



## 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 1<sup>st</sup> November, 2021 at 7pm**. Members of the public are welcome, and encouraged to attend, and will have opportunity to address the council.

A hybrid meeting will be held – accessed remotely in accordance with the Local Authorities (Coronavirus) (Meetings) (Wales) Regulations 2020, or physically in the Reading Rooms, Bonvilston, CF5 6TQ. 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. Co-option of Member
5. Police Matters
6. Vale of Glamorgan Council Matters
  - a. St Nicholas CIW School
  - b. Active Travel Network review
7. To approve the Minutes of the
  - a. Extraordinary Meeting of October 14
8. To receive updates on completed & actioned projects
  - a. Accessible countryside – gate at Trehill
  - b. Community Benefit and Renewable Energy proposals
  - c. Community Engagement
  - d. Employment of a Clerk to the Council
  - e. Christmas Trees
9. Correspondence
10. Matters not on the agenda – Discussion Forum
11. Finances
  - a. Payments and income

## Agenda (Continued)

12. To receive updates from other meetings attended
  - a.
13. To receive updates on planning matters
  - a. Planning decisions
14. To consider Planning Applications & Matters
  - a. Bonvilston Village Green  
Community Council's response to latest developments
  - b. Diversion of Public Footpath No. 15 Bonvilston, CF5 6TQ  
The footpath runs to the east of Field Cottage, Bonvilston
  - c. Bolston House  
Pre-Application Consultation
  - d. 13, Duffryn Close, St Nicholas  
Retrospective planning application for change of roof covering
15. To discuss
  - a. Public Right of Way Audit, and accessible countryside,  
Millennium Heritage Trail and Haunted Field Walk, St Nicholas
  - b. New Public Rights Of Way
16. To consider
  - a. Provision of Dog Waste Bins
  - b. Community Liaison Committee – S106 policy
  - c. Community Liaison Committee – Management of Public Open Space
  - d. Request for Traffic Surveys – speed & types of vehicles
  - e. Biodiversity Planting
  - f. New Benches – Walkability – Age-friendly community
  - g. Water Bottle Refill Station
  - h. Bonvilston Milestone
  - i. Scarecrow Trail
17. Announcements
18. 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.

19.

*Cllr Ian Perry*  
Chair



Meeting of November 1, 2021

# Supporting Documentation

## Police Matters

There is a significant amount of Hare Coursing occurring in the Vale of Glamorgan. This doesn't only involve the cruel killing of a wild animal, but also damage to crops as vehicles are being driven into agricultural fields.

There is a national problem. Organised criminals are profiting from online betting with "hunts" being live streamed – bets on which dog will make the "kill".

Matters raised at Public Services Board and Town and Community Council Exchange Meeting 19th October 2021

- Police.UK website to be revamped and updated
- Police speed scoping exercise to be carried out on A48
- There are 37 PCSO position's covering the Vale of Glamorgan
- Only one PCSO vacancy – but several seconded to Covid duties.



# Vale of Glamorgan Council Matters

## St Nicholas CIW School

ISG Construction have been asked to design a new school for the existing site to accommodate 126 primary school places and 24 part-time nursery places.

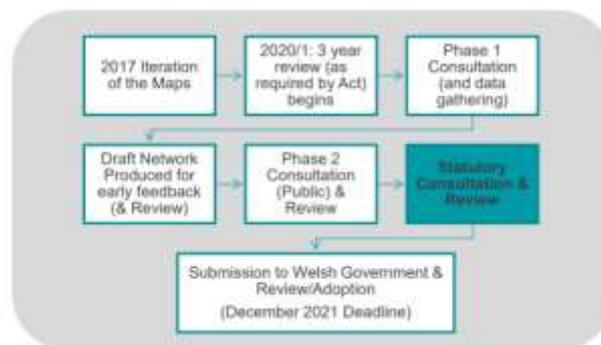
## Active Travel Network Maps review

Vale of Glamorgan Council (VOGC) in partnership with Sustrans Cymru, is undertaking a review of the Active Travel Network Maps (ATNMs) in the county, in accordance with the duties outlined within the Active Travel (Wales) Act 20131

