



Meeting

Members of the St Nicholas with Bonvilston Community Council are summoned to attend a meeting of the council, to be held remotely, on **Wednesday 14th April, 2021 at 7:30 pm**. Members of the public are welcome, and encouraged to attend, and will have opportunity to address the council.

The meeting will be held remotely in accordance with the Local Authorities (Coronavirus) (Meetings) (Wales) Regulations 2020, and can be accessed via the internet or by telephone.

Agenda

1. Chair's welcome and introductions
2. To receive apologies for absence
3. To receive declarations of interest
4. Confirmation of Locum Clerk and election of Proper Officer
5. Operation Forth Bridge
6. Co-option of Member
7. To consider Police Matters
8. Presentation by Celin Renewables – Parc Dyffryn solar farm
9. To receive a report of the Vale Council Member
10. To approve the Minutes of the
 - a. Meeting of March 1
11. Matters arising from the Minutes
12. To receive updates on completed & actioned projects
 - a. Planters
 - b. Water pumps
13. Correspondence
14. Matters not on the agenda – Discussion Forum
15. Finances
 - a. Payments and income
 - b. One Voice Wales Membership
 - c. DCK Accounting Solutions
 - d. VAT return
16. To appoint an Internal Auditor
17. To receive updates from other meetings attended

Agenda (Continued)

18. To receive updates on planning matters
 - a. Land to South of A48, Bonvilston
 - b. Field Cottage, Bonvilston
 - c. 2 Breach Cottages, Bonvilston
 - d. Properties on Duffryn Close
19. To consider Planning Applications & Matters
 - a. S106 contributions
 - b. Police Station, Cowbridge Road, St. Nicholas
Proposed new dwelling
 - c. Police Station, Cowbridge Road, St. Nicholas
Conversion of building into work live accommodation
 - d. Maerdy Newydd Farm, Bonvilston
Proposed alterations, upgrading and extensions to existing farmhouse
 - e. Greenland Farm, A48, Bonvilston
Erection of polytunnels for pick your own enterprise with ancillary cafe and toilet facilities
 - f. Land at Model Farm, Port Road, Rhoose
Erection of 44.79ha Class B1/B2/B8 Business Park
 - g. Land at Bolston House, Bonvilston
Demolition of the existing dwelling
9 New Houses, amended vehicular access and associated external Works
20. To discuss
 - a. Dog fouling, littering and fly-tipping
 - b. Footways along the A48
21. To consider
 - a. Amendment to the Standings Orders – participation – delete 3f
 - b. Employment review
 - c. Adopting the National Principles for Public Engagement in Wales
 - d. Engagement Framework 2021-22 & Resident Participation Plan 2021-22
 - e. Employment of organisation for resident engagement and Place Plan
22. Announcements
23. 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.

24. Clerk payments & Employment of a Clerk to the Council

Cllr Ian Perry
Chair



a. Supporting Documentation

Police Matters

Figures awaited.

Updates

- Water pumps



Our carefully renovated historic water pumps have had their gold trim painted over by an unknown person, for unknown reasons.

- Planters



We need to get these planted for summer...

Daffodils! Our new Tenby Daffodils flowered.



Correspondence

We received one query about our increased precept.

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

Income

None

Payments

March 1	£124.42	Expenses – Cllr del Torto
March 2	£216	J Crockford – Christmas trees
March 15	£9.63	Otter.ai Voice recognition and Minutes software
March 15	£60	One Voice Wales – 2x Code of Conduct training
March 17	£1,320	Damian McKenna – water pump renovation
March 18	£5.99	Microsoft One-drive/Office 365
March 22	£14.39	Zoom
March 31	£4.99	Replacement Memory Stick

Bank Balance

£11,060.12 (April 9)

One Voice Wales Membership

£155 – Based on 450 chargeable dwellings @ £0.346 per dwelling



S106

LDP Policy MD4 enables the Council to seek to secure new and improved community infrastructure, facilities and services appropriate to the scale, type and location of proposed developments through the use of planning obligations, including transport infrastructure and services for pedestrians, cyclists, public transport etc. Further detail regarding the types of obligations and when they will be sought are set out within the SPG on Planning Obligations. The threshold for seeking S106 contributions for Sustainable Transport is based upon a net gain of 10 residential units.

