

Minutes of a general meeting of the St Athan Community Council, held on Tuesday 2<sup>nd</sup> February 2016, in the Old School Hall Community Centre, Church Lane, St Athan, at 7-30pm

**PRESENT.**

|                                  |                           |
|----------------------------------|---------------------------|
| Councillor D Crompton (Chairman) |                           |
| Councillor B Acott               | Councillor Ms A Barnaby   |
| Councillor R Eustace             | Councillor Mrs G Phillips |
| Councillor D Willmot             | Councillor Mrs S Williams |
| County Councillor J W Thomas     |                           |

**APOLOGIES.**

|                     |                          |
|---------------------|--------------------------|
| Councillor S Haines | Councillor Mrs J Lougher |
| Councillor D Street |                          |

**1159. DECLARATION OF INTEREST.**

NIL.

**1160. MINUTES.**

Cllr Ms A Barnaby PROPOSED : that the minutes of the general meeting held on the 12th January 2016 be accepted as a true record of the proceedings.

SECONDED : Cllr B Acott CARRIED.

**1161. MATTERS ARISING.**

NIL.

**1162. STANDING ORDERS.**

Cllr R Eustace PROPOSED : that STANDING ORDERS be suspended to permit the Community Police Officer to address the meeting, also Ms Hannah Dineen, Senior Regeneration Officer, Vale of Glamorgan Council.

SECONDED : Cllr D Crompton CARRIED.

PCSO Lynda Fraser give a brief report on the crime figures for January, there had been 10 crimes reported 1 vehicle theft, 1 traffic violation, 1 burglary, 1 violent assault, and 6 miscellaneous. A number of local incidents were discussed with Lynda, the Chairman thanked her for attending the meeting.

Hannah Dineen the Senior Regeneration Officer, Creative Rural Communities, Vale of Glamorgan Council gave a brief introduction to her job and the reasons for attending the meeting. At the present time her Focus is on “St Athan Community Mapping”, to read more about this project See : ANNEX C. The Chairman thanked Hannah for attending the meeting and giving an interesting presentation.

STANDING ORDERS REINSTATED.

**1163. CORRESPONDENCE.**

1. Letter from Head of Regeneration & Planning regarding consultation periods for planning applications. NOTED.
2. Letter from Local Government Finance Policy Division, Welsh Government, regarding “Section 137 Expenditure Limit for 2016-17”. NOTED.

**1164. CHAIRMAN’S ACTIONS.**

NIL.

**1165. INVOICES.**

|                  |                    |            |
|------------------|--------------------|------------|
| Clerks Wages     |                    | 305 – 60   |
| Inland Revenue   | ( PAYE )           | 78 – 40    |
| Caretakers Wages |                    | 338 – 20   |
| V.G.C.           | ( Xmas Lights )    | 4,728 – 87 |
| B.T              | ( Telephone Bill ) | 117 – 52   |
| Londis Store     | ( Xmas Party )     | 312 – 03   |
| Clerk’s Expenses |                    | 19 – 67    |

PROPOSED : Cllr R Eustace

SECONDED ; Cllr Ms A Barnaby

CARRIED.

**1166. PLANNING APPLICATIONS.**

NIL.

**1167. REPORTS.**

Cllr D Willmot presented a report on the Cement Works ( Tarmac ) Local liaison Committee which he recently attended. A copy of his report is attached as ANNEX A to these minutes

Cllr Ms A Barnaby presented a report on the LDP Hearing sessions which she has been attending. A copy of her report is attached to these minutes as ANNEX B.

**1168. VERBAL RESPONSE TO IND – PLANNING CONSULTANT.**

Cllr Ms A Barnaby attended the under mentioned hearings as a representative of this council, and presented a report See ANNEX B.

| Hearing session | Date                          | Topic                |
|-----------------|-------------------------------|----------------------|
| 3               | Thur 21 <sup>st</sup> January | Housing Provision    |
| 5               | Wed 27 <sup>th</sup> January  | Economy & Employment |

**1169. VACANCY – CO OPTION.**

A letter requesting co-option to St Athan Community Council, from Mr David A Elston, The Rowan, Thornbush Hill, Broadlands, Bridgend, was presented. The request was considered by Members, and the Clerk was instructed to arrange an interview for Tuesday 1<sup>st</sup> March 2016.

