

February 29, 2024

## Meeting

Members of the St Nicholas with Bonvilston Community Council are summoned to attend a meeting of the council, to be held remotely on **Tuesday 5<sup>th</sup> March, 2024 at 7:30pm**. 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 Government and Elections (Wales) Act 2021. The Act makes permanent provision for remote meetings (multi-location) and electronic publication of documents. The meeting will be recorded to ensure the accuracy of the Minutes.

*Cllr Ian Perry* - Chair

## Agenda

1. **Chair's welcome and introduction**
2. **To accept apologies for absence**
3. **To receive declarations of interest**
4. **Welsh Water – presentation on wastewater plant upgrades**
5. **Police Matters**
6. **Vale of Glamorgan Council Matters**
  - a. Theft of gully grates – and metal
  - b. Hybrid meetings
  - c. Light pollution
  - d. Flooding
  - e. Fly-tipping
  - f. Public Art from Campbell Court
7. **To approve Minutes**
  - a. Meeting of February 7<sup>th</sup>
8. **Updates from other meetings attended**
9. **Correspondence from organisations including One Voice Wales**
10. **To note the Independent Remuneration Panel for Wales's Annual Report, 2024**
11. **Clerks' activity report and updates on Community Council projects**
  - a. Defibrillator case installation – and training event
  - b. Defibrillator batteries and pads
  - c. HistoryPoints
  - d. Silent soldier and QR Code stands
  - e. Update on training

- 12. Correspondence from the public**
- 13. Discussion Forum – Matters not on the Agenda**
- 14. To appoint Clerk and Responsible Financial Officer to the Council**
- 15. To consider financial matters**
  - a. Banking and credit card update
  - b. Christmas Tree honorariums
  - c. Community Council property held by Clerk
  - d. To approve payments
- 16. Planning decisions and updates**
- 17. To consider planning appeal consultations**
  - a. Vacant agricultural land with abandoned rural buildings forming a previous smallholding/farmstead, Bonvilston (Easting: 306447, Northing: 173918)  
Proposal: Refurbishment consolidation repair conversion of derelict farmstead to new dwelling including extension of 43m2
  - b. Homri Barn, Well Lane, St. Nicholas  
Proposal: Proposed garage and greenhouse
- 18. To consider planning applications and matters**
  - a. Five Mile Lane  
Proposed Scheme of Landscaping, Including Retention of fill on the site (Comprising clean, naturally occurring indigenous material) associated with The Five Mile Lane improvements (Ref.2016/00305/RG3)
  - b. Parc Worlton Solar Farm  
Development of National Significance – Proposed Solar Farm with an installed generation capacity of 42MW and associated ancillary infrastructure, including a 132 kV substation
  - c. Pre-Application Consultation – Bolston House  
Demolition of the existing dwelling and redevelopment of the site to accommodate residential development and associated works
- 19. To consider**
  - a. St Nicholas Memorial Paving
  - b. S106 “Sustainable Transport” projects
  - c. Purchase of land at St Nicholas bus stop
  - d. Haunted Fields Walk map signage
  - e. CCTV signage and 4G solar powered camera for School Lane & related policy
  - f. New pavement enhancement including planters, School Lane
  - g. Community Survey 2024
  - h. Ombudsman’s Report
- 20. Co-option of Member**
- 21. Next meeting**

Part ii – The public and press may be excluded from the meeting during consideration of sensitive item(s) in accordance with section 100A(4) of the Local Government Act, 1972, where necessary, by resolution of the Council.



## Supporting Documentation

### Police Matters

- Theft from Community Council planters

## Correspondence from organisations including One Voice Wales

### Vale of Glamorgan Council Matters

Officers report that in excess of 57 gully grates have been stolen in various areas of the Vale of Glamorgan – including Bonvilston and Tumble Hill.

This has had a massive impact on service delivery as only two operatives currently undertake maintenance works in the Vale of Glamorgan. Last week there were approximately 18 outstanding repairs. The newly installed gullies are hinged so they cannot be easily lifted out of the frame as the older ones have been.

An estimated cost of each new gully installation including labour and materials is £330 so that cost by the amount of gullies stolen we are looking at an overall cost of £18,810.00. This is only an approximate cost as every gully will differ and this does also not include TM costs where this may be required.

