



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 10th May, 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.

Agenda

1. Chair's welcome and introductions
2. To receive apologies for absence
3. To receive declarations of interest
4. Notification of casual vacancy
5. **To consider Police Matters**
6. **To receive a report of the Vale Council Member**
7. To approve the Minutes of the
 - a. Meeting of April 14
 - b. Meeting of November 2, 2020
 - c. Meeting of October 20, 2020
8. Matters arising from the Minutes
9. To receive updates on completed & actioned projects
 - a. Community Engagement
10. Correspondence
11. Matters not on the agenda – Discussion Forum
12. Finances
 - a. Payments and income
 - b. Applications for financial assistance for consideration
 - c. Insurance renewal
13. To receive updates from other meetings attended
14. To receive updates on planning matters
 - a. Stanford Cottage, A48, Bonvilston Field Cottage, Bonvilston
 - b. Trehill Farmhouse, St. Nicholas

Agenda (Continued)

15. To receive updates on planning matters
 - a. Stanford Cottage, A48, Bonvilston Field Cottage, Bonvilston
 - b. Trehill Farmhouse, St. Nicholas
16. To consider Planning Applications & Matters
 - a. Land adjacent to Hellas, St. Nicholas
Variation of Condition 1 (5 Year Time Limit) of Planning Permission 2016/00717/FUL: Construction of a single dwelling on land adjacent to Hellas, St Nicholas
 - b. Tudor Lodge, A48, Bonvilston
Construction of agricultural barn/storage facility
 - c. Caia House, St. Nicholas
Variation of Condition 2 (Approved Plans and Documents) of Planning Permission 2016/01225/FUL: Part demolish existing substandard parts of house and integral garage. Part extension/refurbishment of property to provide additional living/bedroom space and detached garage. Upgrading of exterior at Caia House, St. Nicholas
17. To discuss
 - a. Dog fouling, littering and fly-tipping
 - b. Missing west-bound bus stop at Sycamore Cross
 - c. Accessibility to the countryside – the problem with stiles
18. To consider
 - a. Employment review and employment of a new Clerk to the Council
 - b. Defibrillator maintenance
 - c. Motion: The Community Council believes that all S106 money collected within the Community Ward boundaries of St Nicholas and Bonvilston must be used within the area of St Nicholas with Bonvilston Community Council to upgrade footways to the highest possible standards set by the Welsh Government for Active Travel to encourage physical activity for the benefit of the health and well-being of residents of all ages and physical abilities.
19. Announcements
20. 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

St Nicholas

03/04/2021 – Covid Breach (Kids birthday party) Fines issued.

10/04/2021 – Theft of Motor Vehicle (Vehicle recovered, enquiries on going)

10/04/2021 – Suspicious vehicles around The Beeches. No offences.

21/04/2021 – Neighbour dispute.

Bonvilston.

04/04/2021 – Theft of farming items over a number of months. No suspect identified.

06/04/2021 – Operation Snap, driving without due care and attention. Person given educational course.

10/04/2021 – Horses fly grazing on private land

13/04/2021 – Report of a stolen/lost dog. Dog found and given to the people who found it. Believed not to be stolen or lost.

14/04/2021 – 2 Vehicle accident. 1 car parked. 2nd car just misjudged distance and collided with vehicle. No alcohol involved.

15/04/2021 – Vehicle stopped for No licence or insurance.

29/04/2021 – Assault. (Domestic related)

29/04/2021 – Theft of garden furniture Ty Tandderwen lane.

30/04/2021 – Suspicious male parked in car on driveway (Maes-Y-FFynon). Investigated and the male was an electrician.



Updates

Verbal at meeting

Correspondence

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: 12 hours @ £18 – £216

Bank Balance



Insurance

Policy Number:	YLL-2720850423
Renewal Date:	1st June 2021
Limits of Indemnity:	Public Liability: £10,000,000 minimum* any one event
	Products Liability: £10,000,000 minimum* for all claims in the aggregate during and one period of insurance
	Pollution Liability: As per Products Liability
	Official's Indemnity: As below

*Please refer to your Policy Schedule for your exact Limit of Indemnity

Zurich's Public Liability cover includes financial loss for your councillors. We indemnify them in respect of all sums which you may become legally liable to pay as damages and claimants costs and expenses for financial loss arising as a result of a negligent act or accidental error or omission, alleged or committed.

