

June 23, 2025

Meeting

Members of the St Nicholas with Bonvilston Community Council are summoned to attend a meeting of the council, to be held remotely (link on our website) on **Friday 27th June 2025** at 6:15pm. Members of the public are welcome, and encouraged to attend, and will have opportunity to address the council.

The meeting will be held 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. **Police Matters**
5. **Defibrillator update**
6. **To receive confirmation of new employee**
7. **To appoint new Clerk and RFO to the Council from July 1, 2025**
8. **Purchase of open space at Campbell Court**
9. **To consider financial matters**
 - a. Scribe update
 - b. To receive bank balances
 - c. Payments to approve
10. **To consider Planning Applications**
 - a. Ty Cerrig, Pen Y Waun To Junction A48, Bonvilston
Single storey infill extension to side1 Maes-y-Ffynnon, Bonvilston
Proposed ground floor extension to the rear and side of the existing dwelling
 - b. Land adjacent to Hellas, Twyn Bach, St Nicholas Construction of a single residential dwelling on land adjacent to Hellas, including access, gate, fencing and associated development.
 - c. Bonvilla, Bonvilston
Proposed demolition of existing property / outbuildings and construction of replacement dwelling and detached garage

- d. Homri Barn, Well Lane, St Nicholas
Domestic garage and greenhouse
- e. Lower Greenway Farm, Bonvilston
Replacement Cladding to Existing Building
- f. Lower Greenway Farm, Bonvilston
Retrospective application for conversion of existing building to house 2 no.
Biomass boilers
- g. Sycamore Farm, A48 Bonvilston, Bonvilston
The proposal comprises of 6no. four-bedroom dwellings and 3no. two-bedroom
affordable dwellings with associated parking and external amenity space. The
proposal also includes the revision to the vehicular access to Sycamore Farm.
- h. Cedar Parc, Cowbridge Road, St Nicholas
Renovation and extension to the east and rear of the property including the
addition of a garden room.

11. 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

Chair's welcome and introduction

The Chair will confirm quorum.

St Nicholas with Bonvilston Community Council intends to provide a safe, friendly and productive place for friends, neighbours and all residents in our community to come together to be constructive, collaborative, to share ideas and problems and seek advice, support and/or actions for the benefit of our community and future generations. The Community Council has a duty to the health and well-being of all residents, employees, and members of the council.

Please raise your hand when you wish to speak and the Chair will bring you in at the appropriate time. Please do not participate in conversations whilst other are speaking. Please keep to the topic raised for discussion or consideration.

Section 48 of the Local Government and Elections (Wales) Act, 2021, makes provision for public participation at full community council meetings or those part of meetings which are open to the public. Whilst members of the public cannot participate in the debate, they may make representations. To speak, a members of the public must raise their hand and the Chair will grant permission when appropriate.



Financial matters

- 01/05/2025 (A48 St Nicholas)
Report of a road traffic collision.
Outcome: Police attended spoke to all parties and insurance details exchanged occurrence finalised.
- 15/05/2025 (Bonvilston)
Report of neighbour dispute.
Outcome: Police attended, and partner agencies contacted.
- 15/05/2025 (Bonvilston)
Report of neighbour dispute.
Outcome: Police attended, and partner agencies contacted.
- 21/05/2025 (Bonvilston)
Report of a road traffic accident.
Outcome: Police attended single vehicle road traffic accident; no injuries owner of vehicle arranged recovery occurrence finalised.
- 23/05/2025 (Bonvilston)
Report of neighbour dispute.
Outcome: Police attended both parties spoken too, and words of advice given.
- 25/05/2025 (Bonvilston)
Report of neighbour dispute.
Outcome: Police attended both parties spoken too, and words of advice given.