### One Voice Wales

#### **Coetiroedd Bach, Tiny Forest funding.**

The latest funding round for Coetiroedd Bach, Tiny Forests in Wales is now open. 21st Feb – 8th May. The scheme will be offering grants of between £10k and £40K for each forest site

#### **Request for nominations for the kings new year 2025 honours**

The Welsh Government is requesting nominations.

#### **Voter Registration Week**

Voter Registration Week is a collaborative effort from partners across Democracy Classroom and the broader voter engagement space to empower as many people as possible to register to vote.

You can find a comms guide for the week [here](#), including information on the week and copy for newsletters and social media. The shared # for the week is #VoterRegistrationWeek.



## D-Day 80 Flag Of Peace - Community & Town Councils



The Flags come in various sizes with the largest being 5' x 3' at a cost of £28.80 including VAT, post and packaging, with the smallest being a 3' x 2' at a cost of £22.80 including VAT, post and packaging.

They are intended to be flown for up to a week from 9am on June 6.

## Planning Aid Wales

### Age Friendly Development Network Event

Thursday 21st March 2024 10.30am to 1.30pm

This FREE event will consider how age friendly developments are currently being achieved and how they may look in the future including provision of housing, wider opportunities in relation to places and space and how an ageing population can contribute fully in the planning and development process.

### How to Use Online Resources to Solve Planning Problems

Monday 4th March 2024 6 to 8pm

This new interactive course will walk you through a range of planning problems and how you can solve them by using the internet.

- How can we find out more information about planning applications and planning policy?
- How can we respond to them?
- Where can we get guidance on specific planning questions?
- How can we go about engaging our communities online?



## **Just Transition Framework**

Communities will play a key role in the changes needed as we transition to a low carbon society fairly. We want communities to plan and prepare for the changes that new technologies and markets will bring as the world tackles climate change. This will include being able to afford having a warm home.

Are there good public transport or cycle/walking routes in your area and can you see how transport will change?

How do you think the industries and businesses in your community will change and what will the jobs and skills look like in the future?

- Thinking about these changes in your community, how will they affect:
- Different people (e.g. different ages/genders/socio-economic groups);
- Different business

Welsh Government published a consultation on Just Transition Framework on the 4<sup>th</sup> December 2023.

The consultation is the next step in developing Wales' approach and builds on Call for Evidence published in December 2022.

The Framework:

- *Sets out a shared vision about the way Wales will deliver the changes needed for net zero*
- *Will bring coordination and coherence to the way we think and act about those changes*
- *Provides a source of information and guidance (including a toolkit) to enable those driving the change to do so in a way which seeks to address current inequalities and avoid creating new inequalities.*

[The Welsh Government consultation runs to 11 March 2024 and can be viewed here>>](#)

## **Planning Policy Wales - Edition 12**

Edition 12 of Planning Policy Wales was published on the 9th February 2024 by the Welsh Government.

This edition incorporates the changes to Chapter 6, Distinctive and Natural Places, which were published in October last year. It also incorporates the changes to Chapter 4 regarding second homes and short-term lets which were published in September 2022. In addition, other changes reflect updates and revisions to related Welsh Government strategies and to Building Regulations, and to further complement Future Wales – the National Plan 2040.



## **Planning Aid Wales Bespoke Courses**

Planning Aid Wales offers bespoke training for councils. These can include current topics that they deliver already or a topic that the Council has highlighted as a training need. Planning Aid Wales' Planning Engagement Officer Mark Jones, recently delivered a Section 106 training course for Dinas Powys Community Council in the Vale of Glamorgan. Councillors from St. Athan and Llanmaes Councils also attended the training.

## **Independent Remuneration Panel for Wales's Annual Report, 2024**

You can find the report by using the following link:

[Independent Remuneration Panel for Wales's Annual Report, February 2024.](#)

## **Elidyr Communities Trust**

Elidyr Communities Trust have an open day at their new 52-week residential care provision for adults with additional learning needs at Garnllwyd Barns, off the lane to Llancarfan.

They are warmly inviting members of the community with tea, coffee and cake on Friday March 8 and Saturday March 9 – 10am to 3pm.

and we'd love for you to come and see what we're creating. Please do let me know if you're able to join us for either of our open days – you'll be very warmly welcomed with!



