



EGM

Members of the St Nicholas with Bonvilston Community Council are summoned to attend a meeting of the council, to be held remotely, on **Monday 9th August, 2021 at 7:30 pm**. Members of the public are welcome, and encouraged to attend, and will have opportunity to address the council.

This meeting was requested by Members of the Community Council who are also members of our Working Group on Solar Farms.

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. Notice of casual vacancy
5. Co-option of Members to the Community Council
6. **Police matters**
7. To receive updates on completed & actioned projects
8. Payments to approve
9. To consider Community Council's banking
10. To receive updates on planning matters
11. To consider planning applications & matters
 - a. Old Police Station, Cowbridge Road, St. Nicholas
Change of use B1 Offices to D1 Non-Residential (Healthcare)
 - b. 10, Dyffryn Close, St. Nicholas
Retrospective application for the removal of chimney stack
 - c. 12, Dyffryn Close, St. Nicholas
Retrospective application for the removal of chimney stack
12. To consider
 - a. Paths to Well-being
 - b. Policy on solar farms within our community

Supporting Documentation

Payments to approve

Locum Clerk agency fees: 10 hours @ £18 – £180

Community Council's banking

In order to access online banking, the Community Council must resolve that:

1. It is in the Community Councils interest to apply for a Business Debit Card service.
2. The Community Council must agree to be bound by the Business Debit Card Terms and Conditions.
3. Notwithstanding that the existing Appointment of Bankers provides for more than one person to give instructions to the Bank, the Community Council agrees, for the provision of Business Debit Cards only, to allow Barclays to accept and act on instructions from any one nominated cardholder.
4. Authorised persons identified in section 3 of the Appointment of Bankers are authorised to apply for, nominate cardholders, and to accept the Business Debit Card Terms and Conditions on behalf of St Nicholas with Bonvilston Community Council.



Planning Updates

- a. Swyn-y-coed, St Nicholas, Cardiff – [2021/00919/TCA](#)
Work to Trees in St Nicholas Conservation Area: T1 Magnolia- remove major limbs extending over Well Lane leaving small canopy of secondary branches T2 Beech- crown raise over road and garden to 5m approx.
Approved
- b. Church Cottage, Bonvilston – [2021/00812/TCA](#)
Work to Tree(s) in a Conservation Area: Removal of cluster of beech trees. These trees are a lapsed hedge row. removal of trees in order to replace with hedging plants.
Approved
- c. Woodlands House, Bonvilston – [2021/00712/FUL](#)
Conversion of existing garage into ancillary accommodation for family member.
Approved
- d. 2, Merrick Cottages, St. Nicholas – [2021/00728/FUL](#)
Two storey rear extension with Juliette balcony and internal remodelling.
Approved
- e. Church Hall House, Cowbridge Road, St. Nicholas –
[2021/00791/FUL](#) & [2021/00792/LBC](#)
Replace double glazing on one ground floor side window
Withdrawn – planning permission not required.
- f. Greenland Farm, A48, Bonvilston - [2020/01454/FUL](#)
Erection of polytunnels for pick your own enterprise with ancillary cafe and toilet facilities
Approved
- g. 10, Ger Y Llan, St Nicholas – [2021/00395/TPO](#)
Works to Trees covered by TPO No. 09 2009-T.1 Cherry - Overall crown reduction of approximately 2m. T2 Sycamore – Fell
Approved

