

Minutes of a general meeting of the St Athan Community Council, held on Tuesday 7th March 2017, in the Old School Hall Community Centre, Church Lane, St Athan, at 7-30pm

**PRESENT.**

Councillor Ms A Barnaby	( Chairman )
Councillor B Acott	Councillor D Crompton
Councillor D Elston	Councillor L Haines
Councillor Mrs J Lougher	Councillor Mrs G Phillips
Councillor D Willmot	Councillor Mrs S Williams
County Councillor J W Thomas	

**APOLOGIES.**

Councillor R Eustace	Councillor S Haines
Councillor D Street	

**1329. DECLARATION OF INTEREST.**

NIL.

**1330. MINUTES.**

1. Cllr L Haines PROPOSED : that the minutes of the general meeting held on Tuesday 7<sup>th</sup> February 2017 be accepted as a true record of the proceedings  
SECONDED : Cllr D Crompton CARRIED.

**1331. MATTERS ARISING.**

Nil.

**1332. STANDING ORDERS.**

Cllr D Elston PROPOSED : that STANDING ORDERS be suspended to permit the Community Police Officer to address the meeting.  
SECONDED : Cllr D Crompton CARRIED.

PC Jamie Williamson and PCSO Gareth Parry attended the meeting, PC Williamson gave a brief report on the crime figures for February, 12 crimes had been reported, 1 burglary, 3 violence ( domestic ), 1 theft of vehicle number plates, 1 make off from petrol station, 6 miscellaneous. A number of local incidents were discussed, Cllr B Acott asked if particular attention could be made regarding parking outside Millsom House Nursing Home, as combined with the heavy vehicles from the St John View building site it was getting dangerous. The Chairman asked if particular attention could also be made with regard to

vehicle parking on pavements, especially in front of the Horseshoes pub. PC Williamson said he would look into the problem. The Chairman thanked the Officers for attending the meeting.

**STANDING ORDERS REINSTATED.**

**1333. CORRESPONDENCE.**

1. Letter from the LDP Team, VGC, regarding the Local Development Plan 2011 -2026, Further Matters Arising Changes, info e-mailed to members. NOTED.
2. Letter from the Operational Manager, Regeneration, VGC, regarding the Diversion of Public Footpath No 2 ( St Johns Well ), enclosing the Completion Certificate for the Diversion Order. NOTED.
3. Letter from the Boundary Commission for Wales, regarding the 2018 Review of Parliamentary Constituencies in Wales – Secondary Consultation Period. NOTED.

**1334. CHAIRMAN'S ACTIONS.**

NIL.

**1335. INVOICES.**

Clerks Wages		309 – 40
Inland Revenue	( PAYE )	79 – 40
Caretakers Wages		355 – 50
B.T	( Internet & Telephone )	56 – 32
VGC	( Xmas lights fit & remove )	4663 – 58
Mr R Griffiths	( Repairs to Centre Roof )	50 – 00

PROPOSED : Cllr D Crompton

SECONDED ; Cllr. D Elston

CARRIED.

**1336. PLANNING APPLICATIONS.**

1. Planning Application No 2017/00054/FUL - 40 Glebeland Close, St Athan, - Demolition of existing sub-standard garage, new garage and 2 storey extension to form family room to ground floor and additional bedroom to first floor.

Cllr B Acott PROPOSED : No objections

SECONDED : Cllr D Elston

CARRIED.

2. Planning Application No 2017/00066/FUL & 2017/00141/LBC - Tathan Hall, 6 Rectory Drive, St Athan, - Refurbishment of existing Tathan Hall to provide seven (7) flats, construction of ten(10) dwellings and associated works.  
Cllr Ms A Barnaby                      PROPOSED :

While we are pleased to see that something hopefully will be done to preserve this much loved building in our community, we do have concerns over the number of properties being planned for this site.

During the recent consultation, we commented that ‘In particular we are concerned with parking provision, which if insufficient will lead to on road parking causing an obstruction especially in the Rectory Drive area’. We are therefore disappointed that we cannot see that the developer has done anything to address this issue.