## Vale of Glamorgan Council

### Vale Food Trail

Based on its success in 2023 the Vale Food Trail will be taking place between 26 May and 4th June 2024. It is a celebration of good food in the Vale of Glamorgan and brings people closer to sustainable food producers and businesses in the local area.

### International Women's Day

Goodsheds in Barry are holding an event for International Women's Day that will celebrate the entrepreneurship, creativity and resilience of women in business across the Vale. The free event is taking place on Friday, 8th March.

### Vale of Glamorgan Council and Cwmpas - Programme of engagement with Town and Community Councils, social enterprises and the third sector

The Vale of Glamorgan Council has commissioned [Cwmpas](#) to engage locally with Town and Community Councils, social enterprises and the third sector.

This work is in response to a number of reports undertaken by Audit Wales but is also intended to help shape the Council's new Corporate Plan 2025-2030, the [Reshaping Programme](#) which outlines transformation work and also a review of the Voluntary Sector Compact and the Town and Community Council Charter.

## Correspondence Received from Residents

None at the time of publication of the agenda

## Discussion Forum – Matters not on the Agenda

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 to approve

- PR Accountancy (Gocardless) – Payroll – £10.00 (direct debit)
- Clerks salary (final) – £213.05
- Acrobat DC subscription – £19.97 (card)
- Enwau – Clerks email – £10.26 (card)
- Giff Gaff – phone and data – £6 (card)



## Planning Updates & Decisions

### Decisions

#### **PEDW: Land at Brooklands, Brook Lane, St Nicholas CF5 6TB**

Appeal Decision by Melissa Hall an Inspector appointed by the Welsh Ministers

Decision date: 06/02/2024

Appeal reference: CAS-02593-Y8Y4X3

Decision:

1. The Enforcement Notice (“the Notice”) is corrected by the deletion of the words ‘into a residential dwelling’ from the allegation and their replacement with the words ‘to form part of a residential dwelling’.
2. Subject to this correction, I allow the appeal and direct that the Notice be quashed. I grant planning permission on the application deemed to have been made under section 177(5) of the 1990 Act (as amended) for the development already carried out, namely the carrying out of operational development to form part of a residential dwelling, subject to the conditions set out in Annex A to this decision.

Conclusion:

23. For the reasons given above, I conclude that the appeal should succeed on ground (a) and planning permission is granted. The appeal on ground (g) need not be considered.
24. In reaching my decision, I have taken into account the requirements of sections 3 and 5 of the Well-Being of Future Generations (Wales) Act 2015. I consider that this decision is in accordance with the Act’s sustainable development principle through its contribution towards the Welsh Ministers’ well-being objective to make our cities, towns and villages even better places in which to live and work.

#### **Vale of Glamorgan Council: Brooklands, Brook Lane, St Nicholas**

Discharge of conditions 8 (roof materials) and 13 (drainage scheme) of planning permission 2016/01363/FUL

