

St Nicholas with Bonvilston Community Council

Minutes of a Meeting of the St Nicholas with Bonvilston Community Council held at Trehill Hall on Monday 3rd December 2018 at Trehill.

PRESENT: Cllr P Fisher (Chair) Cllr I Perry
Cllr F Spriggs Cllr K Ward
Cllr G Rawson Cllr C Jones
Cllr A Brown Cllr J Griffiths

ALSO PRESENT: N. McGarrigle (Clerk), CB Cllr J. Bird, P. & M. Ireland, Mr & Mrs Bennett (The Old Post Office, St. Nicholas) and J. Bennett were all in attendance as observers.

Vale Neighbourhood Manager, Georgia Thomas, was in attendance to discuss the land at Button Ride. GT informed the CC that the land at Button Ride falls on Housing owned land. GT and Cllr Fisher met on 08.10.18 with the Internal Parks Officer, Martin Andrews, to inspect the area.

Following the site meeting, it has been agreed that the Vale are able to cut back the overgrowth and tidy the area. The Vale would only be able to provide this service once a year. JG pointed out the existence of a 'sink hole' that would also have to be dealt with. GT confirmed that the CC are eligible to apply for a 'community asset transfer'. The CC may want to consider turning the space into a community garden, although it is likely that residents may not have the resources or finances to continue maintaining the space in the long run. GT suggested applying for funding through projects such as the Stronger Community Grant Funding scheme to assist with the project.

The Vale will treat the knotweed. GT will speak with Adam Sargent who will be able to provide further information (as to how long it will take to eradicate the knotweed) on the treatment cycle. Treating the knotweed is a priority. GT will forward all correspondence to the Clerk. No decision will be taken until this information is received.

Vale Development Manager, Andrew Freegard, was in attendance to brief the CC on the proposed social housing development at Maes y Ffynnon. AF provided the CC with layouts and maps of the proposed plans. Following a short presentation, AF confirmed that a consultation event is to be held with the residents of Maes y Ffynnon which will take place in mid to late January 2019 at the Reading Room. Residents will be informed once all details have been confirmed.

The Vale propose to run a public consultation following the event. During the consultation process, the Vale will consider all feedback provided by the public before submitting the full planning application in the new financial year (April 2019).

Q&A

Q: How many parking spaces will there be?

A: 14 spaces for 10 units, plus an additional 10 spaces for the current residents of Maes y Ffynnon.

Q: Will applications be prioritised?

A: Tenants will be considered based on their housing needs. An appropriate allocation system will be used. A local lettings policy will be established before tenants are considered.

Q: Is it likely that the footpath will eventually be used for parking?

A: Awaiting detailed layouts. Layouts are liable to change.

Q: There are concerns that there are no additional facilities for residents.

A: The facilities within the new housing development (120 houses) has provision for a play area for community use.

Q: Why are these houses not being incorporated within the new housing developments in St. Nicholas and Bonvilston?

A: These houses are additional affordable housing units.

Q: How will the noise of the Rumble Strip affect residents, due to its close proximity to the dwellings?

A: These plans are not set in stone and are subject to change.

Q: What will be the length of the consultation process?

A: The Q&A event will run for 1 day, although a portal will be available on the Vale website for 3 weeks should people wish to submit a comment. Residents can also write to the Vale if they do not have access to a computer.

Q: Are these entirely Vale owned units?

A: Yes. The plans are a direct reflection on the identified need for social housing in the Vale. The site chosen sits within the ownership of the Vale. It is better for the Vale to use land which is already owned by them, rather than purchasing a new site.

Q: How many residents will there be in total?

A: This depends on the number of occupants.

Q: What will the impact be on the local school and the current catchment area?

A: This is not a Housing factor, it would be determined by the Planning department. This will be a small site, so the impact on the area will be very small. There will be under 25 houses, this will not be enough to make an impact on existing arrangements.

All further queries will need to be raised at the proposed consultation event in January. All questions will be answered directly by the Vale at the event.

Normal Meeting

Requests for Declarations of Interest: There were none.

[1] PUBLIC FORUM: Mr. D Bennett was in attendance tonight to discuss the current access arrangements at the Old Post Office. Due to the recent wet weather, the ground has become excessively muddy. DB requested permission from the CC to lay plastic mesh on the ground. The CC agreed to this proposal. Cllr Fisher confirmed that the Clerk is in the process of making initial enquiries with a solicitor in Cowbridge regarding the purchase of the land.