Whilst other insurers will offer separate officials indemnity; we feel our Public Liability cover offers a bespoke solution for the needs of Parish and Town Councils

Suggest quotes from 3 of: Zurich, BHIB Councils, Came and Company, & WPS Insurance Brokers.

Question: Are our planters insured? Phone box?

Planning Updates

a. Stanford Cottage, A48, Bonvilston

Change the authorised use of the site from agricultural land to part of the residential curtilage of Stanford Cottage

Approved

b. Trehill Farmhouse, St. Nicholas

Works to TPO - No. 05, 1972, sycamore/acer tree. There is clear indications that the tree is host to a broadleaf parasite Works include crown reduction and remove fallen limbs.

Approved



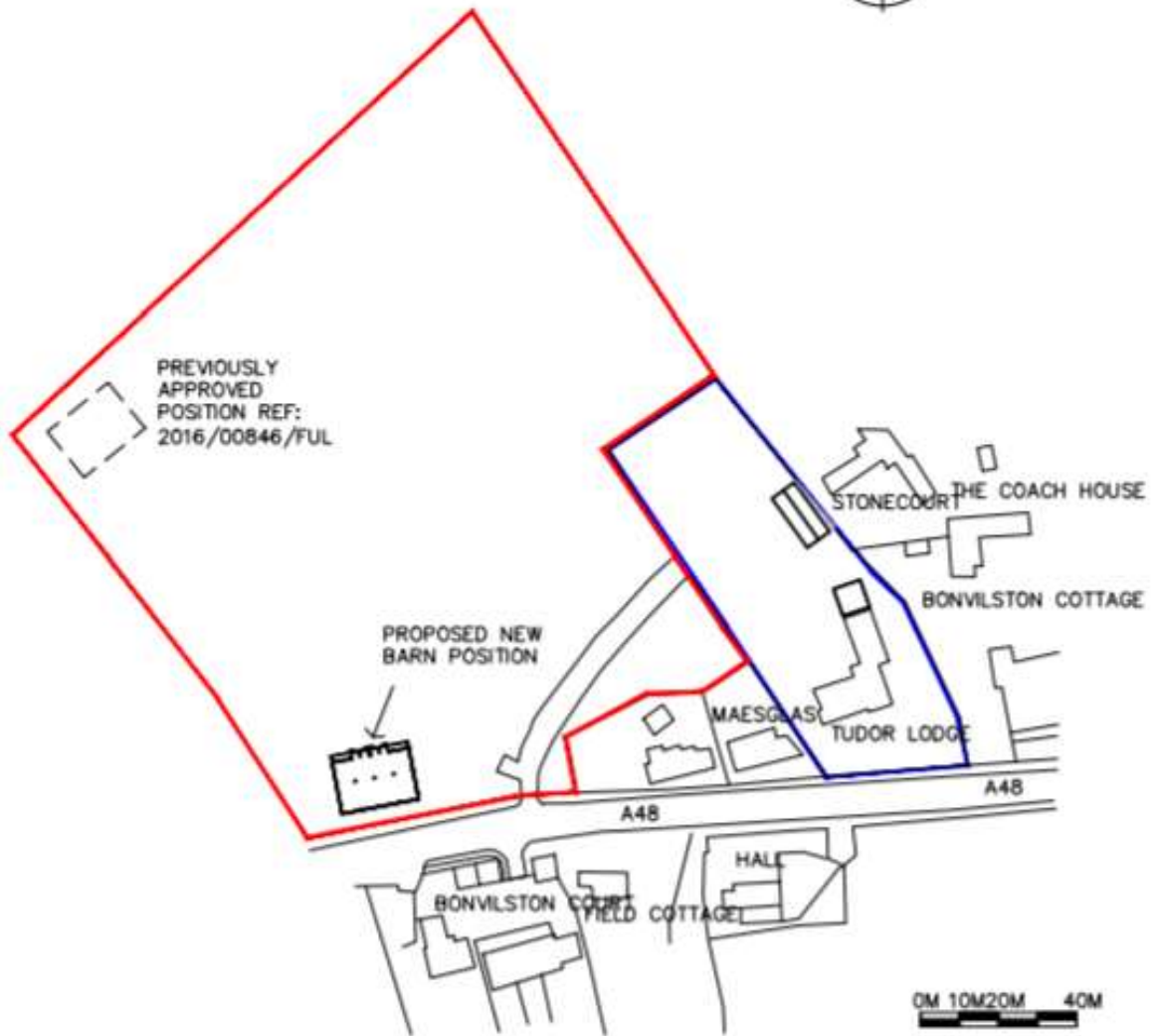
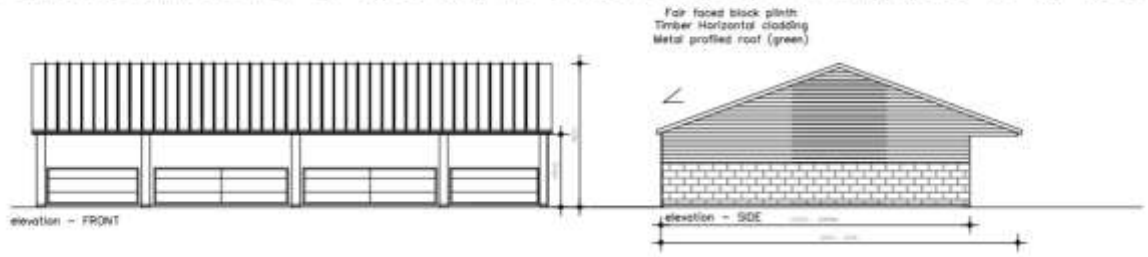
Planning Applications

