



## 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 26th September, 2022 at 7pm**. 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 Government and Elections (Wales) Act 2021. The Act makes permanent provision for remote meetings (multi-location) and electronic publication of documents. 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. Police Matters  
To receive an update.
5. Community Payback
6. Vale of Glamorgan Council Matters
  - a. Active Travel Consultation
  - b. St Nicholas CIW School construction
  - c. Micro Asphalt Treatment – Broadway Green & Duffryn Close
  - d. Replacement Local Development Plan (LDP)
  - e. Civico Hybrid Meetings
7. To approve the Minutes of the
  - a. Meeting of July 11
  - b. Extraordinary Meeting of August 2
  - c. Extraordinary Meeting of August 15
8. Correspondence
9. Matters not on the agenda – Discussion Forum

10. Finances
  - a. Payments to approve
  - b. Remembrance Sunday budget
  - c. To consider application for financial assistance
11. To receive updates on planning matters
  - a. Planning decisions
12. To consider Planning Applications & Matters
  - a. Wild Rose Cottage  
Proposed mixed unit holiday accommodation scheme
  - b. Proposed dwellings at Maes y Ffynnon – Planning Committee Meeting
  - c. Retrospective Planning Applications at Duffryn Close
  - d. Pre-Application Consultation: Cottrell Park Golf Resort
  - e. Pre-Application Consultation: Oaklands Solar Farm
  - f. Benacre, St Nicholas  
First floor extension, front extension, rear extension, two storey extension for separate annex and single garage
  - ~~g. 2 Sheepcourt Cottages, Bonvilston  
Single storey rear extension to provide open plan garden room, kitchen, utility and WC suite~~ **(Application already determined).**
13. To Consider
  - a. Community Liaison Committee request response: (Management of Public Open Spaces)
  - b. Annual cleaning of Memorial
  - c. Walkers are Welcome
  - d. Stronger Communities grant funding
14. To Discuss
  - a. Welsh Government Council Tax Review – A Fairer Council Tax
15. Announcements
16. Next meeting



# Supporting Documentation

## Police Matters

## Community Payback

Community Payback is unpaid work carried out by people with convictions as a more appropriate alternative to a custodial sentence. The work includes:

- removing graffiti
- clearing wasteland
- clearing footways and footpaths
- maintaining churchyards
- producing and installing wooden street furniture, signage and gates
- decorating public places and buildings - for example, a community centre

Participants are managed by a Community Payback supervisor.

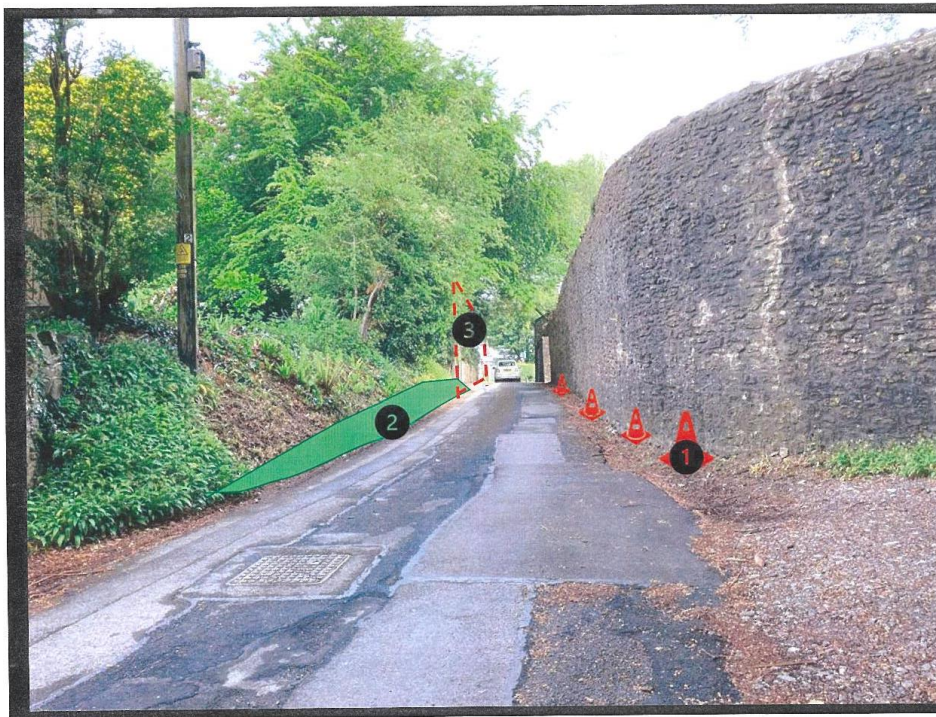
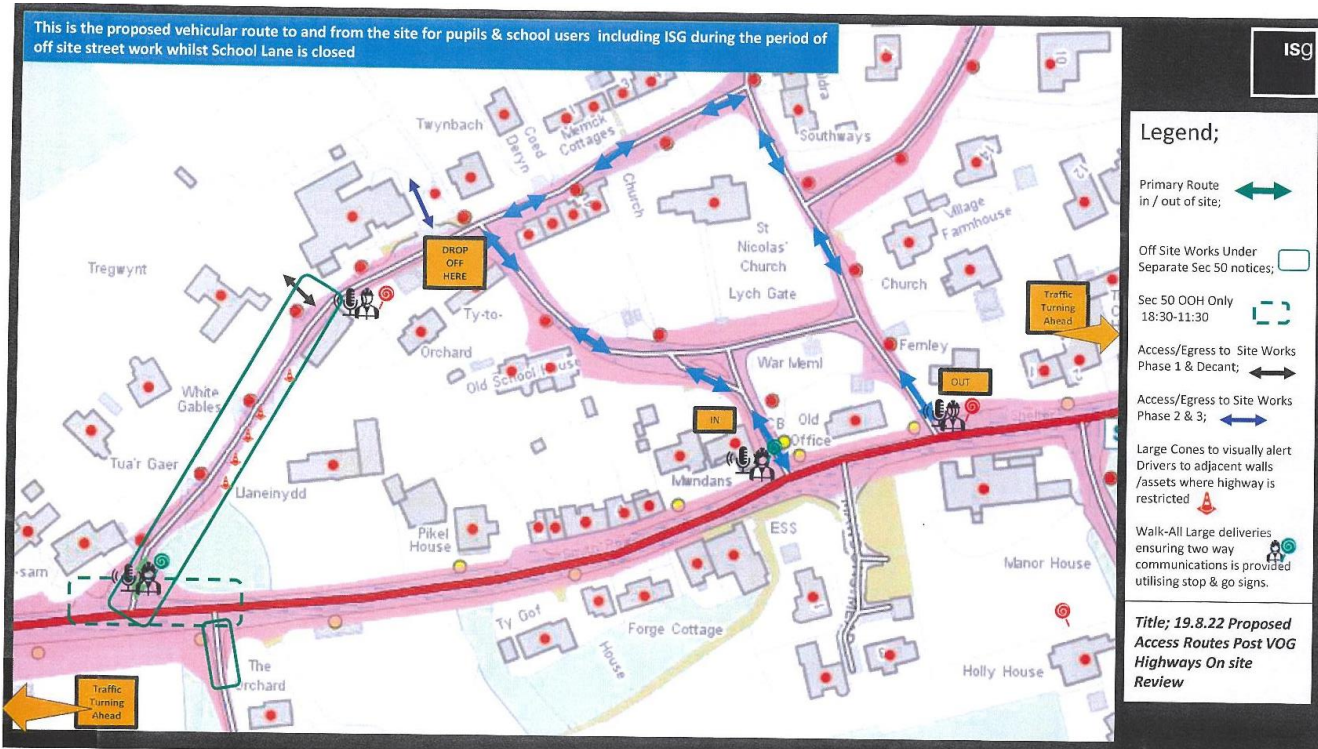
A short presentation will be given by representatives of Community Payback, followed by a discussion on potential projects within our Community Wards.