Strategic Primary Route 4 – Cardiff Border (Culverhouse Cross) to Bridgend Border (via the A48 and Cowbridge)

*Recommendation 2: Addition of the following 'missing' routes onto the map proposed for Statutory Consultation.*

Suggested Route(s)	Justification for Addition
Route from Culverhouse Cross to Cowbridge along the A48.	<p>Commonplace Support (strengthened at Stage 2).</p> <p>Supports the since-published Llwybr Newydd Strategy (aiming to support safe cycling from village to town), by picking up villages along the A48.</p> <p>Likely space within the existing carriageway to reallocate road space to active modes, whilst maintaining two traffic lanes.</p> <p>Potential 31% increase in cyclists (using Propensity to Cycle Tool under the E-Bike Scenario).</p>
	Likely longer-term aspiration (more supporting evidence for priority routes connecting to and within larger settlements).



## Updates on Completed & Actioned Projects

### Solar Farm Working Group update

The Community Council recently adopted a policy regarding renewable energy schemes, with the assumption that all schemes proposed should have some level of Community Benefit as part of the plans.

Without pre-judging our support or opposition to any such developments, we are now looking at possible schemes in our community which could be funded by money or in-kind contributions from the developers. We are asking members of the council and the public to consider ideas for schemes and projects which could be of lasting benefit to the community and if they have their own ideas, to bring them to the meeting for discussion.

We don't know if the solar farms will get the go-ahead, but we should be ready with proposals of scale and ambition, ready to make use of the considerable benefit that should be due to our community, reflecting the size of the developments and the impact they will have on the area.

One possible scheme could be a new village hall for the use of all residents, with an adjoining field which could be used for open days, events, and be available all year round as amenity space for children to play and for people to walk in, away from the busy road. There could be a children's play area in part of the field, a multi-purpose court for tennis, five-a-side and so on and there could also be allotments in another part of the site.

This is one idea which we have been considering in the Working Group and it would be useful to have other ideas and views about how we might use this Community Benefit.



## Correspondence

- River Weycock – bridge silted
- Dangerous obstruction of footway on Duffryn Lane
- Dog fouling – dog poo bags left in hedges

## 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

### Payments for approval

Lawyer fees - £2,602 + VAT, minus £1,000 + VAT previously agreed.

### Bank update

Bank card for accessing online banking expected week commencing November 1. This will enable us to access bank statements, pay outstanding bills, etc.

## Updates from other meetings attended



## Updates on Planning Matters

### Planning Decisions

- a. Land at Sycamore Cross, Bonvilston  
Non-Material Amendment - Changes to layout and house types affecting 27 plots in the development. Planning approval 2015/00960/FUL - Development of 120 homes including affordable homes, new vehicle, pedestrian and cycle access, improvement works to Pendoylan Lane, regrading of site, drainage, landscape works, provision of public open space, demolition of existing modern timber stables and all associated works  
Withdrawn
- b. Tudor Lodge, A48, Bonvilston  
Construction of agricultural barn/storage facility  
Approved
- c. St. Nicholas House, A48, St. Nicholas  
Compliance with condition 1 of permission 2015/00044/FUL (as amended by NMA) regarding the lawful implementation of the development before the 5-year period  
Withdrawn
- d. 64, Cae Newydd, St. Nicholas  
Proposed sunroom extension to rear of property  
Approved
- e. 21, Maes Y Ffynon, Bonvilston  
Proposed first floor bedroom extension with en-suite built over existing ground floor kitchen  
Refused

