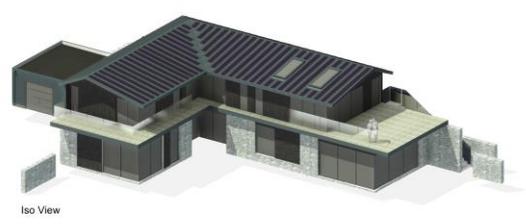
Proposed Side Elevation 1  
1 : 100



Proposed Rear Elevation  
1 : 100



Proposed Side Elevation 2  
1 : 100



Iso View

Materials Palette



- Zinc standing seam or similar
- Acroya heavy charred or similar
- Stone to match locally used.

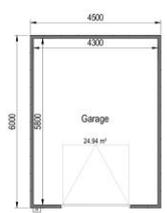
Note:  
for further detail on design intent & materials please refer to 22-004 - DAS



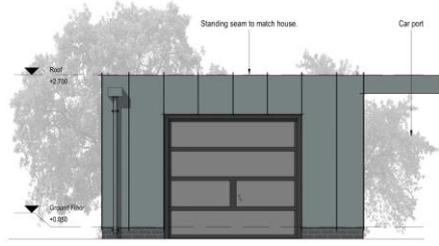
**JACK BADGER**  
DESIGNS

PROJECT: CARREG LAS  
CLIENT: EIWAN TOZER  
DRAWING: Proposed Elevations & Iso View  
STATUS: PLANNING  
Jack Badger Designs  
ilo Jason Road, Freshwater East, Pembrokeshire SA71 5LE  
T: 07827334977  
E: info@jackbadgerdesigns.co.uk  
SCALE: As Indicated @ A3  
DATE: 08/06/22  
DRAWING NUMBER: PL03

08/06/2022 11:48:33



Floor Plan  
1 : 100



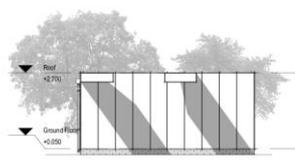
Front Elevation  
1 : 50

Do Not scale off this drawing, use only figured dimensions and report any discrepancies or omissions to the Architect immediately.

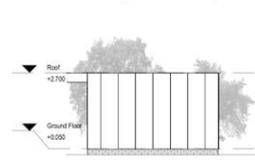
Rev.	Date	Description

**JACK BADGER**  
DESIGNS

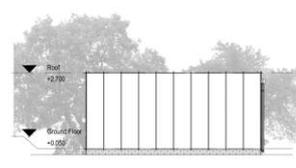
PROJECT: CARREG LAS  
CLIENT: EIWAN TOZER  
DRAWING: Proposed Garage Plan & Elevations  
STATUS: PLANNING  
Jack Badger Designs  
ilo Jason Road, Freshwater East, Pembrokeshire SA71 5LE  
T: 07827334977  
E: jack@jackbadgerdesigns.co.uk  
SCALE: As Indicated @ A3  
DATE: 08/06/22  
DRAWING NUMBER: PL03



Side Elevation 1  
1 : 100



Rear Elevations  
1 : 100



Side Elevation 2  
1 : 100

08/06/2022 11:17:24







Refer to LA4 for planting details an outline implementation specification

- Key**
- Tree planting (root barriers to be provided as necessary)
  - Pleached trees
  - Shrubs
  - Specimen shrubs
  - Climbing plants
  - Evergreen buffer planting
  - Rain gardens

0 2 4 6 8 10 20 metres  
Scale 1:250 @ A1

TC22049\_LA1-LA5[A].dwg  
07 June 2022  
**tir collective**  
LANDSCAPE ARCHITECTS  
Britannia House, Caerphilly Business Park, Van Road, Caerphilly, CF83 3GG  
© Tir Collective Limited 2022. Registered Company No. 1349264



Friday 17<sup>th</sup> June 2022

Mr David Loosemore  
Portabella  
Nickel Yard  
Bakers Row  
Cardiff  
CF10 1AL

Dear David,

**RE: Viability Appraisal Exercise – Bolston House, Bonvilston, Vale of Glamorgan CF5 6TR**

Pursuant to instructions received, I have constructed two development appraisals to demonstrate the viability (or otherwise) of;

1. The proposed 14 unit residential scheme including on-site affordable housing provision and s.106 payments assuming a sale of the units in the open market following completion of construction works. A copy of this appraisal is appended to this letter (**appendix 1**).
2. The proposed 14 unit residential scheme excluding affordable housing and s.106 payments and assuming a sale of the units in the open market following completion of construction works. A copy of this appraisal is appended to this letter (**appendix 2**).

N.B. This is NOT a Formal Valuation.

The appraisal was built using Argus Developer development appraisal software using the following common inputs;

**Sales Revenue (Gross Development Value)**

**Open Market Units**

The appraisal of the open market private residential units was provided by locally based estate agents and chartered surveyors Watts & Morgan using comparable sales evidence. Watts & Morgan have a Land & New Homes department that are expert in the pricing, sale and marketing of New Homes within the Vale of Glamorgan and Bridgend area. Their advice is appended to this letter (**appendix 3**).