**1170. FINANCIAL APPEALS**

NIL.

**1171. ANY OTHER BUSINESS.**

NIL.

There being no further business to discuss the meeting closed at 8-50pm, there was one members of the public present.

## ANNEX A

Community Liaison Committee Meeting Aberthaw Cement works 18/01/2016

Works is now owned by CRH and trades under the name of Tarmac. CRH is the 3<sup>rd</sup> largest cement producer in the world. UK assets account for about 10% of the business. As a result of new ownership there have been various audits all of which have been positive, and certain things have been taken from Aberthaw as examples of best practice.

As a result of a downturn in sales in the last quarter the 2015 production of cement was 488Kt. A similar volume of sales is expected in 2016. Some new markets for 2016 are Falmouth Harbour and Mid Wales Windfarms. A new product was introduced in 2015 packed in plastic. This resulted in an increase in the workforce of 10 Additional jobs are to be created in 2016 : 2 electricians, Safety Co-ordinator and an Apprentice.

The company is investing in the works : £1.2M on an updated control system: £150k on cooler tube replacement in 2015 and further planned investment in 2016 including dust plant improvements (£130k), cooler tube replacement (£180k), New quarry conveyor (£250k) and Cement mill upgrade in 2 phases, (£400k in Jan, £750k in August)

The investment in dust plants and capture of fugitive dust emissions has resulted in a significant reduction in complaints from the public and neighbours.

The works has increased its usage of WDF (Waste Derive Fuels) to 30% in 2015 and aims to increase this by 2% in 2016.

**Vale of Glamorgan Local Development Plan (LDP) examination**  
**Inspector Richard Jenkins Ba(Hons) Msc MRTPI**  
**Hearing Session 3 – Housing provision.**

The St Athan Community Council was represented by Cllr Dave Street at this hearing. The Agenda (copy attached) covered items to enable the Inspector to assess whether the LDP was sound. Attendees were mainly from the Vale of Glamorgan Council, and Welsh Government. Save Sully, two independents and Llanmaes Community Council was represented.

The main discussion areas were in relation to the housing requirement figure of 9,500, and the reviewed dwelling requirements following a reduction in the population projections in summary this resulted in:-

|                                  | <u>2013 LDP</u> | <u>2015 Reviewed LDP</u> |              |
|----------------------------------|-----------------|--------------------------|--------------|
| Population Growth                |                 | 4452                     |              |
| Migration (5yr) against 10yr     |                 | 2947                     |              |
| <b>Subtotal</b>                  | <b>9950</b>     | <b>7399</b>              | <b>-2551</b> |
| <i>Additions</i>                 |                 |                          |              |
| -Potential Economic Growth       |                 | 1602                     |              |
| Allowance for Affordable Housing |                 | 499                      |              |
| Flexibility allowance (5%) 10%   | 500             | 950                      |              |
| <b>Total Additions</b>           |                 | <b>3051</b>              | <b>3051</b>  |
| <b>Total</b>                     | <b>10,450</b>   | <b>10,450</b>            |              |

Although the population figures realigned to the 2011 census resulted in a forecast 5,188 less dwellings required than the 2008 projections, it appears that the additions have brought the figures a back to near the original figure!

The main points that were argued were over the parachuting in of the extra 1,602 units for potential economic growth, which were clearly being linked to the Strategic sites.

Comments were made from the floor regarding the fact that we still have not seen a business plan or any evidence of how the employment figures have been calculated, the history of the MOD site and the Welsh Governments recorded over the ABP which it has been trying to pursue 2002.

In addition allocation of this much housing to a rural location, when the employment may not materialise, and that St Athan had been made a 'primary' site in this LDP, when in the previous UDP it was a 'minor' rural settlement, and that this change had taken place without any specific review or public consultation.

The decision to use 10yr migration figures rather than the 5yr originally used had an escalating effect

## ANNEX B ( cont )

### **Vale of Glamorgan Local Development Plan (LDP) examination**

#### **Inspector Richard Jenkins Ba(Hons) Msc MRTPI**

#### **Hearing Session 5 – Economy and Employment 27<sup>th</sup> January 2015**

The St Athan Community Council was represented by Cllr Ann Barnaby at this hearing.