# Vale of Glamorgan Council Matters

## St Nicholas CIW School construction – closure of School Lane

School Lane will be closed from junction A48 to junction at St Nicholas CIW School from 21/11/2022 (Wednesday) 08.00 am to 23/12/2022 17.00 pm. Access will be maintained for emergency services and pedestrian access will remain in place at all times.



Consider the following easy wins during the course of the work locally;

1. Place Large 'robust' cones adjacent to walls and other assets to highlight 'pinch-points'
2. Trim back verges to provide wider passing access on adopted sides of boundaries.
3. Trim bushes and trees to improve visibility for stakeholders
4. All cross-overs Provide 125mm x 150mm straight kerbs (no radius please) with dropper/transition kerbs to LA specification
5. Ensure any sign or asset is replaced prior to starting work i.e. School sign, streetlight. Lamp post number etc.



## Correspondence

Email regarding noticeboards

## 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 to approve

SLCC Enterprises Limited

Locum fees July – £1,990.80 – including £331.80 VAT

Damian McKenna Property Maintenance

Water tree's £50; Water pots £60; VAT £22 – Total £132 (Invoice 4)

Water tree's £100; Water pots £120; VAT £44 – Total £264 (Invoice 5)

Water trees £50; water pots £60; clean memorial £30; VAT £28 – Total £168 (inv.6)

Enwau

Renewal of Clerk's email address £10.26 (including £1.71 VAT)

DCK Accounting Solutions

Payment of VAT on previous invoice – £170

Card payments – Queen Elizabeth II

Tesco: Pens and photo frames – £15

Integrated Graphics Ltd: printing of photographs of Queen Elizabeth – £10

Pilotfish Trading Ltd: 2x Book of Condolence –

Expenses

Mileage of Chair – 20 miles @ £0.45 - £9

### Remembrance Sunday Budget: Street poppies, wreaths and civic service



## Planning Decisions

- a. 5, Button Ride, St. Nicholas  
Remove a hedge to front boundary of front garden to create a driveway with a drop kerb – Approved.
- b. Pound Cottage, Duffryn Lane, St. Nicholas  
Extend existing garage with a green oak framed building and re-tile existing garage roof to match – Approved
- c. Tinkins Hall, Cowbridge Road, St. Nicholas  
Change of use to residential dwelling – Refused
- d. Dyffryn Gardens, Duffryn Lane, Dyffryn  
Remove/replace/repair damaged coping stones to the Temple within the Pompeian Garden room – Approved
- e. Land at Sycamore Cross, Bonvilston  
Variation of Condition 2 (Approved Plans) of Planning Permission 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 – Approved.
- f. 2, Dyffryn Close, St. Nicholas  
Retrospective application for new roof covering – Approved.
- g. 4, Dyffryn Close, St. Nicholas  
Retrospective application for new roof covering – Approved.
- h. 13, Dyffryn Close, St. Nicholas  
Retrospective application for change of roof covering – Approved.
- i. Brooklands, Brook Lane, St. Nicholas  
Part retrospective application to regularise and seek the approval for the completion of the 'as built' development for a new detached dwelling (through a barn conversion and associated works of adaptation and extension) – Refused
- j. Greenway Farm, Greenway Road, Bonvilston  
Change of use of land to residential curtilage of Greenway Farm and conversion of barn and alterations to form Granny Annexe – Approved.
- k. Stanford Cottage, A48, Bonvilston  
Proposed conversion of an integral double garage into habitable accommodation (and associated alteration works) – Approved.
- l. 2, Sheepcourt Cottages, Bonvilston  
Single storey rear extension to provide open plan garden room, kitchen, utility and WC suite – Approved.



## Planning Applications

### Dwellings at Maes y Ffynnon – Planning Committee Meeting

Nomination of speaker(s)

#### Public Open Space Requirements

Community Ward	Count of Dwellings	POS Standard (sq.m)	POS Requirement (Ha)
Bonvilston	293	55.68	1.63
Llancarfan	227	55.68	1.26
Llantrithyd	83	55.68	0.46
St Brides-super-ely	53	55.68	0.30
St George-super-ely	121	55.68	0.67
St Lythans	343	55.68	1.91
St Nicholas	291	55.68	1.62
Wenvoe	958	55.68	5.33
<b>Grand Total</b>	<b>2369</b>	<b>55.68</b>	<b>13.19</b>