A sales period of 8 months has been allowed for the private units.

**Affordable Units**

With reference to the affordable housing revenue in Appraisal 1 (appendix 1), reference has been made to the Vale of Glamorgan Affordable Housing Supplementary Planning Guidance

A list of partners is available at the above address

[Valuation & Surveys](#) | [Commercial Property Agency](#) | [Development](#) | [Landlord & Tenant](#)



NP Linnells LLP  
Registration no: OC350889



and Welsh Government's ACG Schedule dated January 2018 and accordingly the 2no. 1b2p flats, 2no. 2b3p flats and 1no. 3b5p house which would form the on-site affordable housing provision have been set at 42% of ACG Band 5.

#### **Land Price, LTT and Legal Costs**

The price paid for the land by you and the resultant legal costs and disbursements paid by you, as evidenced. Land Transaction Tax calculated at the prevailing rate as of the date of this letter.

Although this viability appraisal exercise is not a formal valuation (and therefore should not be relied upon as such), in terms of Land Price i.e. the price that is being paid for the land, it is our opinion that the Price is representative of Market Value;

The property was marketed via private treaty in an arms-length marketing campaign, with the property benefitting from full market exposure, undertaken by Rawlins & Madley of Cardiff, Chartered Surveyors who specialize in the disposal of development land and property.

The first marketing campaign which commenced mid 2018 resulted in an abortive sale to another developer following lengthy and protracted negotiations. The second marketing campaign, following the abortive sale, undertaken between Sept 2019 and Jan 2020 resulted in the outcome of a successful purchase by Portabella where it is understood that both parties acted willingly, prudently and without compulsion. Sales particulars attached (**appendix 4**).

#### **Town Planning & Survey Costs**

Costs incurred up to date as well as a budget allowance for reasonable costs anticipated to be incurred in relation to the planning application in relation to planning, design, SAB and supporting technical documentation as required as part of the planning process, as advised by you. The total expenditure as of the date of this letter stands at £79,492 with total expenditure envisaged to reach £114,373.

#### **Construction Costs**

Dwelling construction costs have been calculated using Royal Institution of Chartered Surveyors (RICS) Build Cost Information Service (BCIS) average build cost data. A hybrid of median and upper quartile costs for residential new-build construction rebased to South Glamorgan at 17<sup>th</sup> June 2022 has been adopted (**appendix 5**).

External Works, Abnormal Costs and Garage Construction costs (**appendix 6**) have been calculated by Expedite a locally based firm of Chartered Quantity Surveyors and Chartered Project Management Surveyors who specialize in residential development.

A Developers contingency of 5% has been allowed which falls at the lower end of the range usually adopted by the DVS.

#### **Construction Timescale**

15 months with costs applied over an 'S' curve.



#### **Section 106 Contributions**

- Public Open Space contribution £2,668 per unit (£24,012)
- Public Art contribution at 1% of construction costs at £57,100

#### **Professional Fees Associated with Construction**

The fees allowed for Architecture, planning, engineering, building regulations, surveys and Project Management fees post planning and during construction at 8%.

#### **Disposal Fees & Marketing Budget**

1% selling agent fees and £800 per unit selling conveyancing fees have been included. A £25,000 figure has been allowed for marketing and advertising.

#### **Debt Rate for Development Finance**

4.55% debit interest per annum on 100% of costs (which equates to 6.5% per annum of 70% of costs including land) which is at the lower end of what is typically encountered by developers. As development surveyors and agents we are typically experiencing between 6% per annum to 1% per month.

#### **Costs of Finance**

Finance arrangement and exit fees of 1.5% of 70% of costs have been included.

#### **Viability Outcomes**

##### **Proposed 14 unit scheme including section 106 and on-site affordable housing**

The appraisal demonstrates the scheme is not viable. The appraisal produces a negative profit margin of -£463,587 which equates to -5.84% of the Gross Development Value (GDV).

##### **Proposed 14 unit scheme excluding s.106 contributions and on-site affordable housing**

The appraisal demonstrates that the proposed scheme creates a positive profit outcome. The appraisal produces a profit figure of £715,187 which equates to 7.92% of the Gross Development Value (GDV).

This demonstrates that the removal of the section 106 contributions and on-site affordable housing is required to improve viability to create a positive profit outcome.

Whilst this margin is significantly below the widely and generally accepted 20% profit on GDV viability threshold (as adopted by the DVS in the valuation of development land), I understand that this is an acceptable profit level for you to undertake the project, on the basis that you are committed to the project in so far as you legally contracted in to purchase the property subject to the receipt of planning permission for the proposed scheme and as such you are prepared to closely manage the construction project and accept the risk of deferring your profit-take until late in the development programme when the scheme is completed and sold off.