Application: Determined. Split decision. 28/02/2024





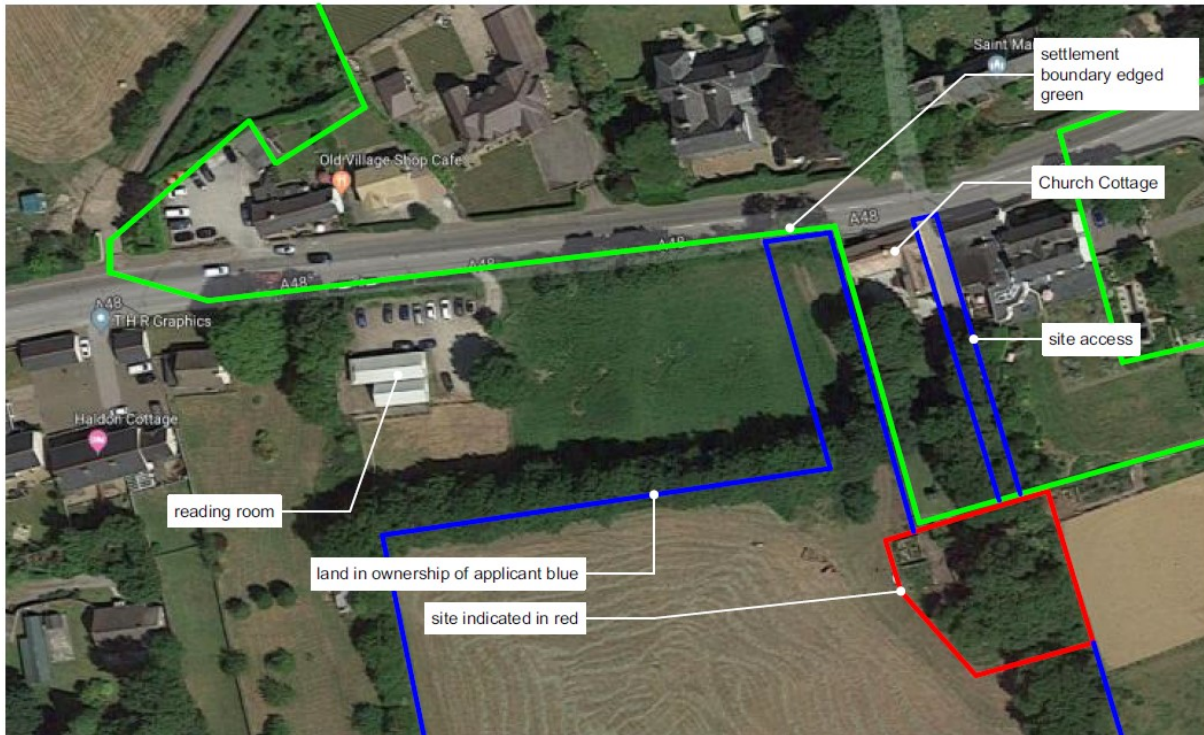
## Planning Appeals

**Vacant agricultural land with abandoned rural buildings forming a previous smallholding/farmstead, Bonvilston (Easting: 306447, Northing: 173918)**

– CAS-03063-L1T9M9

Related Planning Ref: [2023/00462/FUL](#)

Proposal: Refurbishment consolidation repair conversion of derelict farmstead to new dwelling including extension of 43m<sup>2</sup>



Photos of access from A48 and of the ruined sheds

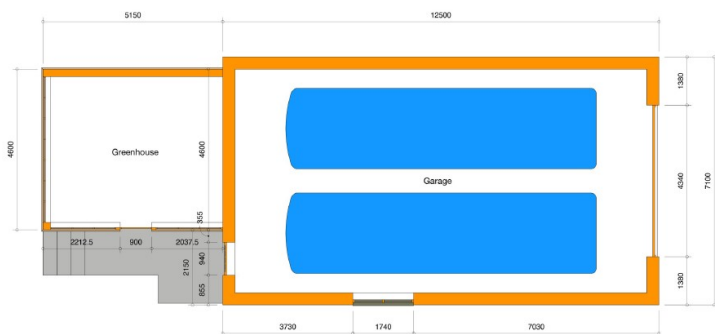
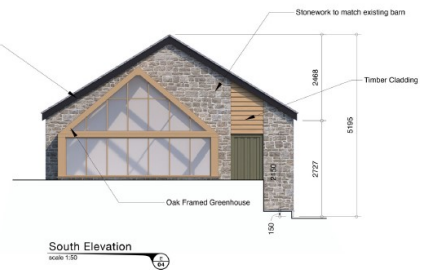
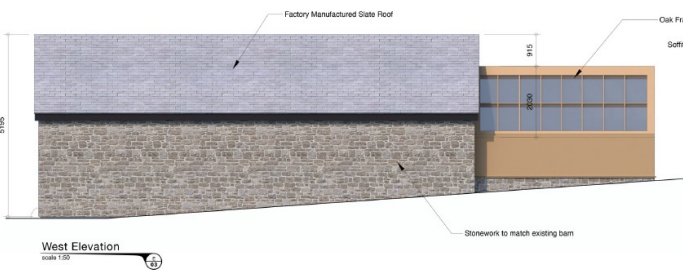