Financial matters

Bank balance

- Current Account - £31,418.67
- Petty Cash - £3,000
- Savings Account - £40,180.91

Payments to approve

- DCT Engineering – painting of phone box - £900+VAT = £1,080
- LGRC – Locum Clerk – 40.75 hours = £2,510.37
- Barry Brass – Event, June 1 = £75
- Expenses
 - i. June 1 event and litter pick – £1,290.54
 - ii. Village Green and planting – £531.45
 - iii. Expenses incurred in 2021-22 – £1,186.18
 - iv. April 2025



Planning Applications

Ty Cerrig, Pen Y Waun To Junction A48, Bonvilston – [2025/00386/FUL](#)
 Single storey infill extension to side



1 Existing Illustration B



2 Proposed Illustration B

PROJECT Single storey infill extension to side INDIGO DESIGN (Part of 3D Architecture Ltd) 8 Ainslie Drive, Merthyr Tydfil, CF47 2DY. Tel: 01495 365266. Mob: 07948512176. Email: phil@3darchitecture.co.uk	SHEET Rear Illustrations	This Drawing is Copyright Dimensions to be checked on site and not scaled from this drawing. INDIGO DESIGN PURPOSE OF ISSUE Planning Approval	DRAWING NUMBER TG-10	Checked by JH	Drawn by PH	Scale (if A3)
Date: _____ Description: _____ Date: _____						



1 Existing Illustration A



2 Proposed Illustration A

PROJECT Single storey infill extension to side INDIGO DESIGN (Part of 3D Architecture Ltd) 8 Ainslie Drive, Merthyr Tydfil, CF47 2DY. Tel: 01495 365266. Mob: 07948512176. Email: phil@3darchitecture.co.uk	SHEET Front Illustrations	This Drawing is Copyright Dimensions to be checked on site and not scaled from this drawing. INDIGO DESIGN PURPOSE OF ISSUE Planning Approval	DRAWING NUMBER TG-09	Checked by JH	Drawn by PH	Scale (if A3)
Date: _____ Description: _____ Date: _____						



Land adjacent to Hellas, Twyn Bach, St Nicholas – [2025/00090/FUL](#)

Construction of a single residential dwelling on land adjacent to Hellas, including access, gate, fencing and associated development.

Geraint Newman
Land Behind Twyn Bach
St Nicholas Village
CF5 6SG



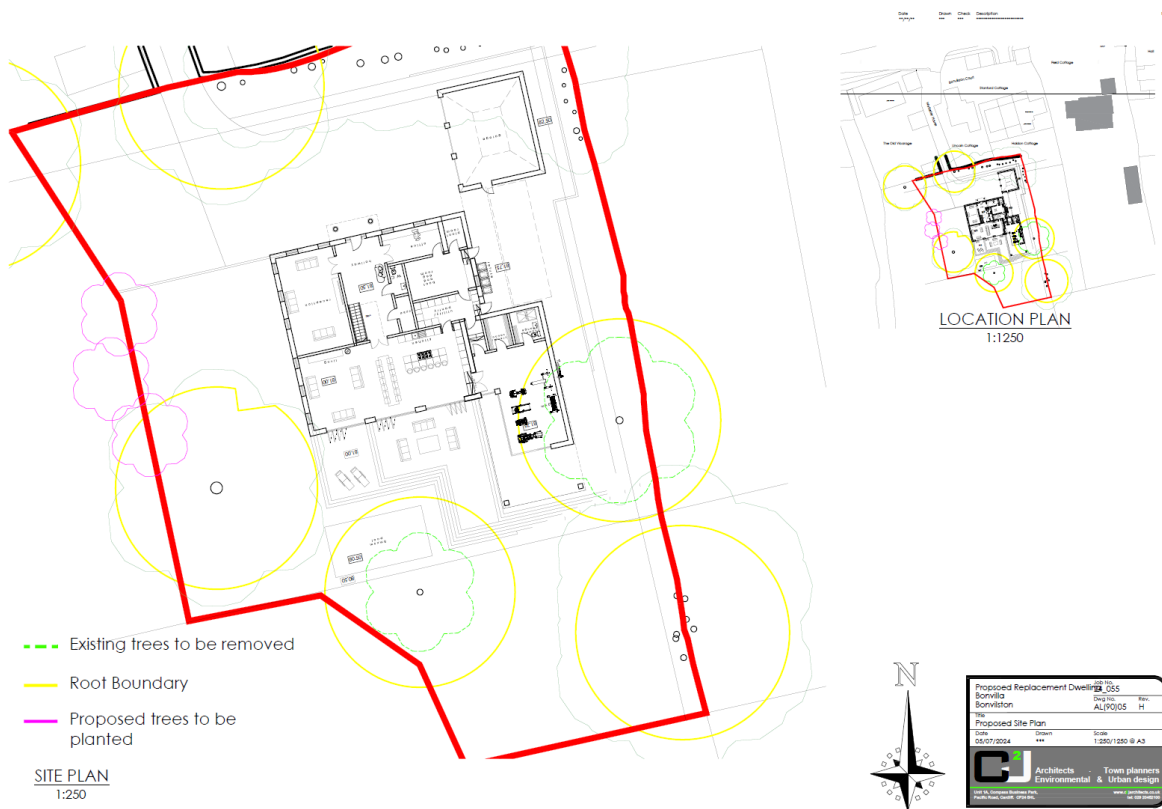
Dwelling
17th September, 2024
Dimensions in MM Scale: 1:100 Size: A3
Contractor to set out and take site dimensions
SCALE FROM THIS DRAWING FOR PLANNING PURPOSES ONLY
Drawings: Laurence Clarke
Tel: 02920 168 739
Mob: 07970 86 22 81
info@plan-i-designer.co.uk