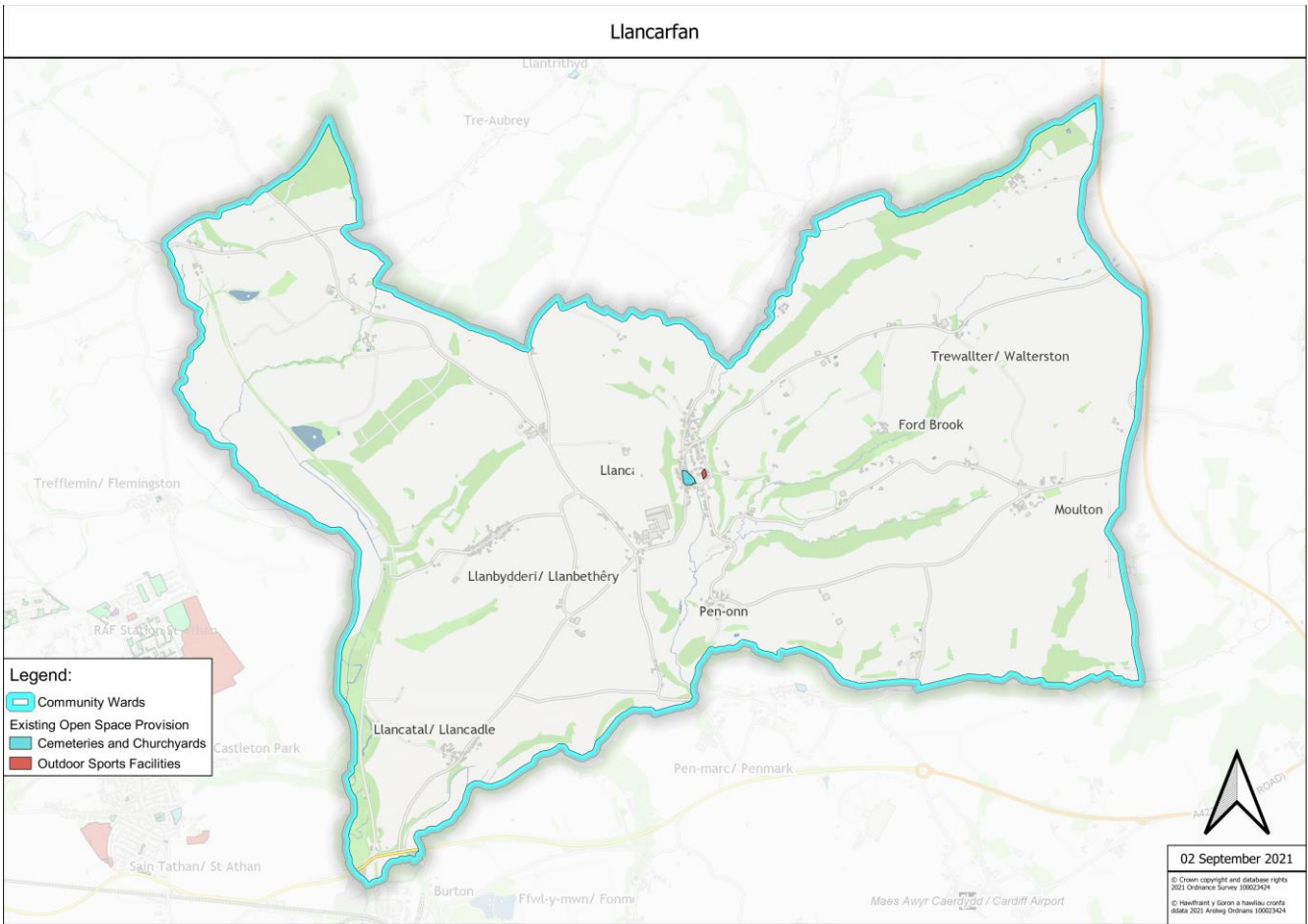
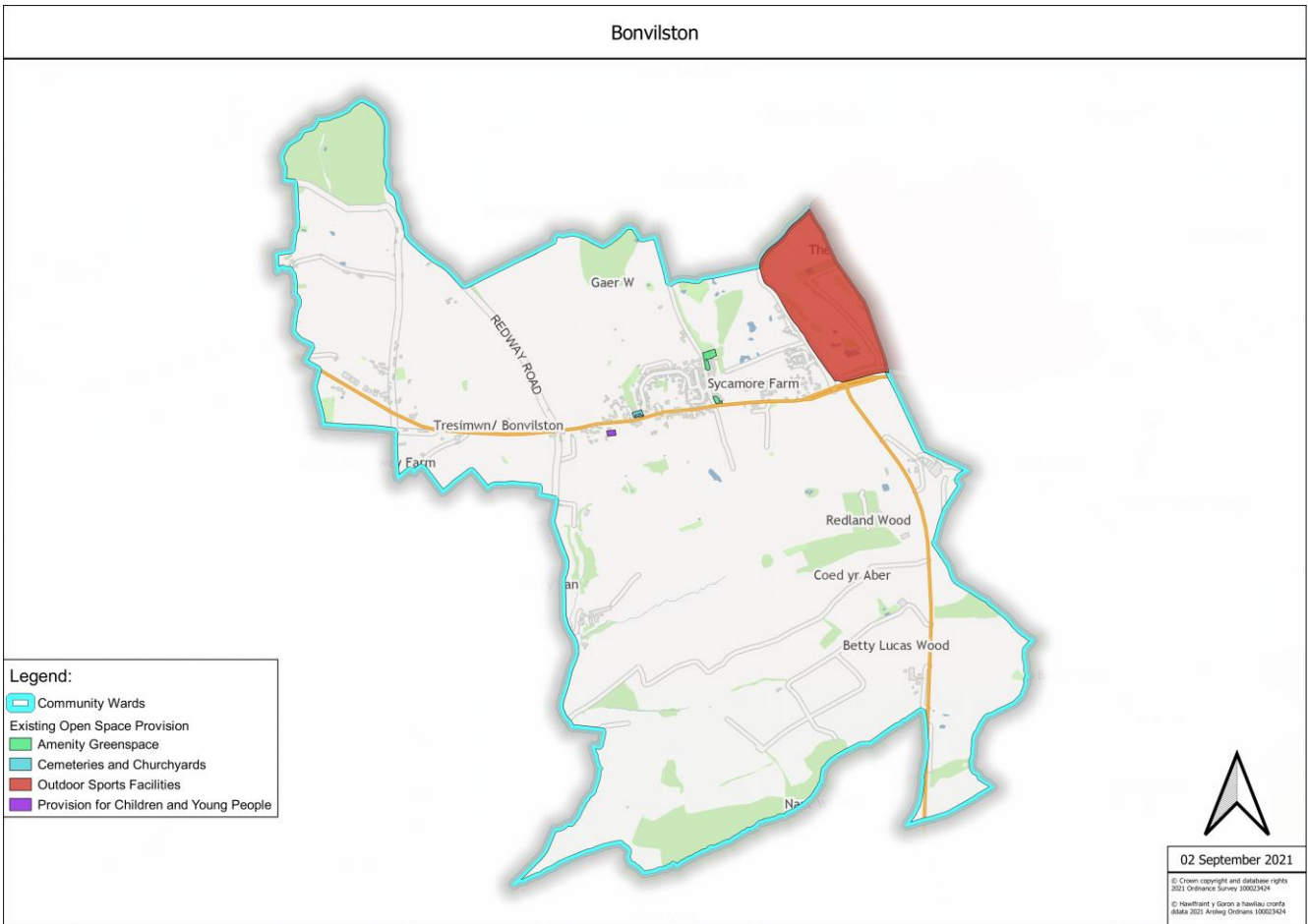