**Relevant Experience**

NP Linnells Property Consultants were established in 1961 and are Gwent's largest firm of Chartered Surveyors and Property Advisors. We specialize in the valuation of commercial, residential and development property and the sale, letting and acquisition of commercial and development property. We also specialize in the development sector advising private developers and housing associations on development and acquisition strategy. Our clients include Hale Homes, National Bank of Kuwait, Bron Afon HA, Melin HA, Linc-Cymru HA, Hafod HA, Your Space, Project Three Developments Ltd, Swansea Building Society, Handelsbanken, Lloyds Bank, Llanover Estate, Coldbrook Estate amongst others.

Yours sincerely,



**Matt Tyler**  
**Partner**  
**RICS Registered Valuer**  
**NP Linnells LLP**

Enc.



# Land to the North of Maes Y Ffynnon, Bonvilston – 2019/01031/RG3

Construction of 8 affordable residential units and associated works

Proposal in 2021 for 10 dwellings:



Amended proposal in 2022 for 8 dwellings



# Remembrance

Street poppies, wreaths and civic service



Elsewhere:



## Christmas Trees 2022



## Community Liaison Committee – Management of Public Open Spaces

**Proposal for consideration:** The Community Council to put forward the issue of private management companies owning Public Open Space in the Vale of Glamorgan for consideration at a meeting of the Vale of Glamorgan's Community Liaison Committee.

**Issue:** New housing developments in the Vale of Glamorgan are having their Public Open Spaces managed by profit-seeking management companies that allow minimal community "ownership" of parks and play areas, and charge "estate fees" that are often high.

Since 2014, developers have been able to seek a third-party management company to take on responsibility for green spaces, and sections of road, rather than the Unitary Authority. The term 'Fleecehold' has been coined to describe residents who find themselves liable to paying a management company, and hostage to the charges the management company sets.

This has resulted in hostility between the residents of the new developments who receive bills for the maintenance of parks and play areas, and other local residents



who wish to use the public facilities (play equipment) that have been provided for the community beyond those paying the “estate fee”.

The profit-seeking management companies take money out of our communities, and offer little, if any, input from communities.

Town and Community Councils were created to carry out functions like managing public open spaces/Village Green’s. A few years ago, the Vale Council held the “Reshaping Services” meetings/consultation, where those present heard of the desire of the Vale Council to devolve responsibility of public open spaces back to communities – to our Town and Community Councils. Town and Community Councils would receive financial support from the higher authority, but would be free to manage their open spaces as they chose, for the benefit of their community. Moving the decision-making process closer to the people who use the amenity is seen as beneficial for communities.

Privatising our Public Open Space isn’t popular and creates conflict within our communities. The Highway Authority should be adopting all public roads, and Town and Community Councils should be given the opportunity to take ownership of open spaces in their Community Wards.

The Home Owners Rights Network ([HorNet](#)) has been set up to highlight the problems.

**A condition of planning approval for residential development within the Vale of Glamorgan should be that the Vale Council, or the Town/Community Council take ownership of Public Open Spaces, and the Highway Authority adopts all roads and footways.**

## Walkers are Welcome

[Walkers are Welcome](#) is a nationwide initiative launched in 2007 to encourage communities to be ‘welcoming to walkers’. It is a community led network of accredited towns and villages whose purpose is to develop and promote walking in areas with something different to offer. The network is managed by Directors, a National Committee of volunteers and a part-time paid secretary.

[Cowbridge](#) has recently achieved accreditation

Accreditation is achieved by meeting the following criteria:

1. Demonstrate popular local support from the community and local businesses for the concept – We require evidence of signatures of support from 5% of the population. We suggest adding to that local organisations and identified businesses. See our local support form on the website which you are welcome to adapt for your own use.
2. Demonstrate that the local council formally endorses the application for Walkers are Welcome status – This can be demonstrated by the local council (town, parish or community council) passing a resolution in support, being represented on the steering group, and making a financial contribution where possible.



3. Demonstrate a commitment that the local public path network will be maintained in good condition – For example, this could be: ensuring that the local footpaths are walked at least once per year; that any problems are reported to the relevant authority/organisation; that efforts are taken to make improvements and extend the opportunities for walking; etc.
4. Demonstrate that there is adequate marketing of the town's Walkers are Welcome status – This can be demonstrated in a number of ways: for example, press coverage; signs/map in the centre of town advising casual visitors of walks they can undertake; waymarked walks starting from town centre; leaflets readily available; local shops encouraged to display WALKERS ARE WELCOME HERE stickers.
5. Demonstrate how the town encourages the use of public transport for walking activities – This can be demonstrated, for example, by including clear public transport advice on marketing leaflets or lobbying for improvements.
6. Demonstrate the mechanisms in place to maintain Walkers are Welcome status. This can be demonstrated through having a well-balanced and committed WALKERS ARE WELCOME steering group from within the community – When establishing a steering group, we ask for a constitution or governing documents in line with our aims to be produced. It is best practice to have a constitution and many grant making organisations require this. An example can be provided.

Membership would be £50/year