# Homri Barn, Well Lane, St. Nicholas – CAS-03184-K1N0Z0

Proposal: Proposed garage and greenhouse

Related Planning Ref: 2023/00351/FUL



## Planning Applications

### Coedarhydyglyn Estate, Five Mile Lane, Barry – 2024/00086/FUL

Proposed Scheme of Landscaping, Including Retention of fill on the Site (Comprising Clean, Naturally occurring Indigenous Material) Associated With The Five Mile Lane Improvements (Ref.2016/00305/RG3)



- 2.13 The site subject to this application was used as a construction compound and for the storage of any excavated materials during the construction of the project.
- 2.14 As a result of the materials being left on the site, it left an uneven terrain which can be seen in the cut and fill plan
- 2.15 This application is made part retrospectively, to retain the above condition of the site and it is then proposed landscaping works take place to level the site and improve the topsoil.
- 3.1 This application seeks approval for the following:  
'Proposed scheme of landscaping, including retention of fill on the site (comprising clean, naturally occurring indigenous material) associated with the Five Mile Lane Improvements (ref. 2016/00305/RG3)'
- 3.2 The proposed landscaping scheme intends to bring the site back to a more natural and useable profile, enabling it to be reinstated to agricultural use. The finishing works include minor levelling of the site, as well as cultivating and fertilising / seeding of the topsoil. No additional material will be imported to the site, existing material contained within the field will be utilised with minimal change envisaged.
- 3.3 Localised cut and fill is proposed, to level the profile of the land across the site. This will be achieved using a bulldozer with indigenous materials, and will



result in the existing ground profile being raised by of no more than 250-300mm.

- 3.4 As part of the landscaping scheme, the planning application seeks the retention of fill on the site. As set out in the Planning History section of this Statement, the site was leased from the landowner for the storage of excavated materials during the construction of the new highway scheme. On completion of the works a volume of excavated materials remained in the plot. Surplus excavated material was used as a fill so that the land tied into the new highway embankment.
- 6.12 The proposals involve the retention of the existing fill on the site, resulting from the Five Mile Land Improvement works, in addition to final finishing works to bring the site to a more natural and useable profile. The retention of the indigenous material on the site is considered favourable from an ecological perspective, compared to its removal - not least as it has been in situ for some time.