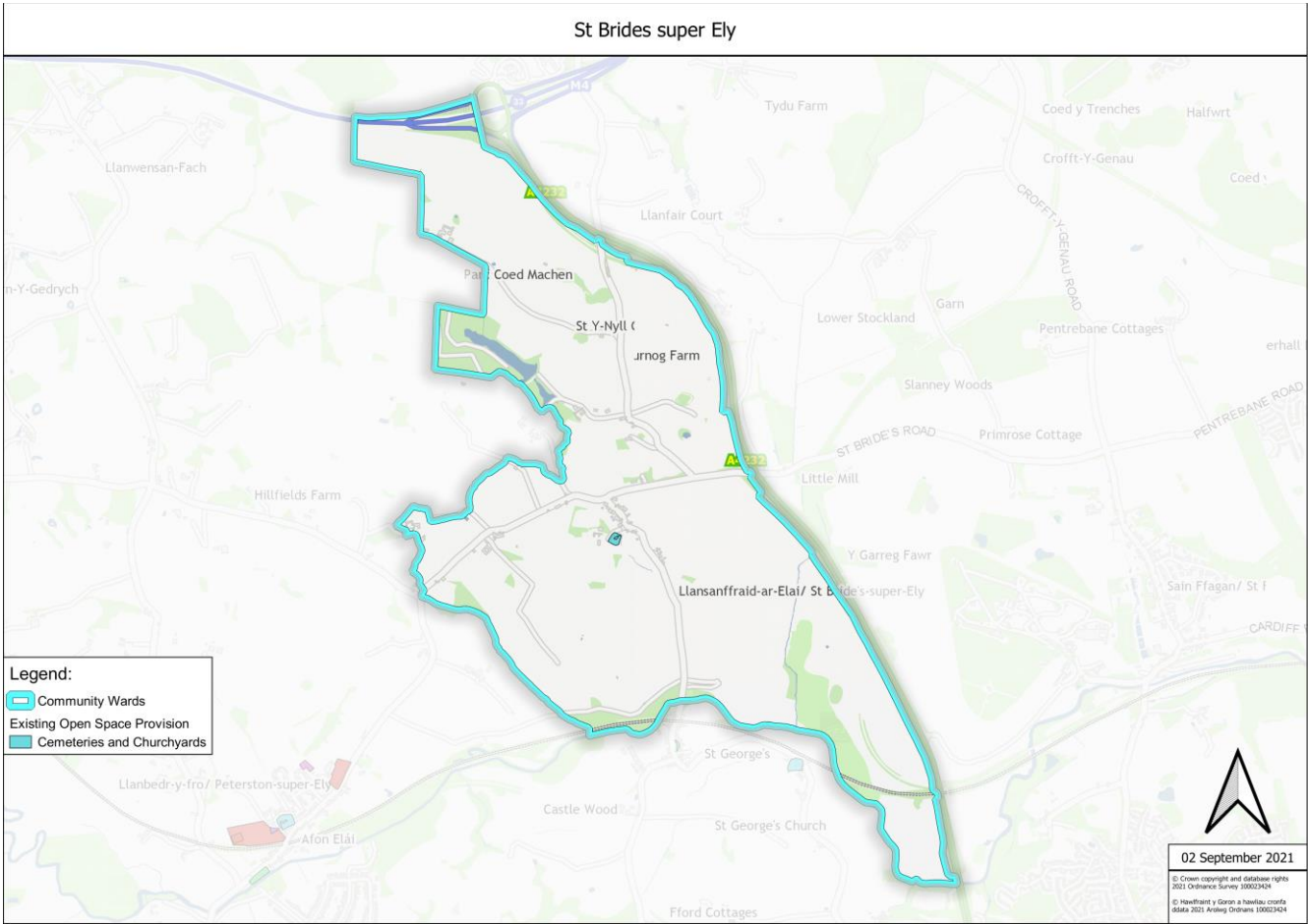
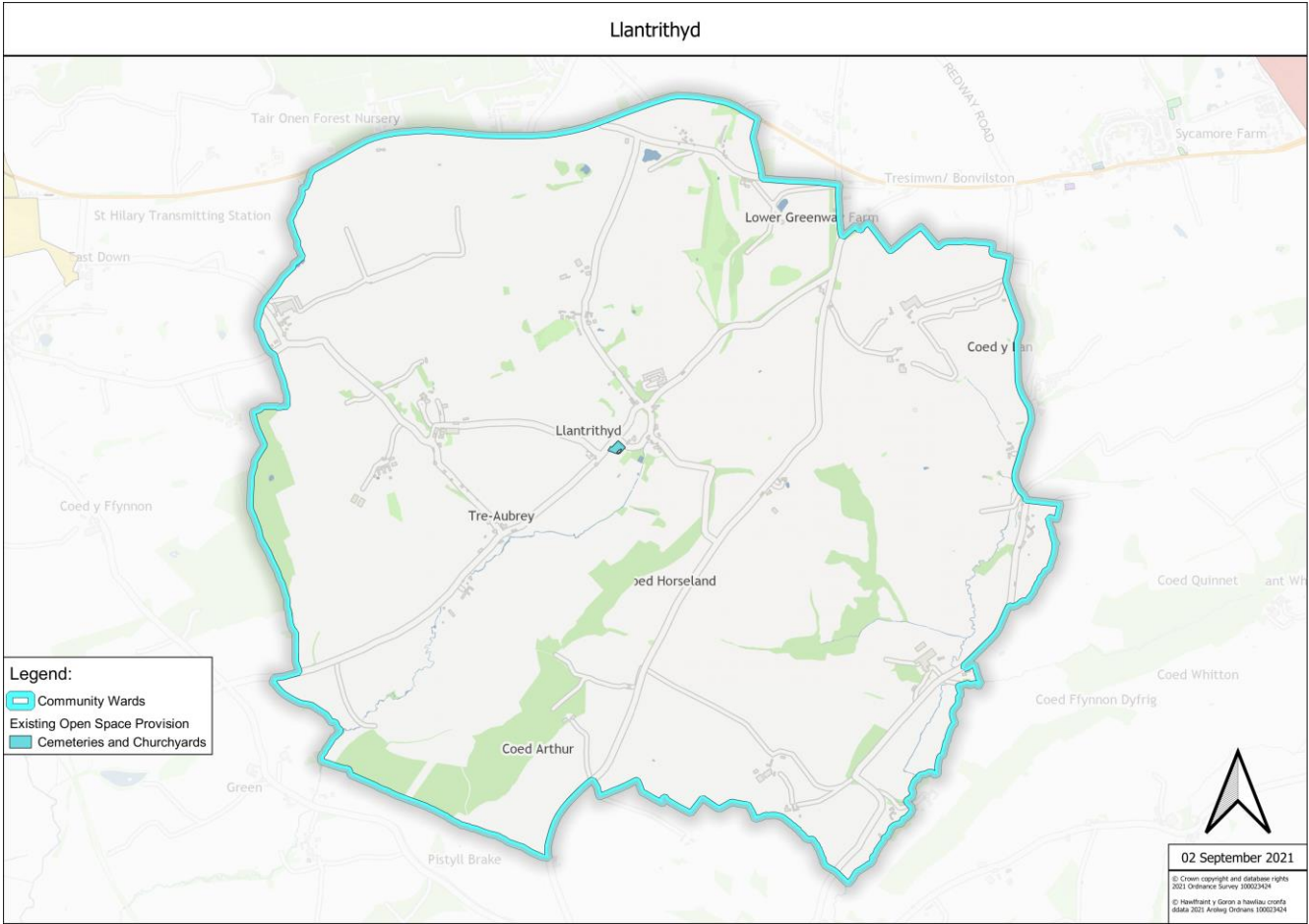
## POS Provision (Ha)