Planning Applications

[2021/00961/FUL](#) – Old Police Station, Cowbridge Road, St. Nicholas

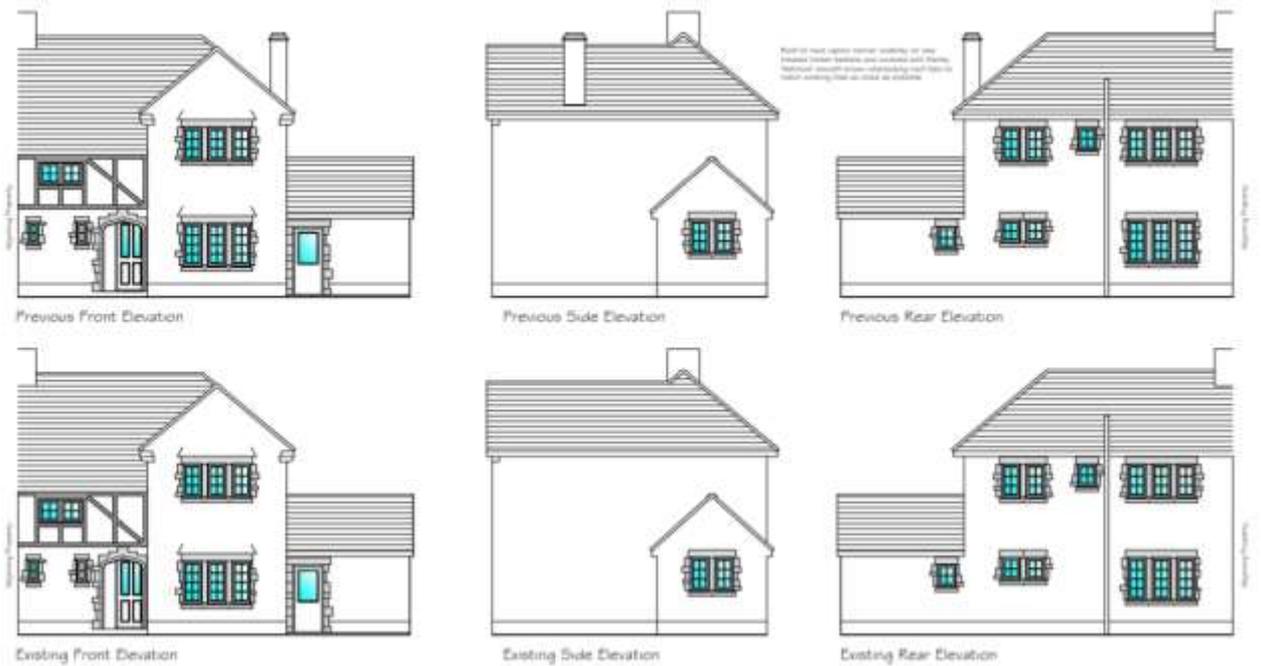
Change of use B1 Offices to D1 Non-Residential (Healthcare). The occupant would be [GILLIAN McCABE PHYSIOTHERAPY](#), providing services for women, including Pilates classes and one-to-one physiotherapy for pelvic health, maternity, etc.

Issue for consideration: Parking



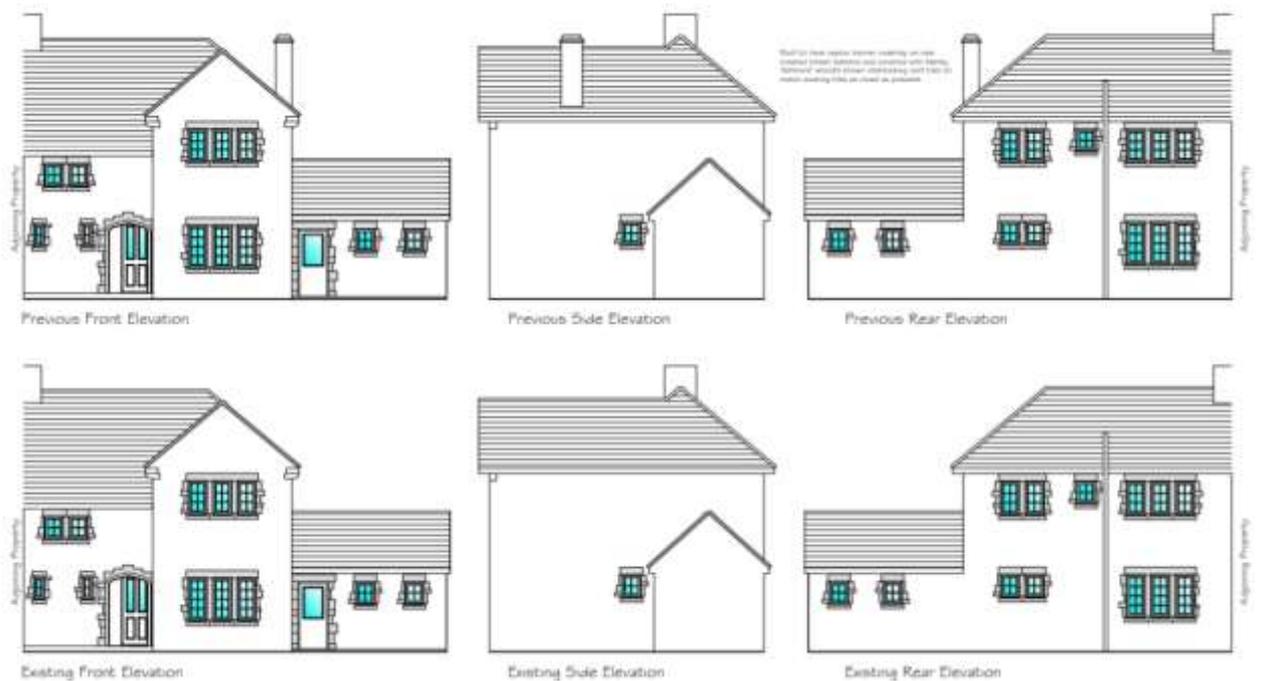
2021/01046/FUL – 10, Dyffryn Close, St. Nicholas