### Planning Applications & Matters

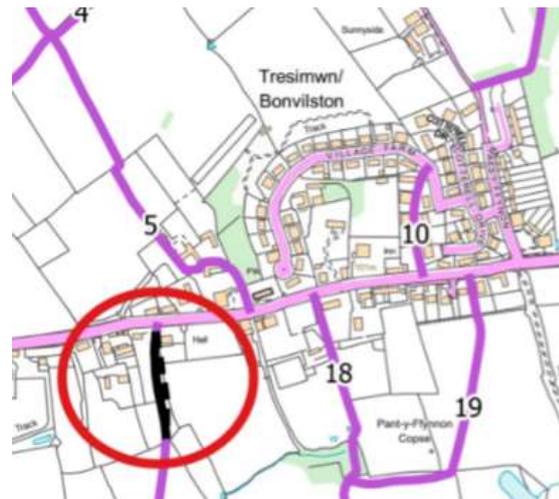
**[2019/01031/RG3](#) – Bonvilston Village Green, Maes y Ffynnon**  
Ten new dwellings and associated works



## Diversion of Public Footpath No. 15 Bonvilston - CF5 6TQ

Gwyriad Llwybr Troed neu ran rhifo 15 Tresimwn, Deddf Pryfyrnod 1980, Atrann 119

Division of part of Public Footpath No.15 Bonvilston, Highways Act 1980 Section 119



### Description of diverted public footpath (A to D to C)

Commences at point A and proceeds southwards following the west side of the hedge-line a kissing gate at point D, the diverted path continues southwards to terminate at point C – re-joining the existing footpath.

Length: 139 metres

Width: 2 metres

**Limitations and conditions** – Point D - a kissing gate BS5709

### Issues:

- Stone stile at A is unsuitable for many people to access the public footpath



- A kissing gate at D would obstruct many people.



## Land at Bolston House – Pre-Application Consultation

14 new dwellings and demolition of Bolston House.

There is a new Pre-Application Consultation for the Bolston house site, involving the demolition of Bolston House, and the construction of 14 dwellings.

Proposed are 8 detached dwellings, 2 semi-detached homes, two 1-bed flats and two 2-bed duplexes.

The Community Councils has previously responded to consultations related to land at Bolston House, and they can be found on our website.

[Consultation link](#)



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15<sup>th</sup> October 2021

Dear Sir / Madam,

### **Planning & Conservation Area Consent Application Bolston House, Bonvilston, Vale of Glamorgan**

This Pre-Application Consultation exercise is undertaken by the applicant in light of the introduction on 1<sup>st</sup> August 2016 of the PAC process by the National Assembly of Wales, under Article 1 of the Town and Country Planning (Development Management) (Wales) (Amendment) Order 2016, and stems as a result of amendments made during the live application owing to discussions with the Local Planning authority, and as a result triggers the proposal as a 'major' development as defined in Article 2 of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (DMPWO).

Should you have any queries, do not hesitate to get in touch via the [consultations@gjplanning.co.uk](mailto:consultations@gjplanning.co.uk) email address.