Existing Open Space Type	Community Wards							
	Bonvil ston	Llancar fan	Llantri thyd	St Brides -super-ely	St George -super-ely	St Lythans	St Nicholas	Wenvoe
Allotments	0.00	0.00	0.00	0.00	0.00	0.62	0.00	0.00
Amenity Greenspace	0.37	0.00	0.00	0.00	0.04	1.24	0.00	1.45
Cemeteries and Churchyards	0.11	0.55	0.22	0.19	4.74	0.24	0.29	0.36
Natural and Semi-Natural Green Spaces	0.00	0.00	0.00	0.00	11.42	0.00	0.00	3.82
Outdoor Sports Facilities	0.00	0.13	0.00	0.00	0.00	0.00	1.01	5.31
Golf Course	22.60	0.00	0.00	0.00	0.00	0.00	89.21	61.84
Provision for Children and Young People	0.10	0.00	0.00	0.00	0.00	0.00	0.00	0.10
Public Parks and Gardens	0.00	0.00	0.00	0.00	0.00	14.17	14.64	0.00
<b>Sub Total</b>	<b>23.18</b>	<b>0.68</b>	<b>0.22</b>	<b>0.19</b>	<b>16.20</b>	<b>16.27</b>	<b>105.15</b>	<b>72.88</b>
<b>Open Space Delivered by Development</b>								
Amenity Greenspace	0.00	0.00	0.00	0.00	0.00	0.46	0.02	0.51
Natural and Semi-Natural Green Spaces	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.58
Provision for Children and Young People	0.00	0.00	0.00	0.00	0.00	0.00	0.11	0.08
<b>Sub Total</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.46</b>	<b>0.13</b>	<b>2.18</b>
<b>Open Space pending Construction</b>								
Amenity Greenspace	0.57	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Outdoor Sports Facilities	0.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Provision for Children and Young People	0.07	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Sub Total</b>	<b>0.84</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Grand Total</b>	<b>24.02</b>	<b>0.68</b>	<b>0.22</b>	<b>0.19</b>	<b>16.20</b>	<b>16.73</b>	<b>105.28</b>	<b>75.06</b>
<b>Excluding Golf Courses Total</b>	<b>1.42</b>	<b>0.68</b>	<b>0.22</b>	<b>0.19</b>	<b>16.20</b>	<b>16.73</b>	<b>16.07</b>	<b>13.22</b>









### St Georges super Ely



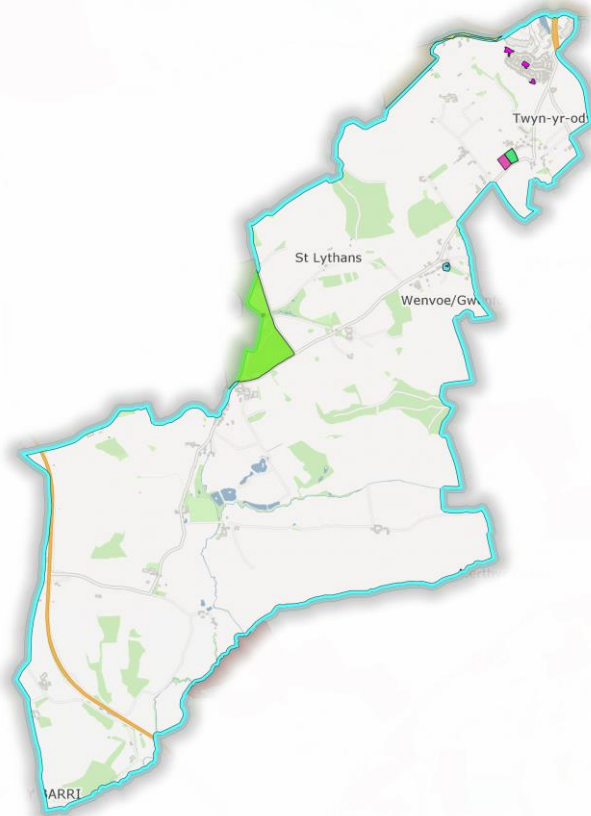
- Legend:**
- Community Wards
  - Existing Open Space Provision
  - Amenity Greenspace
  - Cemeteries and Churchyards
  - Natural and Semi-Natural Greenspaces