[2] APOLOGIES: There were none.

[3] CONDOLENCES: There were none.

[4] THE MINUTES of the previous meeting of Monday 5th November 2018, which had been circulated, were confirmed and signed.

Prop FS Sec GR

[5] MATTERS ARISING FROM THE MINUTES: Councillors had previously been circulated with

a copy of the Clerk's report confirming outcomes of the actions from the November meeting. Cllr's will be provided with further information on the installation of bollards on the smaller grass verges at St. Nicholas village green once this has been received from the Vale. The Clerk will chase ER for a response.

[6] POLICE MATTERS: Cllr Perry shared that due to recent health problems, PC Goulding will be away from work until further notice. It is unclear at this time who is responsible for providing the CC with police updates. It was **AGREED** that the Clerk make contact with Barry Police Station for further information.

[7] LICENSING: No Licensing Applications.

[8] URGENT BUSINESS:

- a) Following the recent community consultation event in St. Nicholas, Cllr Fisher proposed that RH also facilitate the Bonvilston event on 10.12.18 at a cost of £100 plus VAT. The Council unanimously agreed to this proposal. Cllr Fisher to inform RH.
- b) Following the recent letter issued by the Chair on 19.11.18, Cllr Fisher confirmed this will be discussed in further detail at the January meeting.

[9] CORRESPONDENCE:

Councillors had previously been circulated with a copy of the Clerk's report confirming all correspondence:

- a) The Vale will be publishing a questionnaire on the 'Vale of Glamorgan Toilet Strategy' on their website shortly. Information to be fed back to the CC as soon as confirmation of this has been received.

[10] TO ACCEPT REPORTS FROM:

County Borough Councillor –

- a) Closure of the Five Mile Lane (North) has been confirmed and will commence in the New Year for 12 weeks. The public have been notified.
- b) Sycamore Cross to Pendoylan will be closed for 6 weeks as from April 2019. The public are to be notified.

Community Councillors –

Cllr Griffiths –

- c) Cars partially parking on the pavement in Duffryn Lane are causing problems for pedestrians using the public footpath. A combination of an over grown hedge and cars parking on the pavement are forcing pedestrians to walk on the road to pass the cars. It was **AGREED** that the Clerk will write to the residents regarding parking and to the owner of the property with the over grown hedge.
- d) Due to the uneven road surface at the bus stop opposite The Manor House (Cardiff bound, A48) large puddles of water form in front of the bus stop. Pedestrians waiting at the bus stop are likely to be splashed with water by passing cars. It was **AGREED** that the Clerk make contact with Highways to ask if this particular section of the road will be retarmacked in the near future.

Cllr Brown –

- e) Councillors had previously been circulated with a copy of Cllr Brown's report following his attendance at the Vale Play Sufficiency workshop on 15.11.18. The Vale confirmed that there will be another workshop held in the future. Cllr Brown expressed it would be beneficial for at least another 2 Cllr's to attend. Following a short discussion, a suggestion was made for a development to be incorporated within the sports field at St. Nicholas school. Enquiries would

need to be made with the Vale Education department. This could form part of a consultation process once future plans for the school become clearer.

- f) Following the recent wet weather, contact was made with Welsh Water regarding the smell near Duffryn Lane. Welsh Water visited the location but could not detect a problem.
- g) Western Power confirmed that the overgrowth has been removed from the transformer located in Duffryn Lane.

Cllr Jones – None

Cllr Ward – None

Cllr Perry –

- i) The gate providing access to the play equipment at St. Nicholas school is locked after school hours. It was **AGREED** that the Clerk make contact with RE regarding this.
- h) The Maes y Ffynnon development was covered by Andrew Freegard.
- i) Cllr Perry will be seeking further advice from OVW following his meeting with the Clerk and Cllr Fisher on 21.11.18.

Cllr Spriggs –

- j) The recent St. Nicholas community consultation event, held on 29.11.18, was a success. Approximately 25 people attended. The main topics of discussion were a community space and speed limits. Awaiting the final report from RH.

Cllr Fisher –

- k) The panels at the bus stops in Bonvilston (East and West bound) have been replaced.
- l) The Griffith's Five Mile Lane scheme have kindly donated a Christmas tree to the community, which has been placed at the Reading Room.