Yours faithfully,

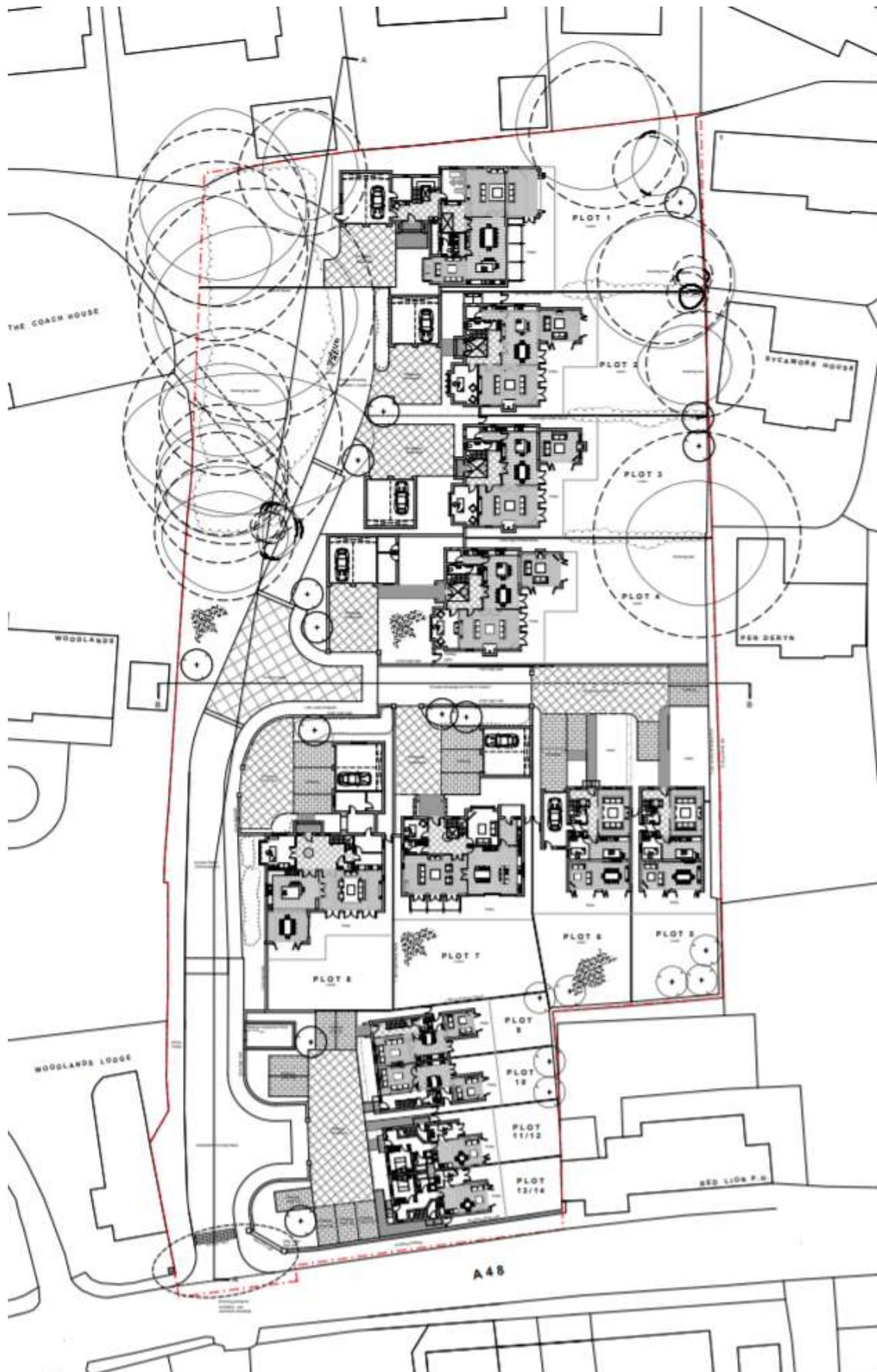


**Geraint John**  
Director  
Geraint John Planning Ltd



Meeting of November 1, 2021

Site Plan:



[2021/01388/FUL](#) – 13, Dyffryn Close, St. Nicholas

Retrospective planning application for change of roof covering

The roof is one of the most important parts of a building as it keeps it wind and water tight, and its appearance can also bring harmony to a townscape. The original roof material, such as natural grey or green slate or clay tiles, plus decorative ridge cresting, ridge and hip-tiles should be retained and repaired, or replaced on a like-for-like basis. Imitation slates and clay tiles are a poor substitute in quality and appearance and detract from the character of a house or building. Where individual homeowners replace roof coverings in different materials from their neighbours this undermines the uniformity of the roofscape and harms the character and appearance of the **Conservation Area**.

The original roof on the left has been fitted with a concrete granular faced plain, double lapped tile. The second tile a single lap, interlocking double plain tile.