02 September 2021

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### St Lythans



- Legend:**
- Community Wards
  - Existing Open Space Provision
  - Allotments
  - Amenity Greenspace
  - Cemeteries and Churchyards
  - Natural and Semi-Natural Greenspaces
  - Outdoor Sports Facilities
  - Provision for Children and Young People
  - Public Parks and Gardens
  - Open Space Delivered via Development
  - Amenity Greenspace

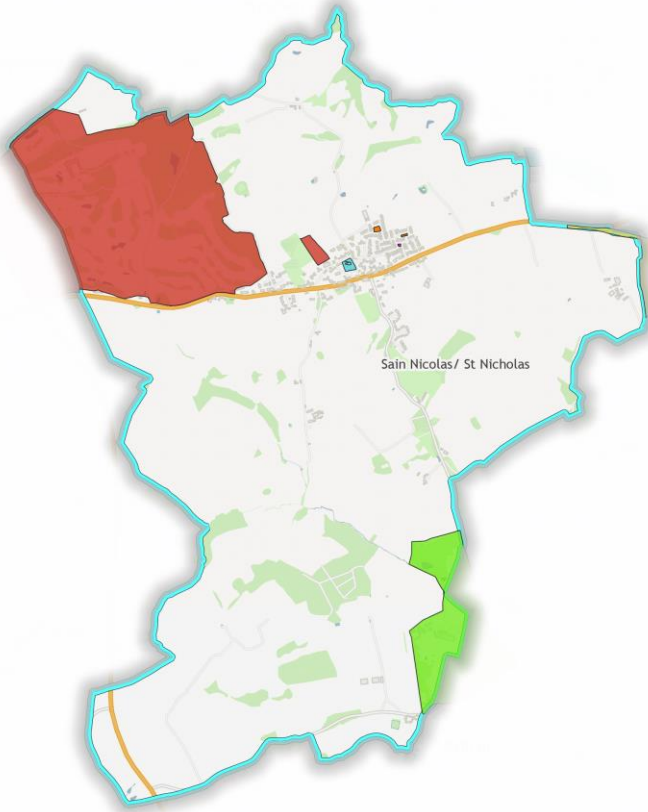


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St Nicholas

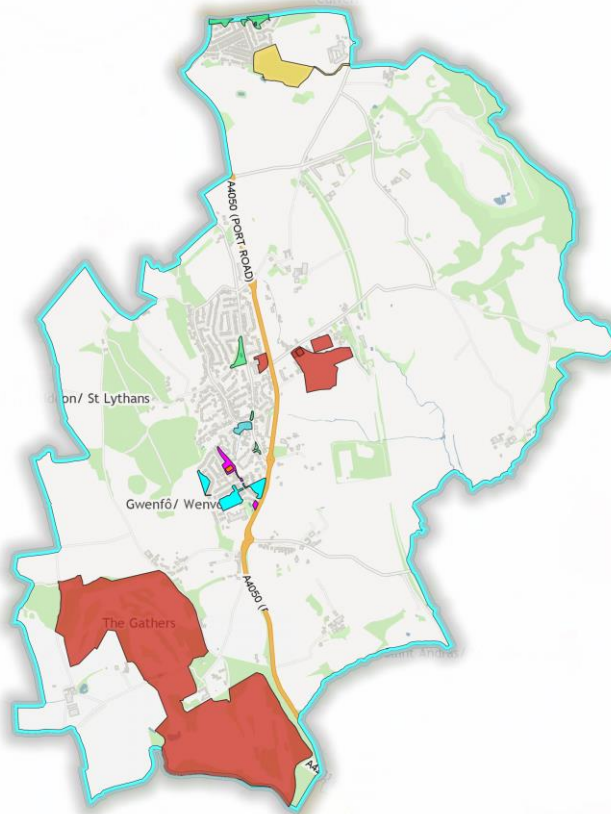


- Legend:**
- Community Wards
  - Existing Open Space Provision
    - Cemeteries and Churchyards
    - Natural and Semi-Natural Greenspaces
    - Outdoor Sports Facilities
    - Public Parks and Gardens
  - Open Space Delivered via Development
    - Amenity Greenspace
    - Provision for Children and Young People



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Wenvoe



- Legend:**
- Community Wards
  - Existing Open Space Provision
    - Amenity Greenspace
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    - Natural and Semi-Natural Greenspaces
    - Outdoor Sports Facilities
    - Provision for Children and Young People
  - Open Space Delivered via Development
    - Amenity Greenspace
    - Provision for Children and Young People
    - Natural and Semi-Natural Greenspaces



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## Cottrell Park Redevelopment – Pre-application Consultation 2022

The erection of 36no hotel bedrooms, 31no retreat lodges, a detached owner's dwelling, and ancillary development including car parking, landscaping, earthworks/reprofiling on the adjacent golf course and the demolition existing residential accommodation at Cottrell Park Golf Resort, St Nicholas, CF5 6SJ.

The intention is for a planning application to be submitted to Vale of Glamorgan Council for consideration in early Autumn 2022. The Pre-Application Consultation closed on September 16.