Walls:
Face brick and concrete cavity block work, with min 125 cavity, 75 + 25 PIR and standard internal leaf so that walls achieve compliance with Part L.
'K' rend, with standing seam zinc or aluminium cladding
Roofs:
Concrete/clay tiles or slate, tbc
Windows & Doors:
Min 'A' rated Aluminium double/triple glazed to match/complement existing - tbc
Fascias, soffits and RW goods:
Black/gray UPVC/aluminium
SuDS to be designed for RW run-off, subject to satisfactory percolation test



Bonvilla, Bonvilston – [2024/00905/FUL](#)

Proposed demolition of existing property / outbuildings and construction of replacement dwelling and detached garage.



Front Elevation



Rear Elevation

Proposed Replacement Dwelling 24_0355
 Bonvilla AL190105 H

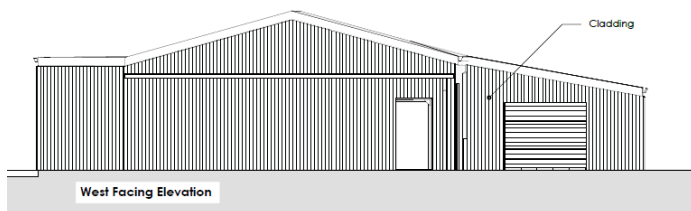
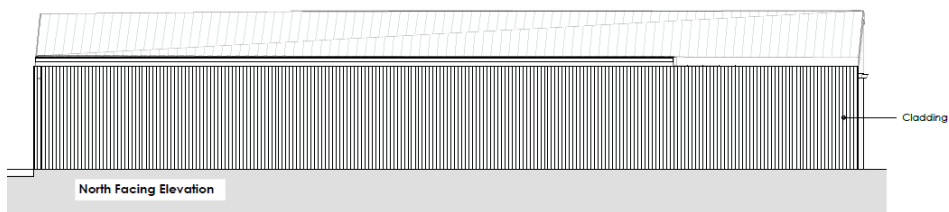
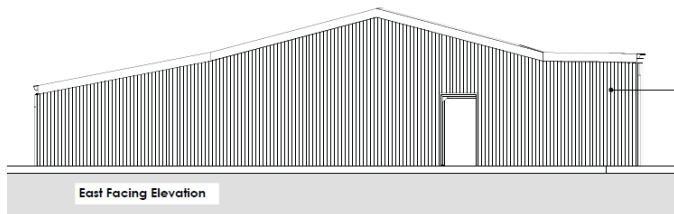
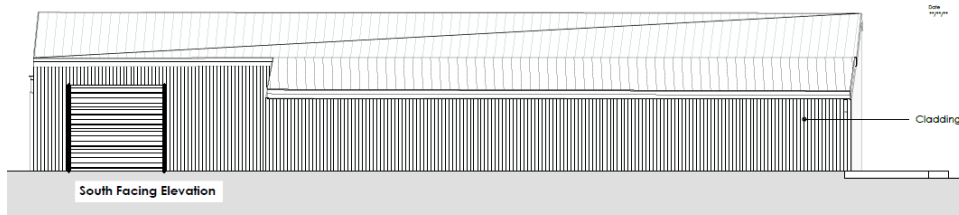


