

# **St Nicholas with Bonvilston Community Council**

Minutes of a Meeting of the St Nicholas with Bonvilston Community Council held at Trehill Hall on Monday 8<sup>th</sup> January 2018 at 7.00p.m.

**PRESENT:** Cllr K Fuller (Chairman)                      Cllr P Fisher  
                 Cllr C Jones    Cllr I Perry  
                 Cllr G Rawson     Cllr K Ward  
                 Cllr N Annetts

Representatives from Hafod Housing (Trevor Saunders) and the Vale of Glamorgan Council (Carol Price) were in attendance tonight to discuss the local lettings and sales policy in connection with the Redrow and Waterstone Homes developments and to answer questions raised by Councillors.

TS thanked the Council for inviting him and CP to the meeting tonight.

TS (Hafod) confirmed that the preferred provider for 'affordable housing' at the Redrow development has been assigned to Hafod Housing. 25 houses will be allocated in total; 15 assigned for 'affordable rent' and 10 assigned to 'home buy'.

CP (VoG) confirmed that the preferred provider for Waterstone Homes has been assigned to Newydd. There will be 7 houses built in total, with 2 x 2 bedroom houses being made available under the 'home buy' scheme.

CP further explained that there will be restrictions put in place when considering applications for the 'home buy' scheme; the scheme will be aimed at people who have a connection with St. Nicholas (please refer to the draft Local Lettings and Sales Policy for priority guidelines). If applicants are successful, they will be offered the opportunity to buy the property at 70% of the market value, while the provider retains 30%. Should the owners wish to sell the property, 30% of the final sale price will be retained by the provider. It has also been considered to only ask the buyers for 5% deposit. It is hoped that the scheme will stabilise small, rural communities and prevent buyers from moving away.

The Council were issued with a draft template of the Local Lettings and Sales Policy and were asked to consider standards which they wish to include. Once these have been agreed, they will be confirmed in the meeting minutes (February or March). The Council's response must be received as soon as possible as Redrow will begin to market properties at Easter, with a view to residents moving in early to mid-Summer. Social housing advertising has yet to be confirmed. To buy will be advertised via agencies such as Rightmove, whilst suitable applicants for social housing will be nominated. Hafod Housing and VoG will report back to the Council when homes are being allocated.

All information can be found on the 'Aspire to Own' and 'Homes for You' websites.

Cllr Annetts queried if Hafod are expecting their tenants to maintain their properties to standards set by the housing association. TS explained that as the landlord, Hafod will hold a

close working relationship with tenants and assured the Council that houses will be well looked after.

This section of the meeting closed at 7.25pm, TS and CP thanked the Council for their time and that they look forward to receiving the Council's input on the policy.

**Normal Council meeting resumed at 7:30pm:**

[1] **APOLOGIES:** Cllr J Grffiths, CB Cllr Bird

[2] **CONDOLENCES:** John Arcontopoulos. **ACTION: Clerk to send condolences card.**

[3] **THE MINUTES** of the previous meeting of 4<sup>th</sup> December 2017 which had been circulated, were confirmed and signed. **Prop NA Sec KW**

[4] **MATTERS ARISING FROM THE MINUTES: (a)** Cllr Fuller to liaise with Cllr Bird about the new benches for the village green in St. Nicholas and when they will be installed.

[5] **POLICE MATTERS:** PCSO Rees was in attendance and confirmed the following crime had been reported in December;

- 1 Stolen wheelie bin in St. Nicholas

PCSO Rees confirmed that parking at the School is being closely monitored and that he has been placing cones at the junction opposite the school to prevent parents from parking dangerously. PCSO Rees has advised residents to purchase their own cones to prevent drivers from blocking access to their driveways. The Head Teacher has also issued a letter to parents advising them to parking safely.

Cllr Fisher shared that a report had been made using 101 regarding an abandoned vehicle on private land in Bonvilston (Reading Room). PCSO Rees confirmed that the police are unable to move the vehicle due to it being on private land.

PCSO Rees confirmed that there is a section on the SWP website called 'Report my Crime' where people can report crimes such as fly tipping and noise pollution. Should a report of fly tipping need to be made but residents do not have the vehicle details or details of the person committing the offense, then please report the incident to the Council.

Cllr Perry raised concerns over the new welfare cabinet which has been placed in St. Nicholas on the A48. Cllr Perry feels the position of the welfare cabinet is a hazard towards cyclists and that drivers are still speeding. Cllr Perry would like to see the speed limit reduced to 20 mph through St. Nicholas. PCSO Rees explained that more evidence would be required in order for a change in speed limit to be considered.

Cllr Annetts shared concerns of tailgating through St. Nicholas into Bonvilston. PCSO Rees advised Councillors to consider using a dash cam as the police are now accepting dash cam footage as evidence. Should you wish to report a crime using dash cam evidence, please be prepared to make a statement. Cllr Annetts feels that the 40mph signs in Bonvilston are too

small and go unnoticed by drivers. PCSO Rees will look into all of the points raised and will submit a written report to his line manager who he will work closely with to help resolve the concerns raised. Cllr Fisher suggested that a member of the Highways team visit the area, meet with the Councillors and listen to all of the concerns raised.