The threshold for seeking S106 contributions for Affordable Housing is set out within LDP Policy MG4 and supported by the SPG on Affordable Housing – it is this adopted policy which enables the Council to seek S106 Affordable Housing contributions on proposals comprising a net gain of 1 dwelling.

Policy MG16 also identifies the need for a number of infrastructure schemes required to mitigate the impacts of development on the highway network, the delivery of which will be sought via developments and through the Community Infrastructure Levy.

POLICY MG16 -

TRANSPORT PROPOSALS

WALKING AND CYCLING

3. A48 Culverhouse Cross to Bridgend.

Community infrastructure will be secured either through planning obligations contained within a legal agreement under Section 106 of the Town and Country Planning Act 1990 (as amended). The Council continues to secure necessary infrastructure through Section 106 Planning Obligations.



S106 agreements in the past few year within our community:

2017/00307/FUL	Court Farm, A48, Bonvilston	05/02/2018	Affordable Housing (£57,211)	N/A	This permission has been superseded by 2020/00332/FUL.
201800392/FUL	Land within the curtilage of Kingfisher Hall, A48, St. Nicholas	19/10/2018	Affordable Housing (£43,659.20 – subject to an exemption for self build)	None	Self-build forms for Stage 1, 2 and 3 have been approved (up to this point in time).
2020/00332/FUL	Court Farm, A48, Bonvilston	18/12/2020	Affordable Housing (£27,770 – subject to a self-build exemption)	None	Self Build Stage 1 form submitted and approved. Next stage will be submitted within 6 months of occupation.
2020/00496/FUL	Land to South of A48, Bonvilston	26/02/2021	Affordable Housing (£27,770.40)	None	Decision notice being issued imminently. Development not yet started. Contribution due upon prior to occupation.

Draft Motion:

All S106 money collected within the Community Ward boundaries of St Nicholas and Bonvilston must be used within the area of St Nicholas with Bonvilston Community Council to upgrade footways, to provide segregated infrastructure for children and non-racing adults to cycle east-west to the highest possible standards set in the Welsh Government's Active Travel Design Guidance, and to tackle road noise.



Planning Updates

a. Land to South of A48, Bonvilston

This has been granted planning permission despite removing the recreation field and parking spaces from the Reading Rooms



This appears to go against several planning policies designed to protect community facilities.

LDP Objective 5: “To maintain, enhance and promote community facilities and services in the Vale of Glamorgan.

The LDP will support the retention of community facilities and services, and seek to ensure that new development, particularly housing, does not impose undue pressure on schools, community facilities and health facilities and adequately provides for the needs of the local population as well as contributing to the health and well-being of the community.”

MD2-7 Where appropriate, conserve and enhance the quality of, and access to, existing open spaces and community facilities;

MD5-6 Has no unacceptable impact on the amenity and character of the locality by way of noise, traffic congestion and parking;

LDP – 6.42: “Community facilities such as community halls, libraries, schools and leisure centres are essential to the social and physical well-being of residents and are key components in maintaining the vitality and viability of community life in both urban and rural settlements.”



Other March/April decisions

- b. Field Cottage – Approved
- c. 2 Breach Cottages, Bonvilston – Approved
- d. 2 Dyffryn Close, St. Nicholas – Approved
- e. 4 Dyffryn Close, St. Nicholas – Approved
- f. 13 Dyffryn Close, St. Nicholas – Approved
- g. 12 Dyffryn Close, St. Nicholas – Approved
- h. 10 Dyffryn Close, St. Nicholas – Approved



Planning Applications

[2020/01588/FUL](#) – Police Station, Cowbridge Road, St. Nicholas

There is additional information for consideration since our previous considerations

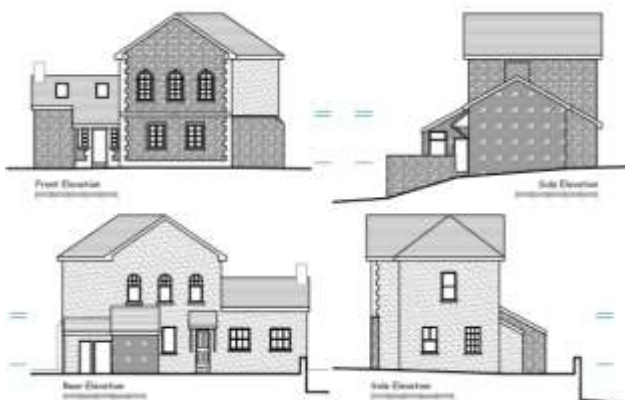
Proposed layout:



Proposed basement layout and existing ground floor layout:



Elevations:

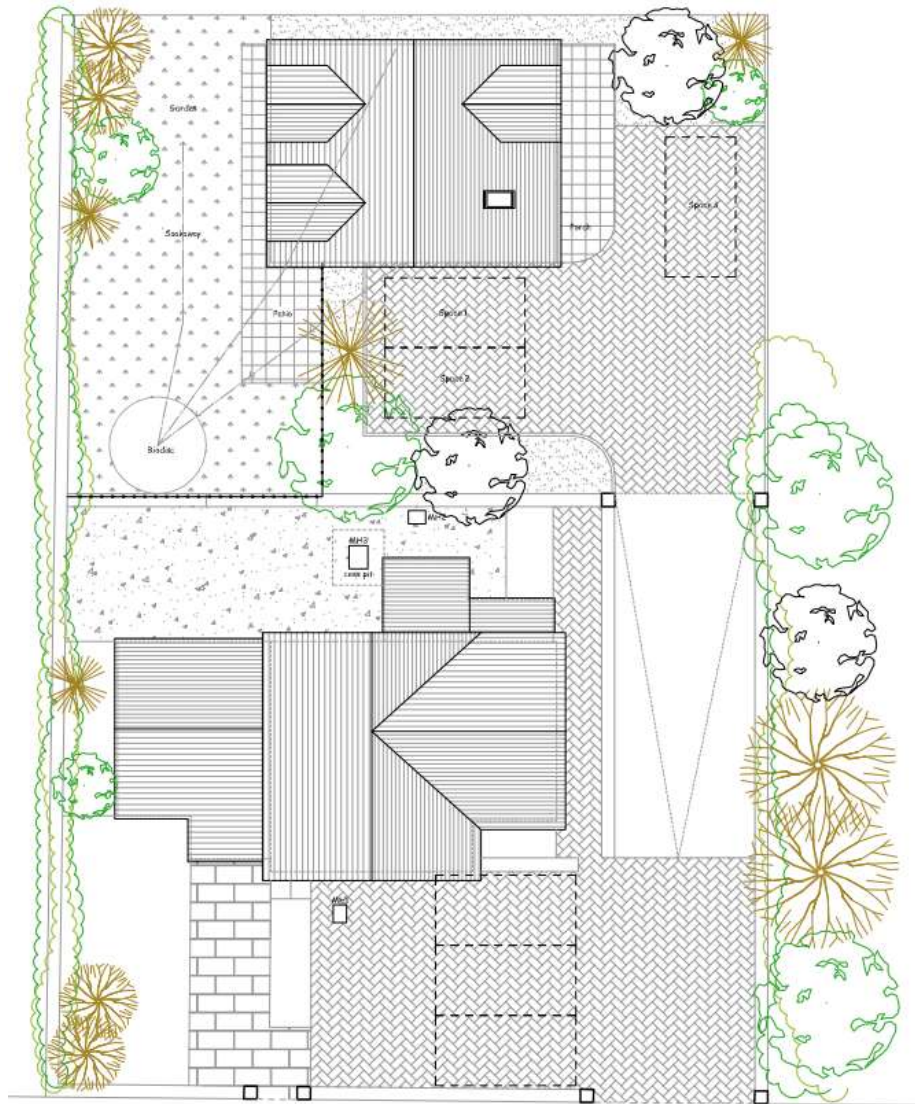


Issues:

- History of the building – CADW considering for listed status
- Skylights to the front
- Change of use (effectively)
- Size of studio flats
- Road noise
- Limited parking due to application for new dwelling – 2021/00023/FUL
- Likelihood of parking spilling into the layby used by GoSafe
- S106



Proposed new dwelling at the rear of the old Police Station



COWBRIDGE ROAD A48

Parking for three live-work-flats at the former Police Station reduced to three spaces. Likely overspill into layby, obstructing GoSafe. Parked vehicles would be prominent on the street scene.





Issues:

- Conservation Area and linear development
- S106
- Privacy of neighbouring properties
- Reduction of parking at the former Police Station, causing overspill onto A48

PPW Chapter 9 sets out the national planning policies for housing. Paragraph 9.3.3 and 9.3.4 focus on the development management process and how it relates to housing development, they state:

“Insensitive infilling, or the cumulative effects of development or redevelopment, including conversion and adaptation, should not be allowed to damage an area’s character or amenity. This includes any such impact on neighbouring dwellings, such as serious loss of privacy or overshadowing.”

