



# Minutes

Minutes of the EGM of the **St Nicholas with Bonvilston Community Council**, on Tuesday 31<sup>st</sup> August, 2021 at 19:30.

This meeting was called in response to the Vale of Glamorgan Council putting forward the planting of 10 dwellings on the Village Green of Bonvilston, at Maes y Ffynnon, for determination at the Planning Committee meeting of September 1.

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

**Present:**

Cllr I Perry (Chair), Cllr G Rawson, Cllr P Moss, Cllr S Curien, Cllr A Brown, Cllr C Hunt, Cllr S Clarke.

**In attendance:**

Residents: One

**1. Chair's welcome and introductions**

Cllr I Perry welcomed everyone at 7:30pm.

**2. To receive apologies for absence**

None.

**3. To receive declarations of interest**

None.

**4. To consider planning applications and matters**

**a) Bonvilston Village Green, Maes y Ffynnon**

The Chair explained the reason for calling the EGM, and the previous involvement of the Community Council in relation to this planning application. The Chair asked Cllr Clarke to inform Members of the Community Council on the details of the application to protect the green with a Village Green status.

Cllr S Clarke informed the Members of the following:

- Proposal for ten dwellings on the Village Green came forward in 2018

- Maes y Ffynnon Residents Associate was formed as a response in 2019
- Residents have always used the area as a Village Green since the 1950's
- The Residents Association and Community council put together a joint application for Village Green statement
- To gain Village Green status, there is a need to prove use "as of right" – The Vale of Glamorgan Council claimed the green had been used "by right", meaning with their permission.
- The legal technicality means it's almost impossible to register a Village Green when the landowner objects.
- The Vale of Glamorgan do not dispute that the area has been used by residents for many activities.
- The area is essential to Bonvilston as the only piece of green public space.
- During the lockdown pandemic, the green has been used more than ever.
- There is a parking issue – Maes y Ffynnon has limited parking, and is often used as an informal "Park and Ride".
- There is an ecology issue – newts, snakes, etc. A new newt pond is very close to the Village Green. The ecology report had many failings.

Cllr C Hunt raised the issue of demographics, with present residents being older and not owning cars.

Cllr I Perry will represent the Community Council at the meeting of the Planning Committee, and Cllr Clarke and Hunt will speak as residents.

Cllr I Perry was confident that the Planning Committee would refuse permission for the development.

The floor was opened to Members to make comment, and ask questions.

Cllr P Moss said that the possible loss of green space was sad.

Cllr G Rawson raised concerns related to parking the new development would bring

Cllr I Perry said that the new development would have a deficit of two parking spaces and remove parking spaces for the existing residents, which are already scarce.

Cllr I Perry read out relevant policies from planning Policy Wales 11, and Building Better Places that show the Welsh Government wanting to protect public open spaces – for the benefit of health and wellbeing.

Cllr S Curien agreed we needed to focus on health and wellbeing of residents.

Cllr I Perry told Members that the Vale of Glamorgan Council had called a Nature Emergency, having previously called a Climate Crisis and launched Project-0 to combat Climate Change.



Cllr I Perry updated Members on the troubles at Cottrell Gardens. Cllr's Clark and Hunt said that the development was on hold and that the development was being modified

Cllr S Clarke raised concerns about repeatedly redirecting newts to new locations to enable for development.

Cllr I Perry reminded Members that the Vale Council has refused permission for the front area of the land around Maes y Ffynon to be used for wild flower planting in the Welsh Government's project – Local Places for Nature. The Vale Council had declined to transfer the land to the Community Council through a Community Asset Transfer.

**Members were unanimous in supporting the Community Council in acquiring ownership of all the public open space at Maes y Ffynon.**

**Members confirmed that the £1,000 ring fenced to protect the Village Green is still available for legal fees, and/or purchasing and enhancing the Village Green.**

#### **5. To consider subscription for Adobe Acrobat DC**

Adobe Acrobat DC is required to ensure documents published online by the Community Council complies with accessibility legislation.

Proposer: Cllr S Clarke

Secunder: Cllr S Curien

It was resolved to purchase an annual subscription.

#### **6. Next meeting**

It was resolved that due to holidays, the agenda for the meeting would be published a day late

The Chair thanked everyone for attending and closed the meeting.

These Minutes were approved at the meeting of October 5, 2021



Cllr Ian Perry

Chair