Cllr Annetts commented that the littering at the top of the 5 Mile Lane is becoming more of an issue. PCSO Rees is able to provide signs, Cllr Annetts to speak with Tom Ashmore of Keep Wales Tidy.

**[6] LICENSING: No Licensing Applications**

**[7] URGENT BUSINESS:**

- After a short discussion, the Council unanimously agreed that the Precept for the financial year of 2018/19 would not be raised. **ACTION: Clerk to confirm with VoG.**
- Cllr Fuller confirmed that the final expenditure for the consultation event is £314.00. **ACTION: Clerk to purchase tea, coffee and biscuits. Prop NA Sec CJ**
- Following the distribution of the OVW Model Local Resolution Protocol and a short discussion during the meeting, the Council unanimously agreed to adopt to the protocol. **ACTION: Clerk to advise Karen Bowen at VoG.**
- Following a discussion between Cllr Fuller, Cllr Fisher and the Clerk, it was agreed that the Clerk would make further enquires with OVW on holding a bespoke Code of Conduct training session, as local training sessions would not be made available until August 2018. It was suggested that the Clerk extend the invite to other Council's as there will be a maximum number of 20 places available on the bespoke session. **ACTION: Clerk to make enquiries.**
- Cllr Fisher will attend the stage 2 WelTAG meeting on Tuesday 16<sup>th</sup> January.
- The Council agreed to award the following payments and grants;

1. St. Nicholas Church	£400.00	Prop NA Sec CJ
2. Bonvilston Church	£400.00	Prop NA Sec CJ
3. Trehill Presbyterian (Rent only)	£220.00	Prop CJ Sec PF
4. Reading Room	£200.00	Prop NA Sec CJ

- The Council have received donation requests from the following charities; Marie Curie and the Neighborhood Watch. The Council unanimously agreed to decline making donations at this time. **ACTION: Clerk to forward responses.**

**[8] CORRESPONDENCE:**

- The next OVW Area Committee Meeting will take place on Monday 15<sup>th</sup> January 2018 at the Lesser Hall in Cowbridge at 7pm. **ACTION: Clerk to forward documents to Cllr Jones.**

**[9] TO ACCEPT REPORTS FROM:**

**(a) County Borough Councillor –**

- Cllr Bird to provide report at the February meeting.

**(b) Community Councillors –**

- **Cllr Fisher (a)** Following the concerns raised with Alun Cairns regarding the problems with broadband in Bonvilston, Cllr Fisher has now received a response from the Constituency Office in relation to his own property; ***This address is part of an ongoing FTTP project and we aim to have the fibre network build completed by the end of December 2017 and customer ready to place orders by the end of January.***  
***Please check our website <https://www.homeandwork.openreach.co.uk/when-can-i-get-fibre.aspx>. When FTTP is available to order this information will be published here including the names of Service Providers who sell this product.*** Cllr Fisher attempted to access the information using the link provided, although was unsuccessful. Cllr Fisher will continue looking into the issue. **(b)** Cllr Fisher confirmed that the poster for the consultation event has now been finalised and will be advertised on Facebook, the Council website and both noticeboards. The Bonvilston Councillors have completed a leaflet drop in Bonvilston, the Clerk has offered to deliver leaflets in St. Nicholas.
- **Cllr Rawson** – None
- **Cllr Ward** – Reminded the Clerk to provide Glyn Hoskins with a copy of the 2018 meeting dates.
- **Cllr Annetts** – Following the recent success of the litter pick in Bonvilston, Cllr Annetts has arranged for a second litter pick to place on Saturday 3rd March at 3pm, meeting at Bonvilston Reading Room. Tom Ashmore from Keep Wales Tidy will be assisting and the litter pick will tie in with a national event, 'Spring Clean Cymru'. Cllr Annetts hopes a litter pick can take place every 6 months.
- **Cllr Jones** – None
- **Cllr Fuller** – None
- (c) Reports on outside bodies –**
  - **Cllr Rawson** – None
  - **Cllr Jones** – None
- (d) The Clerk** – None

**[10] RESULTS OF PREVIOUS PLANNING APPLICATIONS:** None.

**[11] NEW PLANNING APPLICATIONS:**  
***There were no declarations of interest.***

- **2017/00991/FUL Land to the South of the A48, Bonvilston:** Proposed residential development, associated highway and ancillary works and the change of use of land to the rear of the Reading Room to enable community use.

**[12] PAYMENTS TO APPROVE:**

• Clerk December Salary	£173.32	<b>Prop PF Sec GR</b>
• SLCC	£72.00	<b>Prop KW Sec CJ</b>
• ALCC	£30.00	<b>Prop KW Sec CJ</b>
• Paul Fisher Mileage	£9.00	<b>Prop KF Sec CJ</b>
• Infographics	£226.00	<b>Prop KF Sec CJ</b>

**[13] BUDGETARY CONTROL:** The Clerk confirmed that all receipts and payments to date were within budget and the present balance of the account was £6, 879.56.

**[14] ANY OTHER MATTERS:** Cllr Fuller reminded Councillors to invite people to the consultation event and encourage residents to attend. Questionnaires are now available to complete.

**[15] NEXT MEETING** will be held at 7.30pm on Monday 5<sup>th</sup> February 2018 at Trehill Hall.

This meeting closed at 8:20pm.

**NAOMI McGARRIGLE.**

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**Chairman**

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**Date**