We further commented that *‘we believe the proposal in its current form would be overdevelopment and cause ‘unacceptable impact on the amenity and character of the locality by way of traffic congestion and parking’.*

There appear to be very legitimate planning concerns over the scale of the proposal on this site, in particular in relationship to the overall design and sustainability.

In the planning statement (pg 21 6.18) the developers acknowledge that the parking provision is inadequate for the number and size of the proposed properties, based on the Vale of Glamorgan Councils Parking Guidelines 2015, this would equate to at least 16 spaces short before making provision for visitors. We question the relevance of awarding sustainability points in what is a ‘rural’ location, based on the accessibility to the Village shop and bus stops, as the limited rural bus service is often not suitable or reliable enough for access to the key employment areas, therefore the requirement of a car per person would be still be likely to be necessary.

In section (6.19) they further comment that *‘Rectory Drive is characterised by fairly low density development, with most, if not all, adjacent dwellings benefiting from on-plot car parking. Therefore, it is considered reasonable that any overspill from the site could reasonably be accommodated on the main road’.* We feel this is an unreasonable planning statement; it would lead to blocked access, pavement parking, and obstruction, and therefore would have ‘unacceptable impact’ to residents, and the locality.

The design proposal shows that the most of the frontage of this site will be dropped kerb parking slots, which will mean that any ‘on-road’ parking would in fact cause an obstruction to either the new or existing residents. Of particular concern is the lack of parking provision for the flats, with only a few slots just off the main road, and with no obvious ‘on-road’ space that could be utilised.

Rectory Drive not only serves as the main access to Tathan Crescent, and St Micheals Close it is also used as an **access to the school by parents and buses**. Promoting ‘on road’ parking by approval of this application on that basis would at best cause an ‘unacceptable impact’ on the locality, and at worst would impede any emergency services vehicles accessing Tathan Crescent, St Micheals Close and the school.

While in general the building design appears in keeping this this historic building, the exception is the single detached dwelling to the northwest of the site (plot 1) which appears very close to the main hall, the ‘proposal to use the historic boundary wall as part of its façade’ looks extremely questionable, and is difficult to see how this will be achieved. Removal of the single dwelling (plot 1) from this application would not only avoid any impact on the main historic building, but would enable the developers to increase the number of parking plots within the site.

Finally, we support the local resident's concerns on the foul drainage issues they have experienced when the main building was in previous full use, and trust this will be addressed in the planning process.

In conclusion while in support of development of this site, it is unsustainable to include such a number of dwellings in this area, especially in light of such an obvious lack of parking, and while appreciating that the developer is trying to optimize their investment, it will have an unacceptable impact of local residents, and for the many road users of Rectory Drive.

SECONDED : Cllr D Willmot CARRIED.

3. Planning Application No 2017/00107/FUL - Ty Chwarel, Castleton Road, St Athan, - Proposed Manege.

Cllr D Crompton PROPOSED : No objections

SECONDED : Cllr D Elston CARRIED.

4. Planning Application No 2017/00118/FUL, Unit 2, Seaview, St Athan, Variation of condition 1 of 2010/00957/FUL, relating to description of windows and doors from timber to UPVC to allow for retention of UPVC.

Cllr Mrs J Lougher PROPOSED: No objections.

SECONDED : Cllr B Acott CARRIED.

5. Planning Application No 2017/00124/FUL, Friendship, Higher End, St Athan, - Two storey side extension and internal alterations.

Cllr D Willmot PROPOSED : No objections

SECONDED : Cllr L Haines CARRIED.

6. Planning Application No 2017/00084/FUL – 2017/00190ILBC - Barns at West Aberthaw Farm, - Change of Use from C3 to C2, Site to be used for residential care of children and adults with additional needs related to ASD, to include 8 self contained residential units and one shared unit.

Cllr Mrs J Lougher PROPOSED : No objections

SECONDED : Cllr D Elston CARRIED.

7. Planning Application No 2017/00128/FUL - 55 Glyndwr Avenue, St Athan, - Construction of a single storey pitched roof extension to the side of the house including a new porch to front.