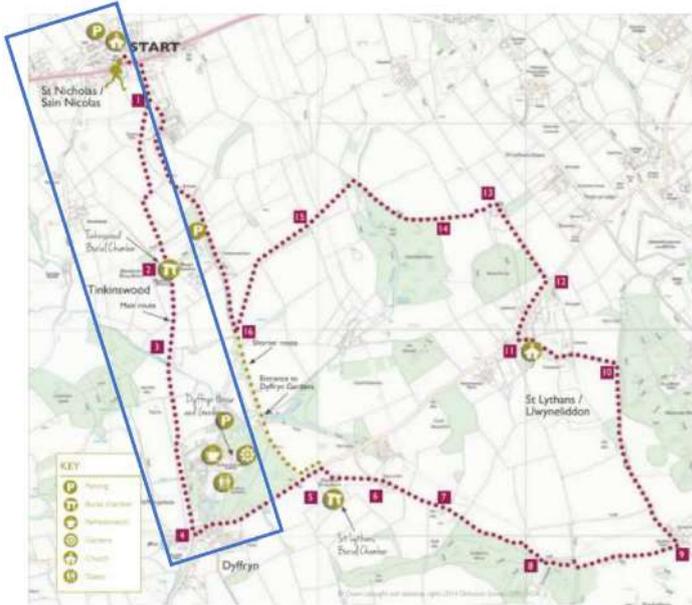


# Public Right of Way Audit, and accessible countryside, Millennium Heritage Trail and Haunted Field Walk, St Nicholas

Audit for accessibility:

## Accessible Countryside: St Nicholas, Tinkinswood, Duffryn

The route from Duffryn Lane to Doghill Farm, Dyffryn forms part of the Millennium Heritage Trail, and Haunted Field Walk



The Milton Keynes gate is widely regarded as the product that's easiest for people with disabilities to use, as it allows access for all-terrain mobility scooters. It can be installed with stockproof handles.

Next to busy roads, for extra security, the Large Oxford kissing gate is acceptable.



Our intention must be to make the countryside as accessible as possible.

## A48 to Brook Lane, St Nicholas



- 1 – bypass stone stile with Large Oxford kissing gate
- 2 – replace pedestrian kissing gate with Milton Keynes gate
- 3 – bypass 2in1 gate with inward opening Milton Keynes Gate, located where a stile used to be.



## Brook Lane, southwards



Milton Keynes gates to bypass Bristol 2in1 gates with step-over. This will require a new gap in the hedges.

## Duffryn Lane, southwards



Milton Keynes gates to replace wooden stiles & bypass stone stile. 2in1 gates with step-over create barriers – plus mud issue.



## Tinkinswood

CADW have been asked to consider replacing the kissing gates, remove the step, and tackle the mud issue on the permissive access to Tinkinswood Burial Chamber.



## Tinkinswood, area



Pedestrian kissing gates (10) need to be replaced by mobility scooter friendly Milton Keynes gates – and the step (10) needs to be removed.

The area at 11 is a concern, should the gates be closed...

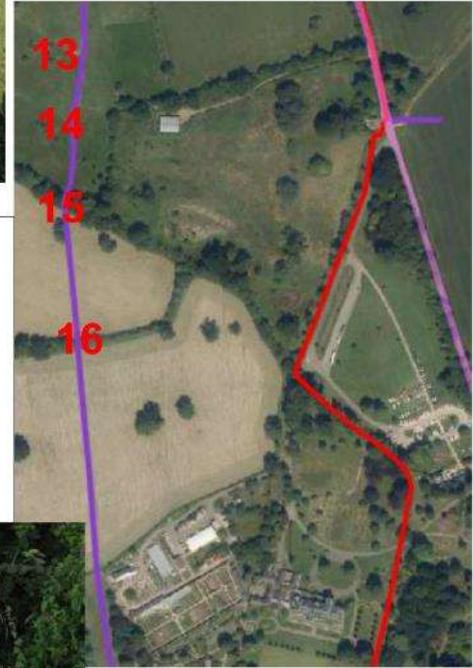
At 12, the pedestrian kissing gate needs to be replaced with a Milton Keynes gate.