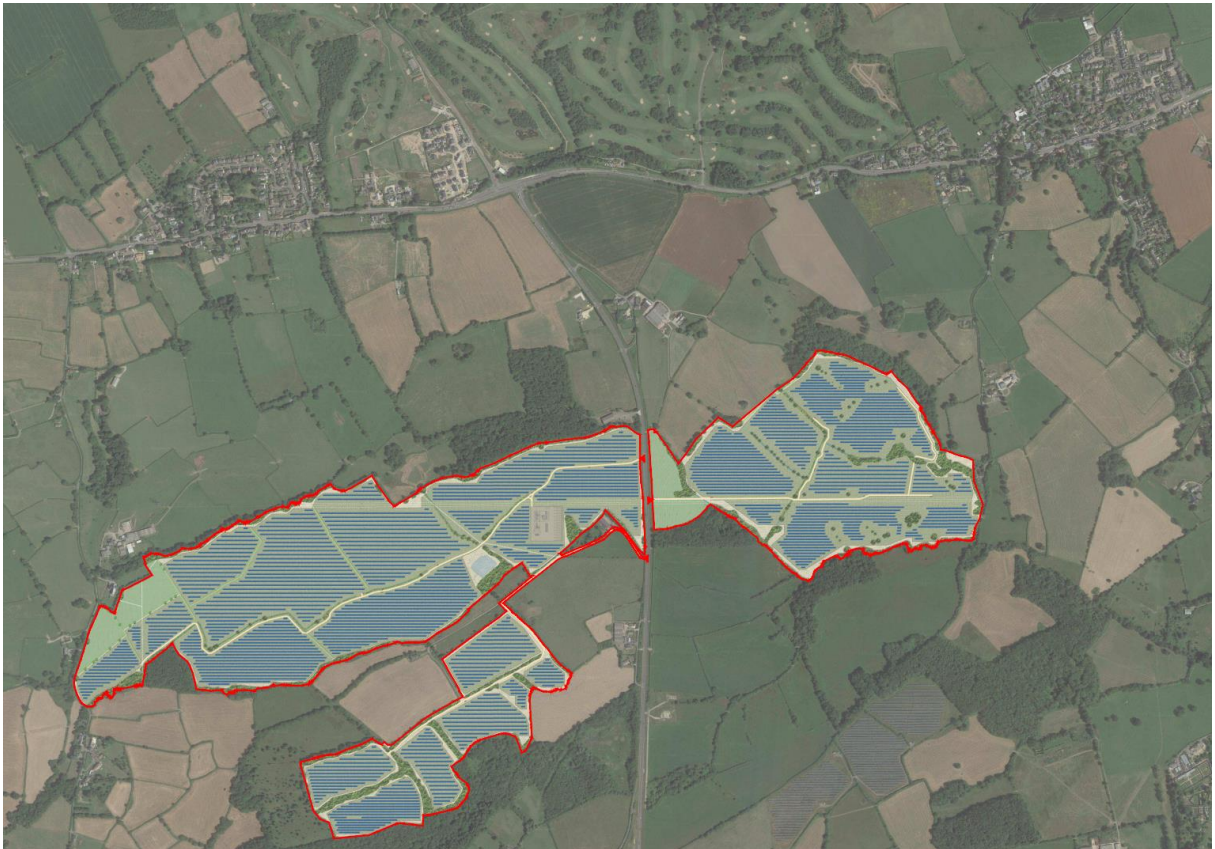
Full details of the proposed development can be found on the applicants' website:

[Cottrell Park Development](#)



## Oaklands Solar Farm – Pre-application Consultation 2022

Sirius Renewable Energy will hold a drop-in event to discuss the proposals from 3.30pm to 7.30pm on Wednesday 21 September 2022 at Bonvilston Reading Rooms.



Application submission to Planning and Environment Decisions Wales is planned for late autumn, 2022.

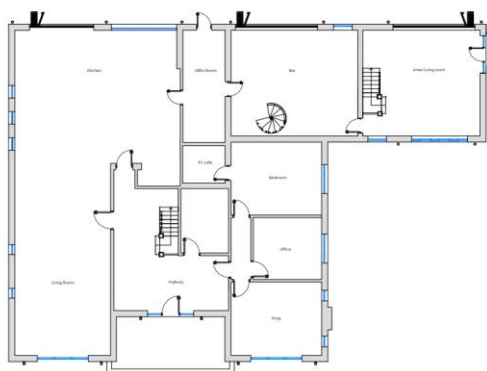
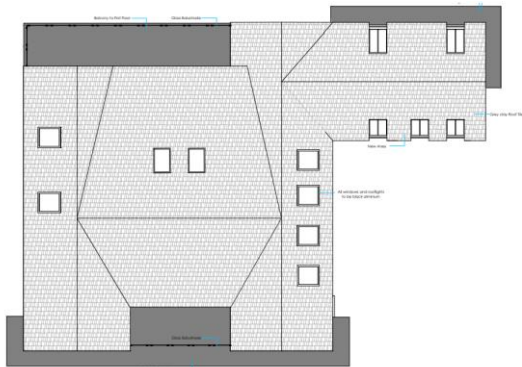
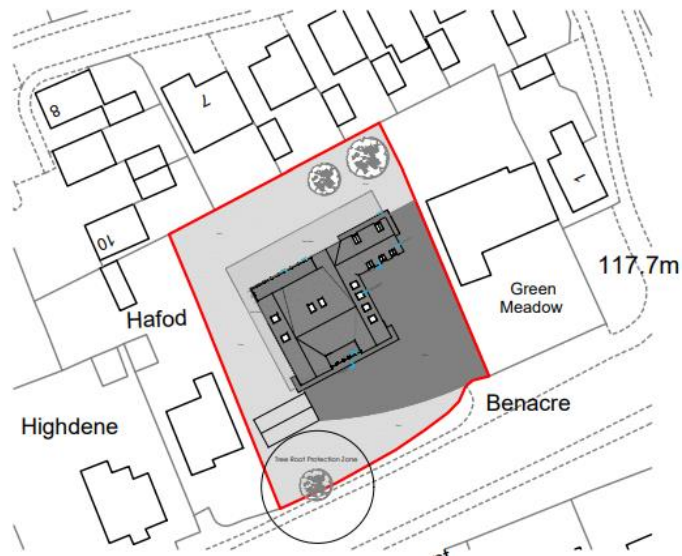
Full details of the consultation can be found on the [Oaklands Solar website](#).

The website provides an overview of the project proposals, key information, links to copies of the full draft planning application and opportunities to comment on the application directly. Feedback can also be provided via email, freepost, freephone, or through using the online form on this website. **The closing date for comments is 24<sup>th</sup> October 2022.**



# Benacre, St Nicholas – [2022/00686/FUL](#)

Re-consult: First floor extension, front extension, rear extension, two storey extension for separate annex and single garage



## 2, Sheepcourt Cottages, Bonvilston – [2022/00849/FUL](#)

Single storey rear extension to provide open plan garden room, kitchen, utility and WC suite.



Existing (left) and proposed (right) rear elevation:



## Community Liaison Committee – Management of Public Open Spaces

The response to the request made by the Community Council can be found separately on our website. The request has been refused.





## Walkers are Welcome

[Walkers are Welcome](#) is a nationwide initiative launched in 2007 to encourage communities to be 'welcoming to walkers'. It is a community led network of accredited towns and villages whose purpose is to develop and promote walking in areas with something different to offer. The network is managed by Directors, a National Committee of volunteers and a part-time paid secretary.