The Agenda (copy attached) covered items to enable the Inspector to assess whether the LDP was sound. Attendees were mainly from the Vale of Glamorgan Council, and Welsh Government. Two independents, Renishaw and Llanmaes Community Council were represented.

#### **Key to this agenda was item 3 first bullet point – ‘is the level of growth proposed at the Strategic Employment Allocations fully justified and supported by robust evidence?’**

The Strategic sites Welsh Government Enterprise Zones were represented by Professor Garel Rhys – of the Cardiff business School.

The Professor outlined the overall policy regarding the strategic sites, but could not offer any hard evidence of its prospects. He commented that these sites and Aerospace was of major strategic importance to the overall Welsh economy, and that each EZ had been allocated different target sectors. He also confirmed that the Aston Martin proposal was still a 50/50 chance, and one other proposal was 3 international sites were being considered.

The floor questioned that there still appears no Business plan, Masterplan or any real evidence of the Strategic sites, and that although the consultants (BE Group) that prepared the Economy and Employment review for the LDP had produced a comprehensive appraisal of ‘local’ employment and land allocation requirements, it only contained minor references to the strategic sites. Reference was made to the masterplan which in the document was mentioned as to be released in 2014.

The Professor confirmed that it was still not available and that the EZ was only created in 2012. The floor pointed out that WDA started the ‘aspiration’ for a ABP back in 2002, and the joint DTC/ABP proposal which we presented more background to the aviation market back in 2009 at the review that is contained in the whole of the LDP proposal.

It was also mentioned that the Welsh Government is involved with the ‘Aerospace Wales Forum’ that travel the world air shows promoting Wales to the Aerospace industry – question, where was their prospectus on the strategic sites?

The Welsh Governments ‘fixation’ with the Aerospace sector was rebuked by the Professor as the site is now being conserved for other industries – such as the Ashton Martin proposal. However, it was pointed out that throughout the LDP it appeared that the space was being primarily promoted for Aviation.

Regarding the employment figures, the Professor appeared to swish over being able to confirm numbers, although the Vale of Glamorgan representative came up with the famous 5,000!

The scale of the St Athan site which had grown from 88ha in the 2012 LDP to 305ha a 246% increase in the available land. The allocation to the whole site to a restricted use was questioned, and that it was not sustainable to build on the surrounding green field sites, while much of this brown field area is likely to remain disused and derelict.

No evidence has come forward to back up the employment figures of the strategic sites, particularly at St Athan. The 1,300 housing allocation based on the projected employment was commented on by the Inspector.

M4 (Jnt 34) site former Bosch now owned by Renshaw, has recently been granted planning permission, it was pointed out that this site is expected to attract mainly employees living North of the M4 or Cardiff, Bridgend area's due to the inaccessibility from the Vale. Although a bus is planned from Barry to site as part of Renshaw's planning approval. Comment from the floor was made as to the isolation of the two sites at Cardiff Airport and St Athan, and lack of any strategic road linkages particularly to the M4 and two the West. The St Athan site will lose access via West Gate in 2019, which make the NAR a critical requirement for the EZ. The NAR is to be paid for by the sale of the land at Eglwys Brewis for housing, originally purchased by the Welsh Government under the CP proposal for the DTC. The road spec will be scaled down considerably from the original plans so the Vale consider that the £20m (2009 estimate) will be much more than what will be required. The 5 mile lane improvements will be considerably more than just straightening and will be deliverable within the LDP timeframe as the Welsh Government funding, and planning permission process are imminent.

As there was very little representation as to the other sites under item 6 of the Agenda, the Inspector asked the Council as an action point to report to him further on – the current status of sites, what constraints exist, how will they overcome any infrastructure requirements, timescale for delivery, what are the implications for sites if constraints are not delivered. There was a representative of sited MG9 (7) and we questioned the Site MG9(9) as comment in the BE Group report, mentioned that the landlord was not actively marketing site, also that the 6.8ha available seem low; being the site is largely empty. Further that the main constraints of the success of this and the Vale Business Park was the road infrastructure to the M4. The Vale responded that a recent planning application approval at Darren's Farm, Cowbridge was intended to provide an improved link to the A48.