[2021/00465/FUL](#) – Land adjacent to Hellas, St. Nicholas

Variation of Condition 1 (5 Year Time Limit) of Planning Permission 2016/00717/FUL:
Construction of a single dwelling on land adjacent to Hellas, St Nicholas



PROPOSED AGRICULTURAL STORE / BARN AT LAND TO REAR OF TUDOR LODGE, BONVILSTON
 [TO REPLACE BARN @ TOP OF FIELD DUE TO OH ELECTRIC LINES AS ADVISED BY THE HSE]



SITE LOCATION PLAN

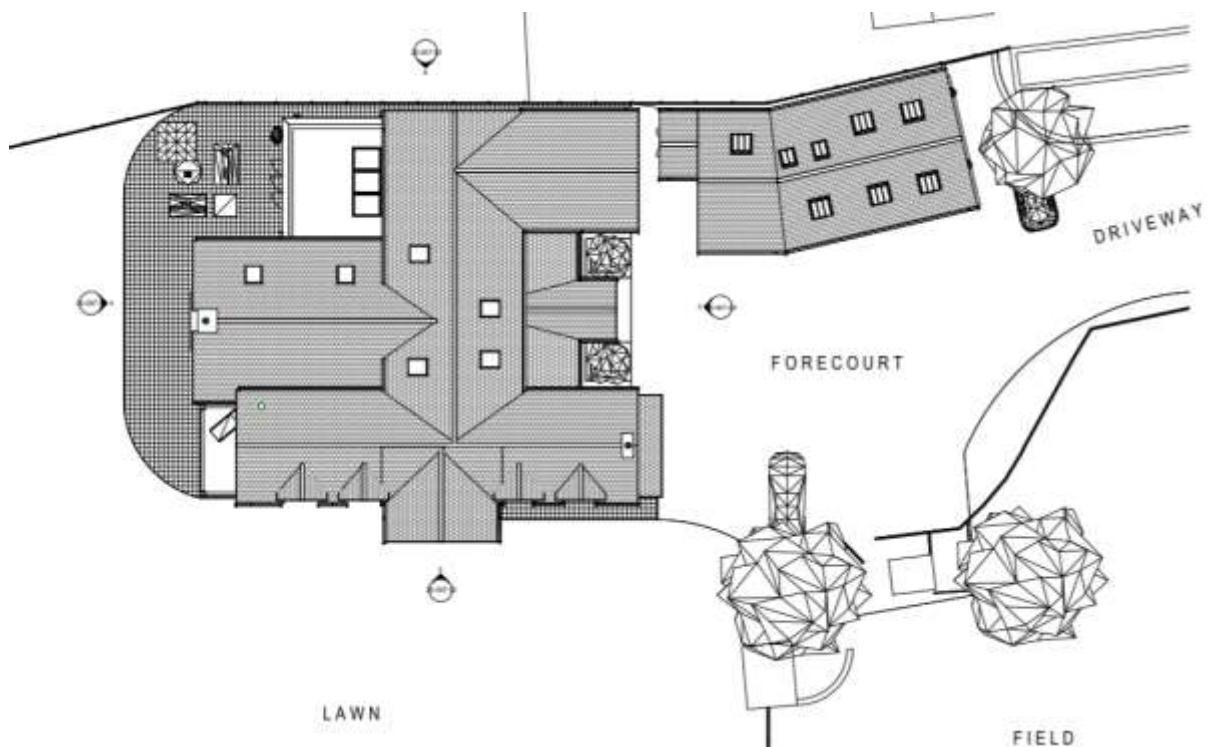
1: 2500

Application	Location and Proposal	Applicant	Decision	Decision Date
2016/00846/FUL	Tudor Lodge, Bonvilston Construction of agricultural barn/storage facility	Mrs. N. Richards,	Approved	30/09/2016 00:00:00



[2021/00537/FUL](#) – Caia House, St. Nicholas

Variation of Condition 2 (Approved Plans and Documents) of Planning Permission 2016/01225/FUL: Part demolish existing substandard parts of house and integral garage. Part extension/refurbishment of property to provide additional living/bedroom space and detached garage. Upgrading of exterior at Caia House, St. Nicholas



Dog fouling, littering and fly-tipping



Bus stop provision at Sycamore Cross for Cottrell Gardens



Accessibility to the countryside – the problem with stiles

Over 20% of England's population cannot use public rights of way, either because they cannot use stiles or kissing gates themselves, or they are accompanying someone who can't.

The [Sensory Trust](#) are a source of excellent guidance, and Members are encouraged to read their publication (pdf) [By All Reasonable Means](#).

How can we make our countryside more accessible?

To Consider:

Employment review

It's recommended to review the duties and hours of the Clerk prior to recruiting a new Clerk of the Council.

S106

LDP Policy MD4 enables the Council to seek to secure new and improved community infrastructure, facilities and services appropriate to the scale, type and location of proposed developments through the use of planning obligations, including transport infrastructure and services for pedestrians, cyclists, public transport etc. Further detail regarding the types of obligations and when they will be sought are set out within the SPG on Planning Obligations. The threshold for seeking S106 contributions for Sustainable Transport is based upon a net gain of 10 residential units.