“In determining applications for new housing, local planning authorities should ensure that the proposed development does not damage an area's character and amenity.”

LDP Policy MD2 - Design of New Development and states:

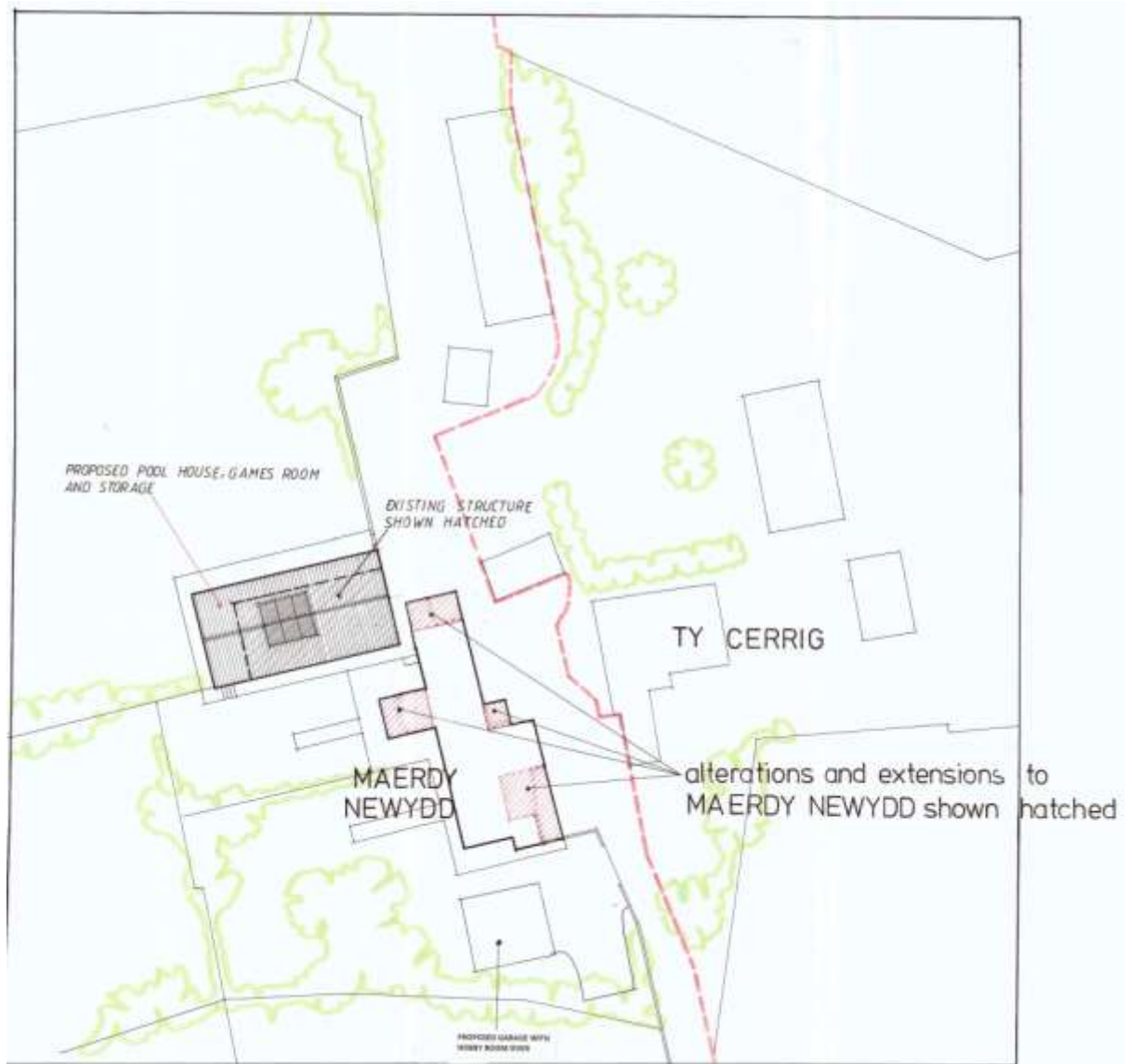
6. Have no unacceptable impact on highway safety nor cause or exacerbate existing traffic congestion to an unacceptable degree;