Unfortunately, although argued the inspector would not consider proposing an amendment to policy MD16 which states that 'no proposals for non-employment uses, other than minor ancillary uses, will NOT be permitted' - in relation to the strategic employment allocations. Which means it is highly unlikely they will consider our alternative site for residential. More information is available on the Vale of Glamorgan web site; you can find a direct link to the LDP pages from the St Athan Community Council – Services & Transport Page

Meeting closed at 4pm

## Report to St Athan Community Council

2/2/16

### St Athan Community Mapping

#### What is community mapping?

- Known as community mapping or community asset mapping or Asset Based Community Development (ABCD)
- It involves working with the community to explore their assets both physical facilities (such as locations and activities within them) and social relationships between the community, stakeholders and businesses.
- It is all about the positives and recognising that everyone has something to offer. The focus should not be on problems or deficiencies.
- The aim is to take a bottom up approach to get the community to use their own hearts, heads and hands to build and create positive structures and sustainable communities as well as motivating people to act.
- Focus on developing community networks, relationships and friendships.

#### Why community mapping in St Athan?

The project follows on from the work of the Local Service Board (LSB) in looking at the challenges faced by partners in meeting future service demands. In the case of St Athan, the ongoing work to investigate turning the local library in St Athan into a community led library has been a driver for this project. The work aligns with the Welsh Government's 'Protecting Community Assets' policy as outlined in the 'Power to the Local People' White Paper. The premise of this policy is to help communities to 'bid for, own and run assets transferred from the public and private sectors'. Creative Rural Communities (CRC) Local Action Group (LAG) has also prioritised looking at new ways of delivering non-statutory services. The St Athan Community has been highlighted as an area of deprivation within the rural Vale in the Tackling Poverty Report. The LSB and the (LAG) have both identified this is an area where there is limited knowledge of the community and have therefore supported progressing the community mapping exercise.

Additionally the area has not tapped into funding opportunities available for rural regeneration in recent years (eg. through the Rural Community Development Fund).

#### Understanding St Athan as a community

St Athan is a complex community which is difficult to define. The ward of St Athan includes the St Athan village, the East Camp, Eglwys Brewis and the villages of Gilston, West Aberthaw and Flemington. The MOD base, which is surrounded by a security fence, transverses the boundary of the St Athan ward into the Llantwit Major ward. The West Camp outside the MOD security area is within the Llantwit Major ward, but has a St Athan postal address.

Given the presence of the MOD base and the large amount of rented accommodation in East Camp there is a high mobility of residents. From initial discussions with stakeholders in the community issues being raised include:

- poor children and youth provision and attempts to improve provision have failed



- no public access to the facilities within the MOD base
- poor transport links leaving people without access to a car quite isolated.

The assets mapping will focus the community to target on the positive aspects of St Athan and how assets can be developed in the future.

## Project Objectives

1. To map the physical assets, community resources and activities in the area.
2. To review organisations working in the area, the areas that they operate and the services that they provide.
3. To engage with target groups, hard to reach groups and local residents generally to find their view on service provision in the area.
4. To engage with other Community Councils (eg. Rhoose, Dinas Powys, Sully and Wenvoe) during the community mapping process and share experiences.
5. To share the information collated in the mapping exercise and develop an action plan for the area.
6. To evaluate the process and produce a toolkit to share with other communities in the Vale.

## Outline project programme

| Project  | Timescale               | Details  |
|--|-------------------------|--|
| Stakeholder / Service Provider Meetings  | January / February 2016 | One on one meetings / phone interviews   |
| Focus groups – targeted groups eg. Families First Group, school, bingo group etc | March – May 2016        | Hands on community mapping exercises   |
| Local resident engagement  | March to July 2016      | Informal discussions / conversations on the street.  |
| Wider Community – engaging with hard to reach Residents                          | June – July 2016        | Questionnaires with interviewers on the streets and use of social media.   |
| Focus Group with wider community / stakeholders / other community councils       | July 2016               | Larger events involving hands on mapping   |
| Analysing results  | August – September 2016 | Review of all survey work undertaken   |
| Final project outputs  | December 2016           | <ol style="list-style-type: none"> <li>a. Action Plan identifying needs and priorities</li> <li>b. Mapping of the information gained</li> <li>c. Toolkit of the process</li> <li>d. Evaluation and lessons learnt</li> </ol> |

## Contact Details

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