



Minutes

Minutes of the Meeting of the St Nicholas with Bonvilston Community Council, on Thursday 14th October 2021 at 19:00.

The meeting was held remotely in accordance with the Local Authorities (Coronavirus) (Meetings) (Wales) Regulations 2020.

PRESENT:

Cllr I Perry (Chair), Cllr P Moss, Cllr S Curien, Cllr C Hunt, Cllr S Clarke.

1. Chair's welcome and introductions

The Chair opened the meeting at 19:00, confirmed quorum, and welcomed Members

2. To receive apologies for absence

Cllr Brown, Cllr Griffiths

3. To receive declarations of interest

None.

4. To consider Planning Matters and Applications

a. Land to the North of Maes y Ffynnon

Members of the Council are very happy with the work of the law firm who've sent letters on behalf of the Community Council to the Vale of Glamorgan Council and Planning and Environment Decision Wales (PEDW).

Legal fees exceeded the budget. The Chair will raise this with the law firm, and the invoice will be brought to the Council in November for consideration. The financing of further legal actions will also be considered in November.

The legal opinion is that

- The Vale Council is unable to appeal under Section 78 of the Town and Country Planning Act (1990) due to Regulations (1992)
- The reason for refusal given at the Planning Committee Meeting of September 1, by Cllr Christine Cave was a valid planning reason.

b. Land to South of A48, Bonvilston

The Chair explained the background of the planning application that was approved in January 2021, for a dwelling with access through the Reading Rooms car park, and change of use of the Recreation Field behind, for private garden. The recreation field was designated as such by a planning application in 2011, and is included in the LDP as 0.1 hectares of “Provision for Children and Young People”. The Reading Rooms have rented the land behind and to the side of the building.

The ward member didn't call the application in to the Planning Committee.

Evidence uncovered whilst working on the reasons for refusal of the development on the Village Green appear to confirm that planning permission should not have been granted for this new dwelling due to the loss of public open space. The planning officer has stated that approval was granted “on balance”.

The opportunity of a judicial review has time-lapsed.

The land is for sale as a building plot.

Resolved:

The Community Council will make a formal complaint to the Planning Authority about their failure to protect Public Open Space and follow policies set out in the LDP and Planning Policy Wales.

c. Doghill Farm, Dyffryn – 2021/01409/FUL

This variation replaced a full planning application that was withdrawn prior to the October 5 meeting. Members made no comment.

d. 2, Dyffryn Close, St. Nicholas

Considered with 4e (4 Duffryn Close)

e. 4, Dyffryn Close, St. Nicholas – 2021/01386/FUL

The applicant is the Vale of Glamorgan Council. It has taken them two years to submit these retrospective planning applications.

Cllr Perry described an enforcement on a neighbouring resident who'd renewed her roof to match, as possibly targeted, and perhaps deliberate to undermine planning restrictions in the Vale Councils favour. A complaint was made that properties owned by the Vale of Glamorgan Council had had unlawful work carried out to their roofs – no complaint was made regarding the work carried out by neighbours to match their roofs with the changes made by the Vale Council.



Cllr Hunt said that the new roof wasn't respectful of the Conservation Area. Conservation Areas are there for a reason. It appeared that the Vale Council had enforced on a private resident to create a precedence to get their planning application approved.

The Vale of Glamorgan Council has made mistakes.

Cllr Moss asked if this application was related to the retrospective applications for chimney stack removal considered at the meeting on September 6.

Cllr Perry informed members that the description on the Planning Register for the application to retrospectively remove chimneys on 10 and 12 Duffryn Close had been edited since the formal consultation to include replacement roof tiles. Because the amendment was made after the formal consultation period had ended, either the application should go back out to consultation, or a separate planning application should be made for the replacement roof tiles.

Cllr Moss stated that the Vale Council seem to be behaving "outrageously" on this issue. It's a Conservation Area, the Vale Council enforce the rules, they can't be above the law they set themselves. Cllr Moss suggested a second response to the earlier applications outlining our concerns.

Resolved:

A second letter will be sent to the consultation regarding the retrospective applications for the removal of chimneys at 10 and 12 Duffryn Close - raising concerns that replacement roof tiles have been added belatedly to this application.

The Community Council will raise objections to the change of roof tiles on 2 and 4 Duffryn Close – replacement roof tiles should match as closely as possible the original tiles (type, colour, shape, size) on the Locally Listed buildings within the Conservation Area.

The Chair stated that this Community Council takes planning seriously, as do residents, and the Vale Council needs to be held to account.

Cllr Moss asked if it's normal for Planning Authorities to behave in a way that results in Community Councils spending so much time discussing their actions.



5. Announcements

From the Chair:

- The Chair is speaking with Audit Wales in relation to the delayed Internal Audit
- The Internal Audit is underway
- The Memorial's will be inspected as there is some damage and moss and lichen
- Purple poppies are to be considered
- Residents are complaining about dog poo bags and dog excrement not being disposed of correctly. Chair to speak with:
 - the Operational Manager at Neighbourhood Services
 - Keep Wales Tidy
- Provision of dog waste bins will be discussed
- Residents are putting up their own anti-dog fouling signs
- Footpaths have been stirmed in Bonvilston and St Nicholas
- An audit of the footpath between St Nicholas and Dyffryn has been sent to the Vale Council
- Dyffryn Gardens have asked for a footpath to link to their car park. Chair to find out more
- Footpath (PROW) officers invited to attend the November meeting of the Community Council
- Anti-social behaviours have been reported: Pumpkin theft, trespass in barns, excessive noise and intimidation
- PCSO asks that people continue to report incidents.
- PCSO has witnessed dangerous driving in Bonvilston at speeds far above the speed limit.
- A48 footways to be audited ahead of resident engagement.