Retrospective application for the removal of chimney stack from County Treasure within the Conservation Area



2021/01046/FUL – 12, Dyffryn Close, St. Nicholas

Retrospective application for the removal of chimney stack from County Treasure within the Conservation Area.



Issues:

- Locally Listed County Treasures
- Conservation Area
- Lack of Heritage Impact Assessment accompanying the retrospective applications

Inclusion on the Locally Listed County Treasures List does not give the same protection to the building or monument as a listed building. But it does mean it is recognised as important and deserving of work to protect and preserve it. "They are of considerable interest to the people of the area and an important part of its history."

Duffryn Close appears in the Country Treasures document for St Nicholas and Bonvilston as follows:



A post-war cul-de-sac. Comprising 16 houses. Originally built by Cardiff Rural District Council, in order to provide additional rented accommodation. The houses are white painted with traditional small tiled roofs. The windows are small paned having casement openings on main window blocks. All window and door openings conform to the original design although some have been replaced with modern alternatives. Designed by architects Bruton and Mace, Number 14 was a "show house" and the only one to have been equipped with parquet flooring. Many of the properties are now in private ownership. Have been recognised as good examples of post-war secular architecture. Button Ride was constructed as an expansion of Duffryn Close.

The Vale Council has carried out enforcement work against members of the public, which includes the removal of a garden building due to its proximity to a listed building. The Planning Department needs to be consistent, and treat no applicant preferentially.



There are case studies of responses to chimney stack removal in Conservation Areas. These include:

Walsall:

A planning inspector in 2019 dismissed an appeal by an applicant for retrospective permission to demolish a chimney stack within a Conservation Area. In this case the main issue was the effect on the character and appearance of the surrounding area, with particular regard to the Church Hill Conservation Area.

“The removal of the chimney stack has resulted in a negative effect on the significance of a designated heritage asset, when considered against the CA as a whole. Even if there was a short term public benefit in terms of removing the chimney stack as suggested by the appellant, I do not consider that there are any longer term public benefits that would outweigh the harm that I have identified and to which I attach considerable weight.”

The [Planning Inspectors' report](#) is available online.

Stockport:

[Appeal](#) against the refusal of planning permission for the lowering of a chimney stack – refused, 28 November 2019

Argyll and Bute:

[Another example of chimney removal being refused](#) due to its protection by a Conservation Area and going to appeal

The planning application, reference number 12/00342/PP, for the demolition of the east chimney stack at Victoria Bank, Pier Road, Tarbert (“the appeal site”) was refused under delegated powers on the 2nd July 2012. The planning application has been appealed and is subject of referral to a Local Review Body

The appeal site is an unlisted, detached villa property that has previously been subdivided into an upper and lower flat, and which is located within the Tarbert Conservation Area. The refused application specifically sought planning permission in relation to the demolition of the eastern chimney stack on the property to below roof level.

The proposal is for the demolition of a gable chimney which is a common architectural feature within an identified grouping of buildings in the Tarbert Conservation Area. The removal of the chimney stack will not only effect the symmetry of the building but will render it incongruous within the context of adjoining properties and as such will have a detrimental effect upon the overall character and appearance of the Conservation Area. Furthermore, the unjustified and unnecessary removal of an architectural feature which



contributes to the character and appearance of the historic environment is contrary to the relevant provisions of the Scottish Planning Policy, Historic Scotland's guidance and the provisions of Argyll and Bute Council's Development Plan policies STRAT DC 9 and LP ENV 14 which all seek to resist development that will not preserve or enhance the character or appearance of a Conservation Area.