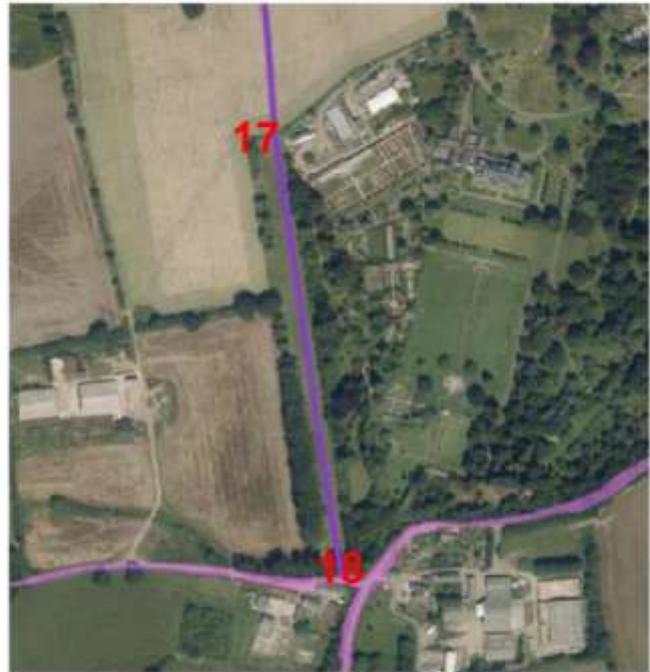
## Northwest of Dyffryn



Mud is a problem here. The Bristol 2in1 gates are a problem for everyone. The wooden gate (15) is difficult to open, and there is no alternative to the field gate (16).



## North of Doghill Farm, Dyffryn

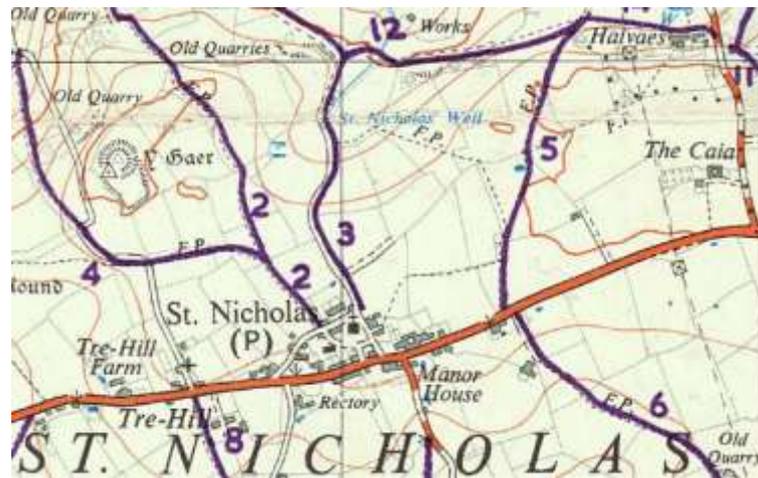


At 17, there is a large "gap". At 18, the stile needs to be replaced by an inward opening Milton Keynes gate, and the step up to the stone slab bridge (not pictured) removed.



## New Public Rights Of Way

Definitive Map – 1954



Definitive Map 2021 with lost footpath added (blue)



There are two usual options for regaining these footpaths as public rights of way:

- a request could be made to the landowner asking that they enter into a creation agreement – Highways Act 1980 sec.25 or
- an application under The Wildlife and Countryside Act 1981 sec.53 to claim that the footpaths exist and therefore should be recorded on the Definitive Map.



## Dog waste bins

- Caerphilly Council provide over 400 “dog fouling bins”
- RCT Council sort materials from their litter bins, so do not want dog faeces going into their litter bins
- The National Trust provide wooden dog waste bins at Tredegar House
- Newport Council will install and empty the bins purchased by community groups.
- In Devon, all dog waste bins are provided and emptied by Parish Councils.
- DOG mess bins are being "phased out" in Bolton due to budget restrictions
- Dog waste/foul bins project a clear message.
- Many dog waste bins are sealed – some people don't like opening the lid (Covid)
- Dog faeces are “**hazardous waste**”.

The Vale Council has no dog waste bins, and has been removing all-purpose litter bins. All-purpose bins are preferred by the Vale Council due to their larger capacity, and ability to take all waste types.

At one time, specific dog waste bins were provided across the country, as dog waste was considered hazardous waste and hence requiring separate collection and treatment. However, recently more local authorities have reverted back to allowing dog waste to be put into general purpose litter bins as dog waste is no longer classified as hazardous, reducing local authority collection and disposal costs.