Homri Barn, Well Lane, St Nicholas – [2025/00474/FUL](#)

Domestic garage and green house



Lower Greenway Farm, Bonvilston – [2025/00495/FUL](#) Replacement Cladding to Existing Building



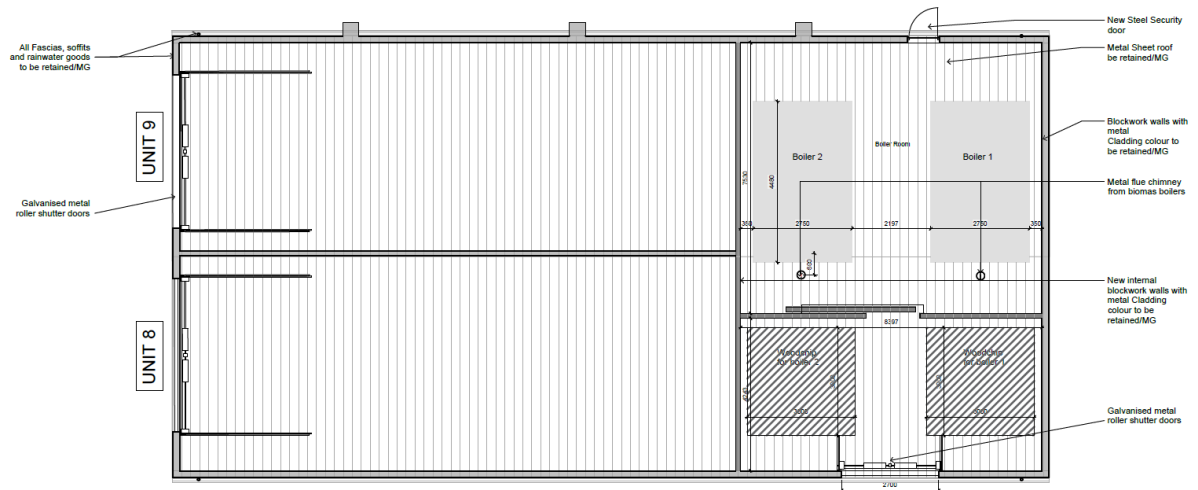
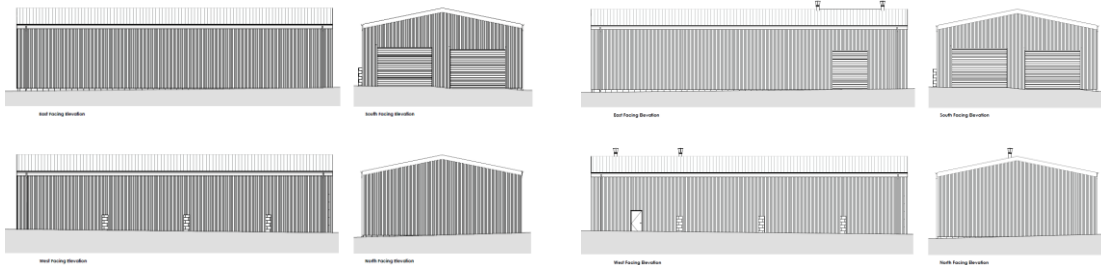
Lower Greenway Farm, Bonvilston – [2025/00546/FUL](#)

Retrospective application for conversion of existing building to house 2 no. Biomass boilers



Existing:

Proposed:



Sycamore Farm, A48 Bonvilston, Bonvilston – [2025/00439/FUL](#)

The proposal comprises of 6no. four bedroom dwellings and 3no. two bedroom affordable dwellings with associated parking and external amenity space. The proposal also includes the revision to the vehicular access to Sycamore Farm.



Aerial Photo



Photo looking south-west



View from Junction - V1



View from Entrance - V2



Existing Sycamore Farm House, East Elevation



Existing Garages and North Elevation of House



Site View South - V3



Site View North - V4



Cedar Parc, Cowbridge Road, St Nicholas – [2025/00500/FUL](#)

Renovation and extension to the east and rear of the property including the addition of a garden room.