[Cowbridge](#) has recently achieved accreditation

Accreditation is achieved by meeting the following criteria:

Demonstrate popular local support from the community and local businesses for the concept – We require evidence of signatures of support from 5% of the population. We suggest adding to that local organisations and identified businesses. See our local support form on the website which you are welcome to adapt for your own use.

Demonstrate that the local council formally endorses the application for Walkers are Welcome status – This can be demonstrated by the local council (town, parish or community council) passing a resolution in support, being represented on the steering group, and making a financial contribution where possible.

Demonstrate a commitment that the local public path network will be maintained in good condition – For example, this could be: ensuring that the local footpaths are walked at least once per year; that any problems are reported to the relevant authority/organisation; that efforts are taken to make improvements and extend the opportunities for walking; etc.

Demonstrate that there is adequate marketing of the town's Walkers are Welcome status – This can be demonstrated in a number of ways: for example, press coverage; signs/map in the centre of town advising casual visitors of walks they can undertake; waymarked walks starting from town centre; leaflets readily available; local shops encouraged to display WALKERS ARE WELCOME HERE stickers.

Demonstrate how the town encourages the use of public transport for walking activities – This can be demonstrated, for example, by including clear public transport advice on marketing leaflets or lobbying for improvements.

Demonstrate the mechanisms in place to maintain Walkers are Welcome status. This can be demonstrated through having a well-balanced and committed WALKERS ARE WELCOME steering group from within the community – When establishing a steering group, we ask for a constitution or governing documents in line with our aims to be produced. It is best practice to have a constitution and many grant making organisations require this. An example can be provided.

Membership would be £50/year



## Stronger Communities grants

The purpose of the [Strong Communities Fund](#) is to enable community groups, the third sector and town and community councils to apply for revenue and capital funding that promotes initiatives within the Vale of Glamorgan consistent with the Council's vision of "Strong communities with a bright future".

Eligible schemes can include those which are seeking funding to:

- improve the resilience of organisations/groups or their activities by funding activities which add value to their current work and reduce their reliance on grant funding in the future;
- provide seed corn funding towards initiatives that can demonstrate longer term sustainability;
- undertake consultation, feasibility, design and other specialist work to develop proposals for future activity and funding bids;
- meet the capital costs of schemes by purchasing plant, machinery, equipment or other assets or undertaking maintenance work that would enable viable services to be provided, for example, through increased income generation potential.

Projects should support the objectives of the #vale #council's Corporate Plan. These include: Respect, enhance and enjoy our environment. *"We want to look after and protect our environment for now and the future. We will work with others to sustain local facilities such as public toilets, parks and play areas. We will reduce waste, lower our carbon emissions and negative impacts on the environment. We will work to minimise pollution and flooding."*

**The Strong Communities Grant Fund is now open to applications, it will close on 22nd September 2022 at 5.00pm. Decisions on applications are expected to be issued by the end of December 2022.**

**Suggestion: The Community Council previously decided to install water bottle refill stations and water fountains at a later time. Grant funding may be an opportunity. A drinking station could be located on the Village Green at St Nicholas, primarily for those on walks through the village. There is no public source of water in St Nicholas. The Community Council has expressed desire for a second station at the proposed playing field in Bonvilston.**

In 2015, Vale of Glamorgan became the first council in Europe to install free to use public bottle refill stations. The first installation took place as a result of public petitioning and funding. And led to a further water provision infrastructure review and an ongoing relationship with MIW Water Cooler Experts. In the course of the last five years, MIW has worked with Vale of Glamorgan Council to install 14 bottle



fillers in high traffic public areas and continues to provide support and aftercare where needed.

A total of 14 units were installed, either alone or in pairs on the following sites:

- 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.
- Ogmere-By-Sea – Main Car Park.



Examples of Water bottle refill stations with drinking fountains:



ELKAY LK4420BF1UDB - EZH2O OUTDOOR BOTTLE FILLING STATION

Buy £4,535.00 (£5,442.00 inc VAT)

This unit has a drinking station for dogs.





### Join The Pipe Double Bottle Refill Station With Drinking Fountain

£3,150.00 (£3,780.00 inc VAT)

The Join the Pipe Double Refill Station provides sustainable, fresh and healthy tap water via the stylish bottle filler and drinking fountain combination. It is the ideal bottle filler to place in city centres, parks, sports clubs, schools, nature reserves or any other public place.

The Park Tap is ideal for (public) outdoor areas like parks and schoolyards. Thanks to the dual function, the refill station offers the possibility to fill a bottle and to drink water directly from the tap.

The tap station has been developed in cooperation with Dutch water companies and provides users with sustainable and healthy tap water. The standard colour is white or black, but at an additional cost, it can be personalized with your own colour and logo.

The tap is made of AISI 316 stainless steel and resistant to vandalism. They operate by pressing a button and stop automatically to prevent water spillage. They do not need to be closed off during the winter. The taps are easily accessible for disabled people. They can be connected to an existing water pipe and have their own drainage system and can be extended with filters.

The connection of the tap can be realized in-house or in cooperation with the local water company.

This is perhaps the most suitable option for a sensitive Conservation Area.





Green Free Standing Outdoor Drinking Fountain With Bottle Filler Push Button

£3,424.95



The Dual Drinking Fountain With Bottle Filler - Adult Height

Part Number:GEN017

£995.00 (£1,194.00 inc VAT)



Drinking Fountain And Bottle Filler Combined

£684.00 (inc VAT) £570.00 (exc VAT)

Alternatively, Welsh Water have a [Community Fund](#) with grants of up to £1,000



## A Fairer Council Tax

The Welsh Government is seeking views on:

- completing a council tax revaluation of all 1.5 million properties in Wales to rebalance the system to reflect property values. The current system is now nearly twenty years out of date
- designing a new system of bands and tax rates that is more progressive, including considering adding more bands to the top and bottom ends of the scale if needed
- revaluing more frequently to keep council tax fairly distributed on a more regular basis.
- improving the framework of discounts, disregarded persons, exemptions and premiums to ensure the arrangements are aligned to our goals
- improving the Council Tax Reduction Scheme which provides support to low-income households

This consultation runs until October 4. Further details are on the [Welsh Government website](#).