Taking account of the above, it is respectfully requested that the appeal be dismissed.

Historic Scotland:

“Chimneyheads and chimney stacks, whether they occur at the gable, at the ridge of the roof or at the wallhead, contribute greatly to the profile of the building and to the interest of the roofscape, and in most instances are an integral part of the architectural design. They should therefore always be retained, or restored to their original width and height if they have been removed or shortened, regardless of whether the flues are in use or not. This also applies to chimneyheads and chimneystacks on elevations not normally seen by the public, such as those facing enclosed courtyards, back greens and closes, unless these areas have lost their original character completely. If they are structurally unsound, original ashlar chimney heads and chimney stacks should be taken down and rebuilt in the same material and to the same dimensions.”

“Historic chimneys can make an important contribution to the character of a roof and should be retained. Where repair is required, this should respect the original form and materials. If the structural stability of the chimney is unsound, like for like reconstruction should be encouraged.”

In Wales planning is very similar. The relevant sections of planning policy follow:

From Technical advice note (TAN) 24: the historic environment

Conservation Principles

1. Historic assets will be managed to sustain their values.
2. Understanding the significance of historic assets is vital.
3. The historic environment is a shared resource.
4. Everyone will be able to participate in sustaining the historic environment.
5. Decisions about change must be reasonable, transparent and consistent.
6. Documenting and learning from decisions is essential.



Heritage Impact Assessment

The results of the heritage impact assessment should be summarised in a heritage impact statement which must form part of any listed building consent, conservation area consent and, when requested, scheduled monument consent applications.*

* Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Planning (Listed Buildings and Conservation Areas) (Wales) (Amendment) Regulations 2017

Planning Policy Wales 11

The Welsh Government's specific objectives (6.1.6) for the historic environment seek to:

- safeguard the character of historic buildings and manage change so that their special architectural and historic interest is preserved;
- preserve or enhance the character or appearance of conservation areas, whilst the same time helping them remain vibrant and prosperous;

Any decisions made through the planning system must fully consider the impact on the historic environment and on the significance and heritage values of individual historic assets and their contribution to the character of place. (6.1.9)

Conservation Areas

There should be a general presumption in favour of the preservation or enhancement of the character or appearance of conservation areas or their settings. (6.1.14)

The relevant Vale of Glamorgan Council policies are:

LDP POLICY MD8 -

HISTORIC ENVIRONMENT

Development proposals must protect the qualities of the built and historic environment of the Vale of Glamorgan, specifically:

1. Within conservation areas, development proposals must preserve or enhance the character or appearance of the area;
2. For listed and locally listed buildings (County Treasures), development proposals must preserve or enhance the building, its setting and any features of significance it possesses;



LDP POLICY SP10 -

BUILT AND NATURAL ENVIRONMENT

Development proposals must preserve and where appropriate enhance the rich and diverse built and natural environment and heritage of the Vale of Glamorgan including:

1. The architectural and / or historic qualities of buildings or conservation areas, including locally listed buildings (County Treasures);

The relevant documents can be found online:

- [Supplementary Planning Guidance: Conservation Areas in the Rural Vale 1996 – 2011](#) (this has not been updated for the LDP, and is referenced by the LDP, thus remains in use)
- [Supplementary Planning Guidance: County Treasures](#) (2009)
- [Planning Policy Wales 11](#)
- [Technical advice note \(TAN\) 24: the historic environment](#)

Paths to Well-being

18 communities across Wales will be selected for development as part of Ramblers Cymru's Paths to Wellbeing project.

With the support of a Paths to Wellbeing Regional Project Officer community volunteers will be provided with the training needed to identify and design new routes and enhance and upgrade existing ones. including free training for volunteers.