8. Safeguard existing public and residential amenity, particularly with regard to privacy, overlooking, security, noise and disturbance;



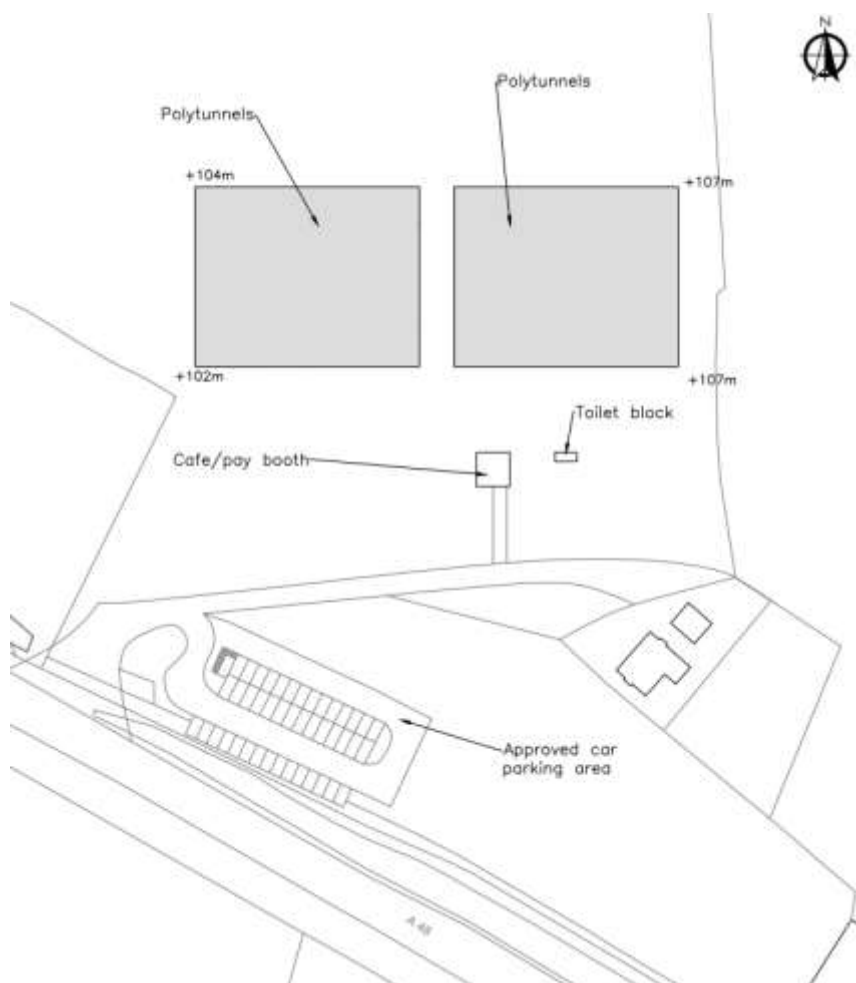
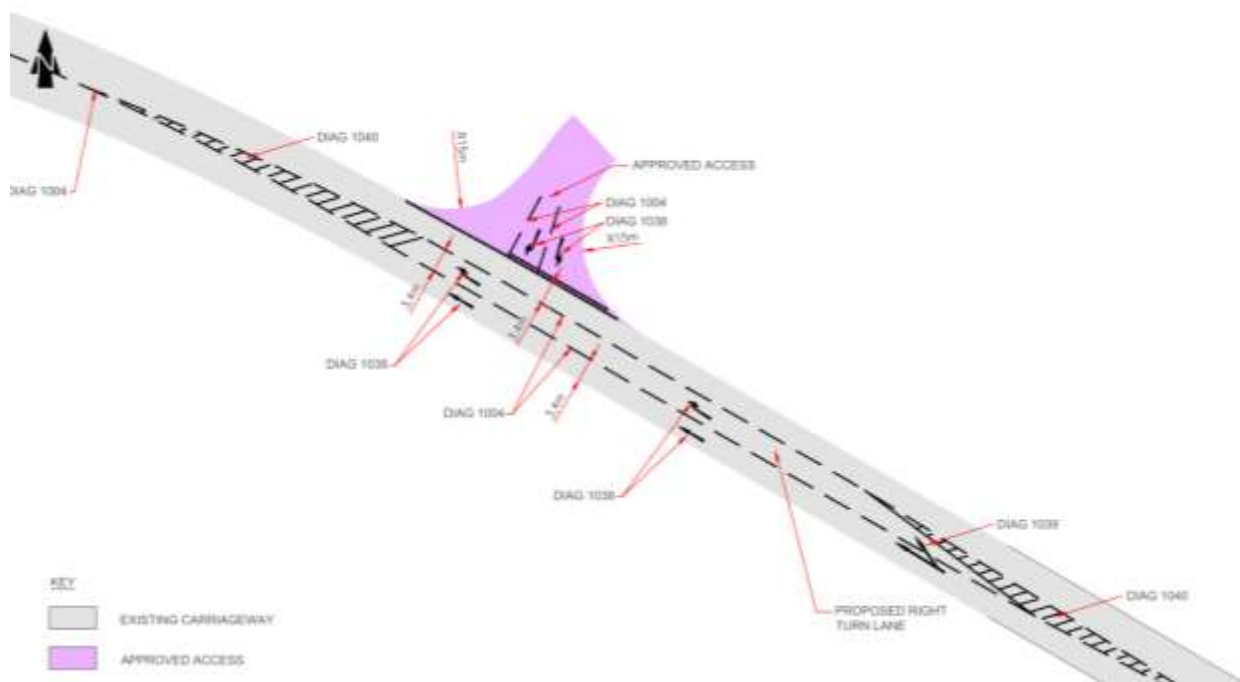
[2021/00318/FUL](#) – Maerdy Newydd Farm, Bonvilston