Reports on outside bodies: There were none.

The Clerk:

Councillors had previously been circulated with a copy of the Clerk's report which confirmed all correspondence notes. In addition to these notes, the following points were discussed:

- m) The Clerk asked Cllr's to consider attending the OVW Local Government Finance training. Training schedules will be disseminated as and when received. Please contact the Clerk to book a place.

[11] RESULTS OF PREVIOUS PLANNING APPLICATIONS:

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|---|-------------------|
| • 2018/00575/FUL 2 Button Ride, St. Nicholas | Approved 07.11.18 |
| • 2018/01006/FUL Land off Well Lane, St. Nicholas | Approved 07.11.18 |
| • 2018/00293/FUL Land within the curtilage of Kingfisher Hall | Approved 19.10.18 |
| • 2018/00808/FUL Tinkinswood Farm, Duffryn Lane, St. Nicholas | Approved 14.11.18 |
| • 2016/00571/FUL New Greenway Farm, Bonvilston | Approved 21.11.18 |
| • 2018/00731/FUL Tudor Lodge, A48, Bonvilston | Approved 22.11.18 |

[12] NEW PLANNING APPLICATIONS:

- **2017/00818/FUL (YP)** Side Garden, The Pound, Duffryn Lane, St. Nicholas: Construction of 4 bedroom detached house in the side garden of 'the Pound'. **No objection**
- **2018/01102/FUL (EL)** 3 Campbell Court, St. Nicholas: Conversion of garage to habitable room, with new wall to front elevation. Single storey rear extension, and a new outside dining area to the rear, complete with canopy. **No objection**
- **2018/01295/FUL (GH)** Ty Cerrig, Maerdy Newydd, Bonvilston: Replacement garage and implement store. **No objection**

[13] PAYMENTS TO APPROVE:

• Clerks November Salary	762	£289.67	
• Damian McKenna	763	£785.00	
• SLCC & ALCC 2019 Membership Renewal	DD	£116.00	
• OVW Training 20.11.18	764	£40.00	Prop JG Sec FS

Receipts: There were none in October.

[14] BUDGETARY CONTROL:

The Clerk confirmed that all receipts and payments to date were within budget and the present balance of the account was £10,852.36.

Councillors had previously been circulated with copies of maintenance quotes for St. Nicholas village green. Each company were asked to provide a quote for grass cutting (no more than 11 cuts per year) and other landscaping jobs as and when required;

- Quote A £50.00 per cut
- Quote B £50.00 per cut
- Quote C £50.00 per cut

After a brief discussion, the Council unanimously agreed to continue using the CC's current landscaper as each company had provided equal quotes.

A new set of skittle magnets are required for both notice boards. The Clerk has sourced the correct magnets on Amazon for £21.00 plus shipping.

Prop FS Sec CJ

[15] ANNOUNCEMENTS & OTHER MATTERS:

Councillors had previously been circulated with a copy of the Clerk's report confirming all announcements and other matters. In addition to these notes, the following information was confirmed:

- a) It was agreed that the consultation survey results would be published in the first edition of the CC newsletter in early 2019.
- b) TE has informed Cllr Fisher that there is not as much past confidential CC information held at her property as originally thought. A suitable date is to be arranged with TE to collect all paperwork. Information will be stored securely on CC equipment. Should information need to be retained that contains personal data, a consent form will need to be devised.
- c) Councillors had previously been circulated with a copy of the 2019 meeting dates. Cllr Fisher proposed to split the dates between Trehill and the Reading Room. The CC unanimously agreed to this decision. It was **AGREED** that Cllr Fisher would make enquiries with the Reading Room and confirm information at the January meeting.
- d) Councillors had previously been circulated with a copy of Cllr Fisher's proposed response to the PSECC 20 mph campaign. The Council unanimously agreed to the proposal to be submitted to JH.
- e) After a short discussion, the CC agreed that the Clerk could make a decision on an appropriate charge for newsletter adverts. Costs will be monitored throughout the year.
- f) After a short discussion, it was clarified that email discussions in between meetings are only acceptable if the aim of the correspondence is not to reach an agreement. All decisions are to be made at CC meetings only.

[16] NEXT MEETING: will be held at **7:30** on Monday 7th January 2019 at Trehill Hall.
This meeting closed at 21:10pm.

NAOMI McGARRIGLE.

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Chairman

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Date