Many residents are still under the impression that you must use the dog waste bins only, but guidance on this has since been updated and the majority of councils now encourage owners that they can use any general litter bin. More work should be done to educate the public on this in areas where dog fouling issues exist where there are few bins specifically for dog waste.

A growing phenomenon is the littering of bagged dog waste. It appears that dog walkers don't wish to carry the bagged dog waste any distance before finding a bin. Recent research by Keep Britain Tidy and the Dog's Trust also suggests that many dog walkers leave their bagged dog poo in public places with the intention of collecting it at the end of their walk, but then forget. This may encourage others to litter their bagged dog poo, as the presence of the issue suggests that it is a socially acceptable practice.

The Dogs Trust and Keep Britain Tidy's 'Walk This Way' campaign uses signage, colour coded route markers and bin stickers to create dog walking routes with bins for waste disposal. Route markers are shown at 200 metre intervals, with stickered bins placed at 1-kilometre intervals. Maps of the routes were also displayed. The use of these dog walking routes reduced bagged and unbagged dog fouling by an average of 40% across all sites.





In 2015, Stratton's parish council were responsible for emptying 200 dog bins around its parish and the parishes of Blunsdon St Andrew, Wroughton, South Marston and Chiseldon. They experienced issues at Christmas, when people waled their dogs more, and their contractor wasn't working.



Wheathamstead Parish Council provide mixed waste litter bins.



Newcastle Under Lyme are like the Vale, and like to mix dog waste and recyclable materials.



Bins without lids/flaps are more popular with dog owners, but also attract other waste. Closed bins are safer as dog faeces are hazardous waste.



Timber Fronted Dog Waste Bin's are available at a premium price (about £470)





Dog Waste Bin prices generally range from £95 to £250

In use, some look untidy as ill-fitting bags are being used.



## Potential locations at St Nicholas include:



## Maes y Ffynnon, Bonvilston:



Other locations in Bonvilston have been identified, but due to the current speed limit, the Vale Council won't stop their vehicles...

## Community Liaison Committee – S106 policy

**Proposal for consideration:** The Community Council to put forward the issue of the Vale Councils S106 Policy for consideration at a meeting of the Vale of Glamorgan's Community Liaison Committee.

**Issue:** S106 money is primarily directed at "affordable housing"/more housing, with little left for infrastructure or facilities.



## 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.**



## Request for Traffic Surveys – speed & types of vehicles

**Proposal for consideration:** Requesting the Highway Authority carry out new speed and vehicle type surveys.

**Issue:** The new A4226 has brought additional traffic, and larger vehicles through our villages. Speed surveys have not been conducted since the opening of this road, nor the pandemic – which is linked to behaviour changes.

Whilst the police are to carrying out a speed scoping exercise, pneumatic tube surveys by the Highway Authority, in conjunction with Go Safe, provide essential data.

It would be helpful to have traffic speed surveys at the following locations to provide up to data data:

- A48, St Nicholas - by junction to Cae Newydd
- A48, Trehill, St Nicholas - 120m west of Chapel Lane
- A48, Bonvilston - by junction to Maes y Ffynon
- A48 Bonvilston - 70m west of the Old Village Shop
- A48 Bonvilston - by the junction with Greenway Road, near the Aubrey Arms

These locations are where residents are particularly concerned by traffic speeds. Just by observing what happens for a few minutes on any day, anyone can see and hear why! It's believed we were due some surveys in 2020, but these didn't happen due to the pandemic.



Residents continue to frequently raise concerns related to traffic speeds, safety and road noise.



## Biodiversity Planting

**Proposal for Consideration:** Engage residents of the Broadway Green, Duffryn Close and Button Ride area of St Nicholas with a view to planting trees, low shrubs and possibly wild flowers on the verges to the east of Duffryn Lane.

**Issues and background:** The Community Council has a statutory duty to enhance biodiversity within our community under the **Environment (Wales) Act**.

The Vale of Glamorgan Council has given us permission to plant areas of verge east of Duffryn Lane.

When Duffryn Close was built, the close was lined with flowering cherry trees and berberis shrubs.