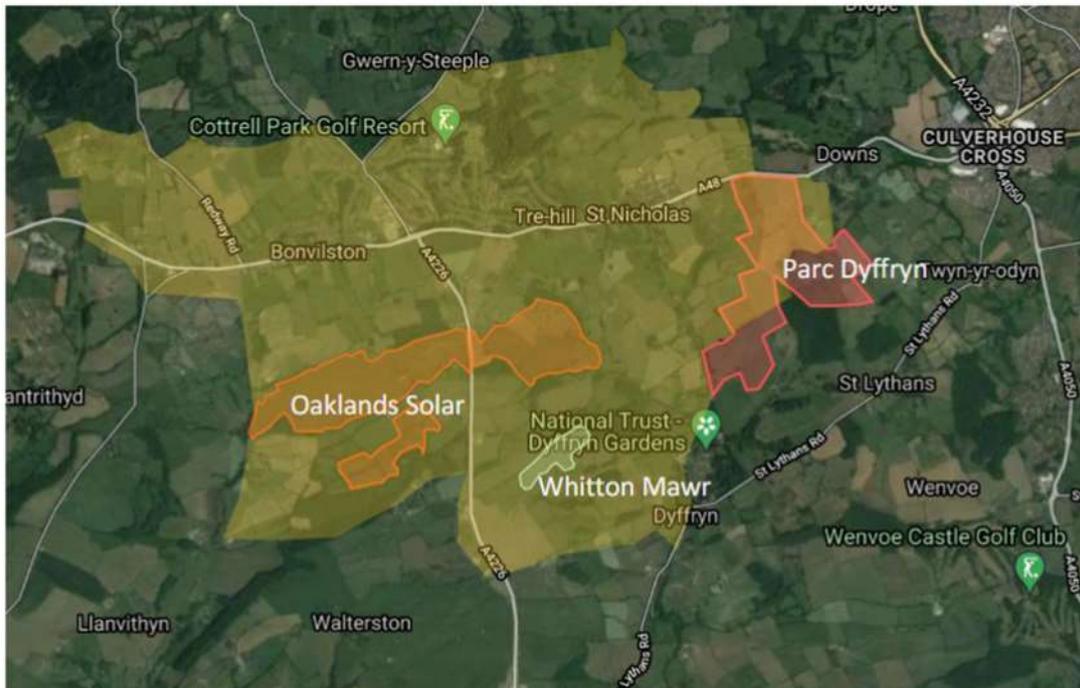
Additionally, the project will help the environment, with activities such as tree planting, wildflower sowing and wildlife activity days. The Ramblers intend to bring residents together with activities for everyone to get involved in!

The deadline for submissions is the 15 August 2021.

The project has received funding through the Welsh Government Rural Communities – Rural Development Programme 2014-2020, which is funded by the European Agricultural Fund for Rural Development and the Welsh Government.



Our Policy on Solar Farms within our Community Wards



Concerns

The size of the two Developments of National Significance would amount to about 13% of our community being covered by solar panels for a period of 50 years. These would have a visual impact, and reduce the options available to agricultural production and employment.

Lack of “Community Benefit” – which is the setting up of a fund, profit sharing, services offered in-kind and/or employment of community residents.

Conversion of the DC produced by solar panels to AC can result in “Dirty Electricity” being transmitted to the national grid and in turn local homes. The Electromagnetic Field produced by Dirty Electricity has been tentatively linked to health issues in humans, including cancer.

Altered ecosystems – whilst some wildlife appears to benefit from solar farms, is this at a cost to other species?

Additional services at the locations, for example, a Park & Ride Facility.



Policy draft:

The council policy is that if any renewable energy schemes such as solar farms are proposed in the council area, the developers' proposals must include some element of Community Benefit. This could be:

- a guaranteed yearly cash payment linked to inflation, or infrastructure or capital projects of equal value.

This should equate to an amount of money per MW of generating capacity, of an amount per MW per year agreed with the Community Council for the length of the scheme. The Community Benefit to be managed by a not-for-profit Community Interest Company set up to manage these funds for the benefit of the whole community.

- Community Ownership of some of the scheme.

The community would be part-owner of the solar farm and receive a share of the profits.

Inclusion of Community Ownership or Community Benefit in the proposals would go some way to acknowledge the substantial effect of these schemes on the landscape and population of the area and show a long-term commitment to the community who will host these schemes for generations to come.

We would also want transparent monitoring of the electrical output to the national grid. This would specifically mean monitoring the level of dirty energy created by transforming Direct Current (DC) to Alternating Current (AC) that would particularly effect those living closest to the solar farm. The Precautionary Principal must be applied.