Proposed alterations, upgrading and extensions to existing farmhouse including demolition of existing substandard pool room and replacement with steel and timber insulated structure and proposed detached garage with hobby room over.



[2020/01454/FUL](#) – Greenland Farm, A48, Bonvilston

Erection of polytunnels for pick your own enterprise with ancillary cafe and toilet facilities.



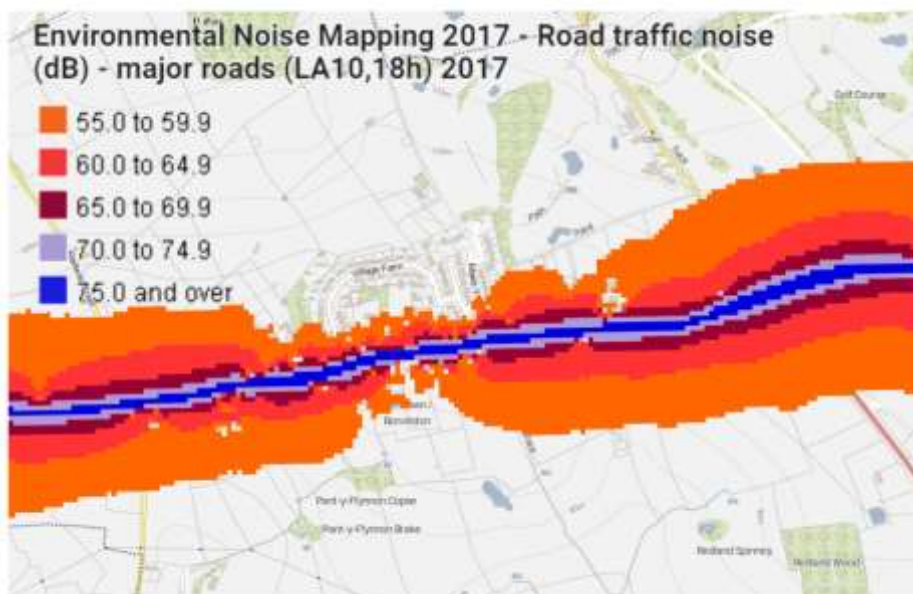
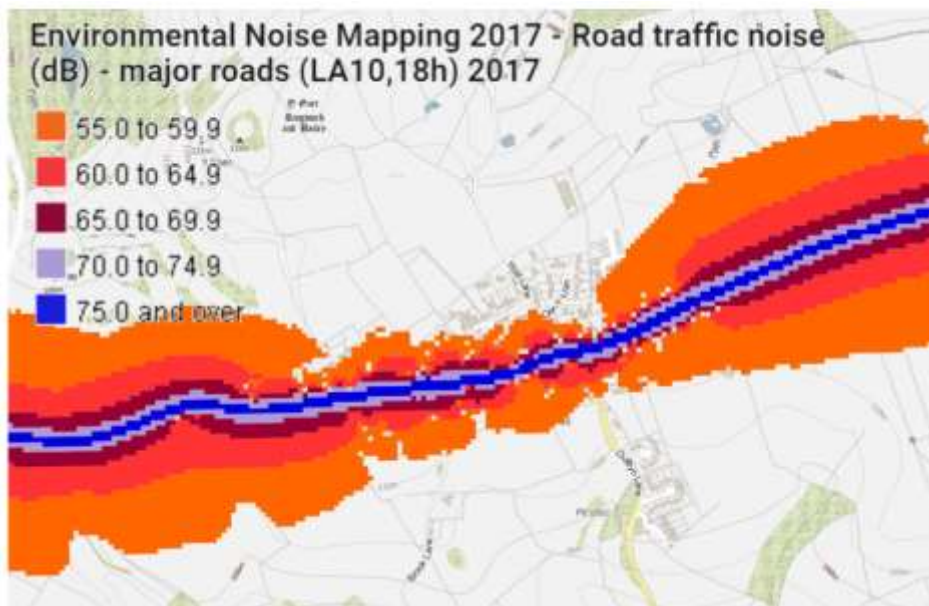
[2019/00871/OUT](#) – Land at Model Farm, Port Road, Rhoose