Would NT Duffryn Gardens assist us as this is the gateway to Dyffryn Gardens?

Could we place a new bench off Duffryn Lane to assist those who are less mobile?

Should we only plant directly into the ground, or incorporate planters?

We are entering the tree planting season.

Map showing areas (green):



## New Benches – Walkability – Age-friendly community

**Proposal:** Provision of additional benches

Two locations have been identified:

- Frontage of Cae Newydd
- Duffryn Lane

**Background:** Public benches are an asset which enable people to participate in society, using the simplest of communal resources. A well-positioned and well-used bench can help to facilitate interactions and create a sense of belonging and place within the bustle of the urban landscape.

Sitting on benches supports healthy everyday routines by enabling people to spend longer outside.

Benches positioned 200m apart encourage and support people who are less-mobile to walk.

Public benches typically cost £1,100 each.

S106 money may be available.



## Water Bottle Refill Station and Drinking Fountain

**Proposal for Consideration:** To investigate providing a water bottle refill station and drinking fountain to serve the Millennium Heritage Trail and Ghost Field Walks and visitors to St Nicholas church.

**Issues:** Use of disposable water bottles by visitors/walkers – Future Generations. There is nowhere to purchase water in St Nicholas.

**Background:** It was resolved to provide a water bottle refill station and drinking fountain next to the sports pitch at Cottrell Gardens. The Community Council also resolved to work towards the goals of the Future Generations Act.

Grants of £1,000 were available in 2018 & 2019.

In 2019, the Vale Council invested £40,000 in water bottle refill stations and their installation. These are located at:

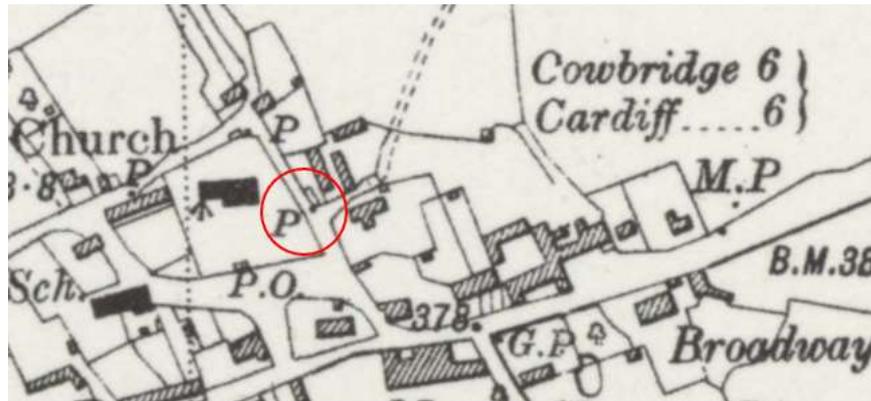
- Barry – Central Park, Knap Gardens, Romilly Park, Upper Gladstone Gardens, Barry Island Promenade.
- Penarth – New Cogan Leisure Centre Skate Park, Cliff Walk, Penarth Seafront.
- St Athan – Lougher Place.
- Dinas Powys – The Murch or Bryn y Don Playing Fields.
- Ogmore-By-Sea – Main Car Park.



Water can also be provided for dogs.



A public water pump was installed next to Village Farm House in St Nicholas. It was probably relocated when Ger y Llan was built. The site suggested in the picture is directly on the Millennium Heritage Trail and very close to where a pump was previously installed.



## Bonvilston Milestone

**Issue:** The developer at Field Cottage, Bonvilston, has built a new wall on the public highway, encasing the 200+ year old milestone.



## Scarecrow Trail

**Proposal for Consideration:** Facilitating and empowering residents to hold a Scarecrow Trail in October 2022.

**Background:** Scarecrow trails have recently been started in Pentyrch (2019) and Creigiau (2021). As the map below shows, they are increasingly popular, and the photos demonstrate the enthusiasm for the event.

Entry is £5. There are prizes, and the money raised goes to a local cause/charity. The event takes place each autumn half-term, leading up to Halloween.