## Parc Worlton Solar Farm – Land East of Dyffryn, approximately 5 km North-West of Barry Town Centre

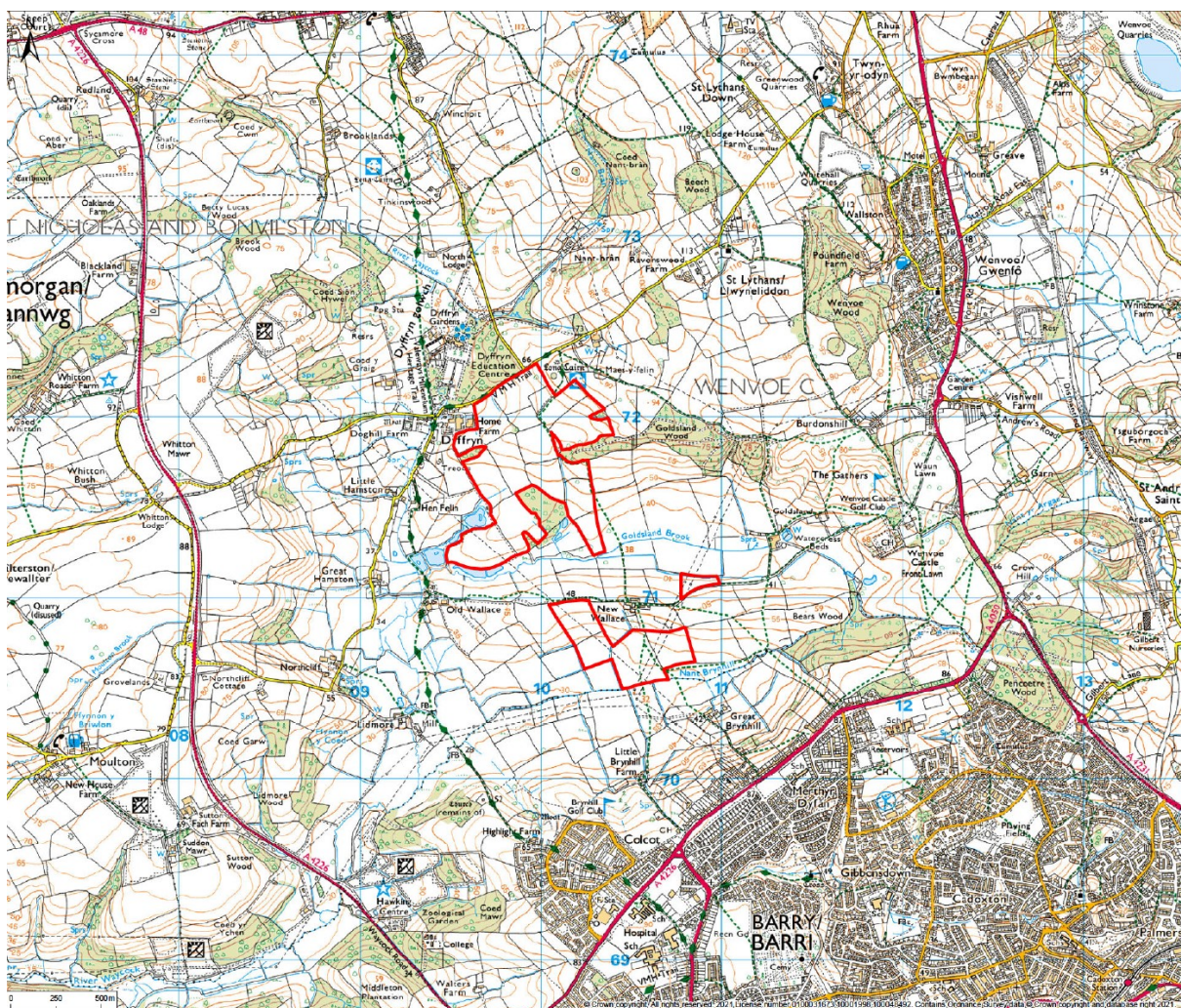
Proposed development: Proposed Solar Farm with an installed generation capacity of 42MW and associated ancillary infrastructure, including a 132 kV substation.

Development of National Significance – Proposed Solar Farm with an installed generation capacity of 42MW and associated ancillary infrastructure, including a 132 kV substation

Application by: Lightrock Power Ltd

PEDW case: CAS-02112-T2N0G8

End of Initial Representations Period: 11/04/2024





The planning documents can be found online at:  
[Bolston House pre-application consultation – dinasplanning.co.uk](http://dinasplanning.co.uk)



## Matters for Consideration

### St Nicholas Memorial Paving

New charcoal heritage kerbs to road, dropped for access to Memorial and laid high to deter trespass by vehicles. Black slate paving with black slate chipping in corners (providing drainage).



Example of heritage type kerb





## S106 “Sustainable Transport” projects

### Retaining wall (creating planter) and footway widening at St Nicholas bus stop



Approx. cost £35,000

### New bus shelter – Cardiff bound



Approx cost £25,000



## Heritage lighting at top of Duffryn Lane with warm light

Warm light aids the vision of some older people. Moving a lamppost enable more light to reach the permitted footpath.



## Top corner of Duffryn Lane

New Haunted Fields Walk map, bench relocated, relocated brown signage, footway widened and kerb dropped to lane and new surface throughout.



Approx. cost £25,000



## Purchase of land for bus stop/shelter

## Haunted Fields Walk map signage

Proposal: Replicate and update signage and place at top of Duffryn Lane. Approx. cost £1,200.



## CCTV signage and 4G solar powered camera for School Lane & related policy


In response to recent thefts of Community Council property and a contractors road digger a camera is proposed, connected to the cloud.

Warning signage would be required.



The recommended camera is solar powered, with 4G connectivity to the cloud.

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To mount on BT poles, their permission will be required, and the camera would need to be attached to a clamp such as the one below:

Safety & Security > Home Security & Surveillance Systems > Surveillance Video Equipment > Surveillance Housing & Mounting Brackets



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A policy would need to be adopted prior to installation.



### **New pavement enhancement including planters, School Lane**

Ongoing discussions may require a Community Council decision.

### **Community Survey 2024**

The proposal is to conduct a detailed survey similar to that done by Pentyrch Community Council in 2018.

