



**Minutes of the Meeting of the St Nicholas with Bonvilston Community Council,
on Wednesday 14th April 2021 at 19:30.**

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

Present: Chairman : Councillor Ian Perry.
Vice Chairman : Councillor Sam Cockrell.
Councillors : Sophie Curien, Jane Griffiths and Phillip Moss.

In Attendance: Jackie Griffin, Locum Clerk.
Two Representatives of Cenin Renewables;
Three Members of the Public.

Item 1: Chairman's Welcome and Introductions.

The Chairman welcomed all to the meeting and introduced the Members of the Public in attendance.

Item 2: To receive Apologies for Absence.

Councillors Andrew Brown, Gill Rawson and Ken Ward,

Item 3: To receive Declarations of Interest.

No declarations received.

Item 4: Confirmation of Locum Clerk and Election of Proper Officer.

Proposed by Councillor Perry, seconded by Councillor Curien and
resolved

that Jackie Griffin be appointed Locum Clerk and thereby the Proper Officer.

Item 5: Operation Forth Bridge.

It was confirmed that an announcement of the death of HRH Prince Philip, Duke of Edinburgh, had been posted on the Council's Facebook page and that the Vale of Glamorgan Council has set up a virtual Book of Condolence to which residents can post their messages of sympathy.

Item 6: Co-option of Member.

The Council currently has a vacancy; Councillor Perry introduced Madeleine Sims to Members. Ms Sims had expressed an interest in joining the Council and met the required qualifications.

Proposed by Councillor Perry, seconded by Councillor Curien and
resolved that Ms Sims be appointed as a Community Councillor. Due to Covid regulations, the required declaration to be e-mailed to Councillor Sims to be signed and returned.

Item 7: To consider Police Matters.

No update on reported crimes was available from the Police. Members noted a road traffic incident which had resulted in the A48 at Bonvilston being closed for some time that morning.

Item 8: Presentation by Cenin Renewables – Parc Dyffryn Solar Farm.

The Chairman introduced Martyn Popham, Managing Director and Jess King, Renewables Project Assessor, both of Cenin Renewables, to the Members.

Mr Popham gave a Presentation of the proposed Energy Solar project to be installed at Coedarhydyglyn Estate. The proposal consists of a 65mw Solar Farm, with solar panels mounted just off the ground and grid balancing battery units.

Biodiversity support is proposed by giving public access to the site. Sheep will be able to graze on the land. The Company will encourage visitors with open access and intend to work with the National Trust, at Duffryn Gardens, to enhance biodiversity.

Cenin Renewables hopes to obtain planning permission during 2022 and have the site completed during 2023/2024. The site will be constructed in two phases. The first phase will be the installation of fencing around the site. There will then be a break prior to the construction of the main site which should take around six months. Contact details for the Site Manager will be made available to the public during the construction for any enquiries or queries. The Company has its own 'in house' capacity for the work with the key components being purchased from overseas. A local constructor has contacted Cenin to express its interest.

The perceived long terms benefit from the project is rural regeneration with community benefit being engagement with St Nicholas and Pendoylan Primary Schools; introductions to the schools already made. Engagement with the schools will be through 'Active Class' learning. 'Community Eco-Parking' on the site will provide a landscaped car park, based on need, thereby intended to reduce car numbers on the road.

Councillor Perry mentioned his concerns with regard to Park and Ride schemes. Studies had shown that 'P&R' increases car use which is not sustainable.

Councillor Sims asked how many car charging points would be provided.

Mr Popham advised that there could be 25 but the requirement would have to be calculated. The aim is to have charging points always available.

The advantages to the Community were listed as: Community Paths; Separate Pedestrian/Cyclists facilities; Gym Equipment; Run Routes; Easier Road Crossings; Improved Park/Drainage; Water Fountains and Bridal Paths.

Cenin Renewables welcomes on-line comments and feedback.

Councillor Moss asked if the Company has any plan for Community Benefit.

Mr Popham advised that there is no large cash pot available and profitability of the project is not known at this stage with electrical

outputs not yet quantified. There will be further engagement and a site visit is planned with the Community Council in the future. Mr Popham was asked to keep in contact with the Community Council.

- Item 9: To receive a report of the Vale Council Member.**
No Vale of Glamorgan Councillor present.
- Item 10: To approve the Minutes of the Meeting of 1st March 2021.**
Proposed by Councillor Griffiths, seconded by Councillor Perry and **resolved** that the Minutes of the meeting of 1st March 2021 were approved and the minutes to be signed by the Chairman in due course.
- Item 11: Matters arising from the Minutes of the meeting 1st March 2021.**
No matters arising.
- Item 12: To receive updates on completed and actioned projects.**
- a. Planters**
The planters are to be planted up and receipts to be provided for the purchase of the plants. It was reported that there is a Gardener in the Village who may assist with the task.
- b. Water Pumps**
Members were advised that an unknown individual has painted over the gold parts on the water pumps.
- Members discussed the listing of the A48 retaining walls in Bonvilston and Trehill. The wall hasn't been maintained and a professional inspection is desirable. The ownership of the walls is disputed.
- Item 13: Correspondence.**
Councillor Perry advised that a letter had been received from a resident querying the significant increase in the Council's precept of 178%. Councillor Perry had responded to explain the reason for the increase which was accepted by the resident.
- Item 14: Matters not on the agenda – Discussion Forum.**
Councillor Moss asked Mr Geoff Howell if there was an update on St Nicholas Primary School. Mr Howell advised that the planning application had been refused and Governors had attempted to talk to the Vale of Glamorgan Council. However, there was no update. The school is desperate for a rebuild. There have been additional costs incurred due to the repair of a heating pump. The School is now awaiting proposals from the Vale of Glamorgan Council. The Members stressed that the School has the full support of the Community Council.
- Item 15: Finances**
- a. Payments and income.**
A list of payments due was listed within the agenda; there was no income.
Proposed by Councillor Moss, seconded by Councillor Griffiths and **resolved** that the payments be authorised.

b. One Voice Wales Membership.