Cllr D Crompton PROPOSED : No objections

SECONDED : Cllr Mrs G Phillips CARRIED.

### **1337. REPORTS.**

NIL.

**1338. SPEEDING & ROAD SAFETY.**

The St Athan Speeding & Road Safety Questionnaire was concluded on the 1st March, there were 138 responses to the questionnaire which have been collated into graphs tables related to each of the questions asked. The results will be forwarded to the Vale of Glamorgan Road Safety Officer, and can be viewed on the St Athan Web-site [www.stathancommunitycouncil.org.uk](http://www.stathancommunitycouncil.org.uk)

**1339. FLOWER BASKETS.**

Quotes for replenishing the Flower Baskets for the 2017 season were presented  
Cllr Mrs J Lougher PROPOSED : that the quote from Mrs F J Butters in the sum of £336 ( 12 baskets x £28 ) be accepted.  
SECONDED : Cllr B Acott CARRIED.

**1340. GRASS CUTTING.**

Quotes for cutting the grass in St Athan, Flemingston and Gileston areas were presented.  
Cllr D Crompton PROPOSED : that the quote from Livingstone Ground Maintenance in the sum of £1750 be accepted.  
SECONDED Cllr D Willmot CARRIED.

A further quote from Livingstone Ground Maintenance to water/feed and maintain the flower baskets during the season in the sum of £220-00 was presented.  
Cllr D Crompton PROPOSED : that the quote be accepted.  
SECONDED : Cllr B Acott CARRIED.

**1341. S106 CONTRIBUTIONS.**

The content of an e-mail from Ms Charlotte Pugh Senior Planner regarding our request for information on distribution of 106 monies was discussed.  
It was agreed that as the funds (currently £150,000) from the St John's View development have already been allocated to 'sustainable transport' that we put forward to the Vale of Glamorgan Council a request to look at improvements aimed at developing 'safe walking/cycling routes' aimed at joining up the various community facilities i.e. The Community Centre, The Old School, Library and The Gathering Place. In addition a safe route walking/cycling route to St Athan Primary School, and improvements to dropping off areas. Particular requirements have already been identified such as dropped kerbs, and safer crossing points. In addition a further £110,000 should be available for community facilities once the 50th dwelling is occupied – it was proposed that we put forward the Library and the Saints group to promote and improve Play areas in the other parts of the Village.

**1342. FINANCIAL APPEALS.**

1. Letter from BOBATH requesting financial assistance, merits of the appeal were discussed

Cllr D Crompton PROPOSED : No Action.

SECONDED : Cllr B Acott

CARRIED.

2. Letter from Teenage Cancer Trust requesting financial assistance, merits of the appeal were discussed

Cllr B Acott PROPOSED : No Action

SECONDED : Cllr D Crompton

CARRIED.

3. Letter from Air Ambulance requesting financial assistance, merits of the appeal were discussed

Cllr Mrs J Lougher PROPOSED : that £50 be donated.

SECONDED : Cllr Mrs G Phillips

CARRIED.

**1343. ANY OTHER BUSINESS.**

1. Cllr B Acott informed members that the controversial “Safe Routes to School” Eglwys Brewis to Llantwit Major Comprehensive School had been re-assessed and school children will now be provided bus transport.
2. Cllr Mrs J Lougher asked County Cllr JW Thomas if could get the ditches on Sea View road “Dug out” and cleared. He said he would speak to the relevant authority.
3. County Cllr J W Thomas informed members that the Glyndwr Ave community centre was renamed the “Paul Lewis Community Centre” at the recent AGM.
4. Cllr A Barnaby informed members that residents were still having issues with the development at St John’s Well. In particular mud on road, developers vehicles causing an obstruction, and litter. Cllr D. Elston added that he had picked up a stone on the main road and had sent off a picture of the state of the road. Everyone was reminded that all issues should be reported to the Vale of Glamorgan via the 01446 700111 number and these would be passed on.

There being no further business to discuss the meeting closed at 9pm, there was one member of the public present.