The threshold for seeking S106 contributions for Affordable Housing is set out within LDP Policy MG4 and supported by the SPG on Affordable Housing – it is this adopted policy which enables the Council to seek S106 Affordable Housing contributions on proposals comprising a net gain of 1 dwelling.

Policy MG16 also identifies the need for a number of infrastructure schemes required to mitigate the impacts of development on the highway network, the delivery of which will be sought via developments and through the Community Infrastructure Levy.



POLICY MG16 -
 TRANSPORT PROPOSALS
 WALKING AND CYCLING
 3. A48 Culverhouse Cross to Bridgend.

Community infrastructure will be secured either through planning obligations contained within a legal agreement under Section 106 of the Town and Country Planning Act 1990 (as amended). The Council continues to secure necessary infrastructure through Section 106 Planning Obligations.

S106 agreements in the past few year within our community:

2017/00307/FUL	Court Farm, A48, Bonvilston	05/02/2018	Affordable Housing (£57,211)	N/A	This permission has been superseded by 2020/00332/FUL.
201800392/FUL	Land within the curtilage of Kingfisher Hall, A48, St. Nicholas	19/10/2018	Affordable Housing (£43,659.20 – subject to an exemption for self build)	None	Self-build forms for Stage 1, 2 and 3 have been approved (up to this point in time).
2020/00332/FUL	Court Farm, A48, Bonvilston	18/12/2020	Affordable Housing (£27,770 – subject to a self-build exemption)	None	Self Build Stage 1 form submitted and approved. Next stage will be submitted within 6 months of occupation.
2020/00496/FUL	Land to South of A48, Bonvilston	26/02/2021	Affordable Housing (£27,770.40)	None	Decision notice being issued imminently. Development not yet started. Contribution due upon prior to occupation.