One Voice Wales annual membership is due for renewal at a cost of £155.

Proposed by Councillor Moss, seconded by Councillor Griffiths and **resolved** that the membership should be renewed for the next twelve months.

c. DCK Accounting Solutions.

Book-keeping is now being carried out by DCK Accounting Solutions. It has been estimated that the work required is approximately one day per quarter.

Proposed by Councillor Griffiths, seconded by Councillor Perry and **resolved** that arrangements continue with DCK Accounting Solutions at the present time.

d. VAT Return.

The VAT Return is due for completion.

Item 16: To appoint an Internal Auditor.

The Community Council has to appoint an Internal Auditor for the financial year 2020/2021.

Resolved that the Chairman and Locum Clerk seek an Internal Auditor.

Item 17: To receive updates from other meetings attended.

No updates.

Item 18: To receive updates on planning matters

a. Land to South of A48, Bonvilston

The Community Council wish to query the approval of the planning application for this site.

Resolved to contact Vale Council and Councillor J Bird to query the decision.

b. Field Cottage, Bonvilston – Approved.

c. 2 Breach Cottages, Bonvilston – Approved.

d. Properties at Duffryn Close – Approved.

Noted that the properties are having new windows, however a planning application was not prepared for the replacement roofs despite the properties being in the Conservation Area.

Item 19: To consider Planning Applications and Matters:

a. S106 Contributions

It was reported that all S106 monies had been used for affordable housing.

Members were advised to bear in mind S106 contributions when notice of a planning application is referred to the Community Council for their observations.

It was noted that there is £200,000 of S106 monies on hold earmarked for Active Travel.

**b. Police Station, Cowbridge Road, St Nicholas – 2021/00023/FUL
Proposed new dwelling.**

Objection to the application on the following grounds:

- The existing properties are of a 'linear' development; this new house built in the garden, will overlook neighbouring properties.
- Privacy of neighbouring properties is not protected.

**c. Police Station, Cowbridge Road, St Nicholas – 2020/01588/FUL
Conversion of building into work live accommodation.**

Objection to the application on the grounds of insufficient parking being provided with only three car parking spaces for three separate offices.

**d. Maerdy Newydd Farm, Bonvilston - 2021/00318/FUL
Proposed alterations, upgrading and extensions to existing farmhouse.**

No objection.

**e. Greenland Farm, A48, Bonvilston – 2020/01454/FUL
Erection of polytunnels for 'pick your own' enterprise with ancillary café and toilet facilities.**

The Community Council has concerns with regard to highway safety.

It was noted that a condition from a previous planning application for a 'dedicated turn right line' had not been complied with. The Community Council supports the objections raised by Welsh St Donats Community Council.

**f. Land at Model Farm, Port Road, Rhose -2019/00871/OUT
Erection of 44.79ha Class B1/B2/B8 Business Park.**

Objection due to the increased traffic noise which will have a detrimental effect on the health and wellbeing of the members of the community. The Welsh Government already has concerns at the noise pollution suffered by the community and this application will only exacerbate this. It was stated that there are other more suitable sites within the Vale of Glamorgan for this proposal and it was agreed that the Council should support other Town and Community Councils who are objecting to this application.

**g. Land at Bolston House, Bonvilston – 2021/00423/FUL
Demolition of the existing dwelling,
9 New Houses, amended vehicular access and associated external works.**

Objection due to:

- the existing road noise on the new properties;
- the inadequate footways in the village.

- Item 20: To discuss:**
- a. To discuss dog fouling, littering and fly-tipping.**
It was noted that the Vale of Glamorgan Council is considering posting signs around the community.
 - b. Footways along the A48.**
Adjourned until next meeting.
- Item 21: To consider**
- a. Amendment to the Standing Orders – participation – delete 3f.**
Adjourned until next meeting.
 - b. Employment review.**
Adjourned until next meeting.
 - c. Adopting the National Principles for Public Engagement in Wales.**
Adjourned until next meeting.
 - d. Engagement of Framework 2021-22 & Resident Participation Plan 2021/22.**
Proposed by Councillor Sims, seconded by Councillor Curien and **resolved** that this is posted on the website and that the Community Council works with the Vale of Glamorgan Council to implement this.
 - e. Employment of organisation for resident engagement and Place Plan.**
Resolved that a Working Group is set up to meet and discuss the proposals which had been received from three companies. It was noted that there is £10,000 in the budget for the cost of producing the Place Plan.
Councillors Moss and Sims agreed to assist. All Members to be kept fully informed.
- Item 22: Announcements.**
It was reported that an elderly resident had fallen in her property and was discovered three days later. Apparently, the lady is recovering well in hospital.
Councillors were asked to keep a look out for lone residents in the Community.
- Item 23: Next Meeting.**
Next meeting is scheduled for Monday 10th May 2021 at 19.30, to be preceded by the Annual Meeting.
- Item 24: Clerk Payments and Employment of a Clerk to the Council.**
Resolution under Standing Order 10a(xi)
“That in view of the confidential nature of the business about to be transacted, that the public be temporarily excluded and be instructed to withdraw for the duration of the next item”

See Appendix 1.

These Minutes were approved at the meeting of May 10, 2021

A handwritten signature in black ink, appearing to read 'Perry', written in a cursive style.

Cllr Ian Perry
Chair