Outline application comprising demolition of existing buildings and erection of 44.79ha Class B1/B2/B8 Business Park, car parking, landscaping, drainage infrastructure, biodiversity provision and ancillary works. All matters reserved aside from access.

Issues for our community

- Increase in traffic volume
- Increase in **road noise**

Is worsening the road noise problem lawful under the Health and Well-being of Future Generation Act?



Areas identified by the Welsh Government for priority action to tackle excessive road noise:



Strategic Transport Modelling Assessment - Model Farm, Cardiff

Figure 4.14: Total PrT and HGV traffic flow difference (AM)



Figure 4.15: Total PrT and HGV traffic flow difference (PM)



[2021/00423/FUL](#) – Land at Bolston House, Bonvilston

Demolition of the existing dwelling

9 New Houses, amended vehicular access and associated external Works





Site Aerial Image (approximate site outline in red)



Existing access from the A48



Front and Rear Elevations of Bolston House





Bat and bird boxes will be incorporated into the house fabric(s)



Bat and bird boxes will be used to re-house existing bats and birds on site

It is envisaged that the houses will have a form of rainwater harvesting for external irrigation use.

Issues:

- The beer garden to the Red Lion pub co-joins the site in the south east corner
- Road noise
- Conservation Area
- Windows of properties on The Walk
- S106 – 9 dwellings is below the threshold of 10 for community infrastructure
- Below the target of 40% affordable housing (MG4 – Wenvoe/minor rural settlements) “any whole units shall be provided on site, unless exceptional circumstances are demonstrated Housing density.”
- No footways/shared surface
- Potential 10th dwelling
- Environmental losses connected to demolition

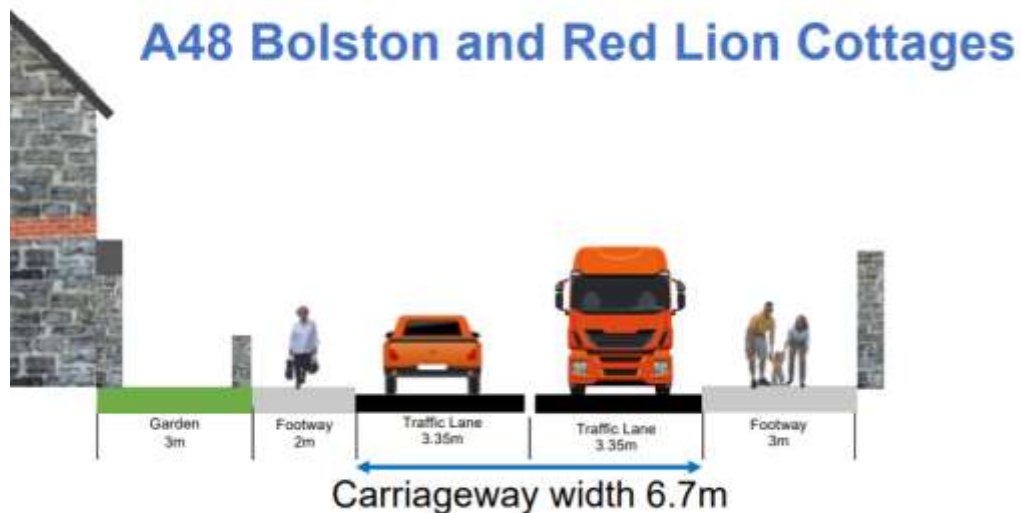
The Community Council has previously responded to a [pre-application planning consultation](#).



Cross section of current Highway situation between Bolston House and Red Lion Cottages



Better Highway layout



LDP Policy MD5-7 – “Makes appropriate provision for community infrastructure to meet the needs of future occupiers.”



Planning Policy Wales 11 is relevant for including Active Travel Infrastructure in and road noise reduction in our response to this planning consultation.

Promoting Healthier Places

“The planning system has an important role in shaping the social, economic, environmental and cultural factors which determine health and which promote or impact on well-being in line with the Healthier Wales goal.”

“The planning system should identify proactive and preventative measures to reduce health inequalities. This will include enabling opportunities for outdoor activity and recreation, reducing exposure of populations to air and noise pollution, promoting active travel options and seeking environmental and physical improvements, particularly in the built environment.”

“Planning authorities have a role to play in the prevention of physical and mental illnesses caused, or exacerbated, by pollution, disconnection of people from social activities (which contributes to loneliness) as well as the promotion of travel patterns which facilitate active lifestyles.”

“Planning authorities should develop and maintain places that support healthy, active lifestyles across all age and socio-economic groups, recognising that investment in walking and cycling infrastructure can be an effective preventative measure which reduces financial pressures on public services in the longer term.”

In rural areas (3.39): “Development ... should embrace the national sustainable placemaking outcomes and, where possible, offer good active travel connections to the centres of settlements to reduce the need to travel by car for local journeys.”

4,1,11: “Development proposals must seek to maximise accessibility by walking, cycling and public transport, by prioritising the provision of appropriate on-site infrastructure and, where necessary, mitigating transport impacts through the provision of off-site measures, such as the development of active travel routes, bus priority infrastructure and financial support for public transport services.

Importantly, sustainable transport infrastructure and services should be prioritised and put in place from the outset, before people have moved in and travel patterns have been established.”

4.1.22: “The Welsh Government policy, Manual for Streets and its companion guide Manual for Streets 2 , requires that street design should not follow the conventional engineering-led approach.”

4.1.29: “The planning system has an important role to play in promoting and supporting the delivery of the Active Travel Act and creating the right environments and infrastructure to make it easier for people to walk and cycle, including new and improved routes and related facilities.”



4.1.30: “Provision for active travel must be an essential component of development schemes and planning authorities must ensure new developments are designed and integrated with existing settlements and networks, in a way which makes active travel a practical, safe and attractive choice.”

4.1.32: “Planning authorities must support active travel by ensuring new development is fully accessible by walking and cycling.

The aim should be to create walkable neighbourhoods, where a range of facilities are within walking distance of most residents, and the streets are safe, comfortable and enjoyable to walk and cycle.”

A **Healthier Wales** can be achieved by enabling opportunities for connecting with the natural and historic environment, enabling access to tranquil areas, tackling airborne pollution and other environmental risks and the promotion of active travel and encouragement of healthier lifestyles with the benefit of improving physical and mental well-being.

Understanding and Identifying the Sources of Airborne (Air and Noise) Pollution

6.7.11: “Where air and noise pollution are generated from the same source they should be considered and addressed together and links should be made with active travel and other strategies for reducing vehicular use so as to reduce or minimise, pollution and to ensure an appropriate soundscape.”

The recently published Planning Policy Wales 11, as a newer document, has more weight than the LDP.



Dog fouling, littering and fly-tipping



Footways along the A48



To Consider:

Amendment to the Standings Orders – participation – delete 3f

3- MEETINGS GENERALLY

- f. The period of time designated for public participation at a meeting in accordance with standing order 3(e) shall not exceed 15 minutes unless directed by the chairman of the meeting.

Employment review

It's recommended to review the duties and hours of the Clerk prior to recruiting a new Clerk of the Council.

Adopting the National Principles for Public Engagement in Wales

The National Principles will be revised in April, 2021. It is suggested that we adopt them for our engagement work at the earliest opportunity.

Engagement Framework 2021-22 & Resident Participation Plan 2021-22

These are available as separate documents.

Employment of organisation for resident engagement and Place Plan

Three organisations have been approached, and we need to make a decision on which one to work with as we create a Place Plan.

