

Minutes of a general meeting of the St Athan Community Council, held on Tuesday 1st September 2015, in the Old School Hall Community Centre, Church Lane, St Athan, at 7-30pm

PRESENT.

Councillor D Crompton	(Chairman).
Councillor B Acott	Councillor R Eustace
Councillor S Haines	Councillor Mrs G Phillips
Councillor D Street	Councillor D Willmot

APOLOGIES.

Councillor Ms A Barnaby	Councillor Mrs J Lougher
Councillor Mrs S Williams	
County Councillor J W Thomas	Community Police Officer.

1084. DECLARATION OF INTEREST.

NIL.

1085. MINUTES.

1. Cllr D Willmot PROPOSED : that the minutes of the general meeting held on Tuesday 7th July 2015 be accepted as a true record of the proceedings
SECONDED : Cllr B Acott CARRIED.

1086. MATTERS ARISING.

NIL.

1087. STANDING ORDERS.

Cllr S Haines PROPOSED : that STANDING ORDERS be suspended to permit Elisa Faulkner Affordable Enabling Officer, Housing Services, V.G.C, to address the meeting.
SECONDED : Cllr R Eustace CARRIED.

Elisa presented a draft copy of a “Local Letting Policy” referring to the new development at the Old Station Yard. The draft policy was discussed at length and a number of amendments were suggested. A copy of a amended local letting policy agreed by this council is attached to these minutes as ANNEX A.

The Chairman thanked Elisa for attending the meeting.

STANDING ORDERS REINSTATED.

1088. CORRESPONDENCE.

1. Letter from Post Office regarding the proposed move of St Athan Post Office to new Premises, and Branch Modernisation, the proposed new location will be “Lifestyle Express” Rock Road. NOTED.
2. Letter regarding closure of Nat West Bank in Llantwit Major. This matter was discussed and deferred until the October meeting with regarding future actions.
3. Copy of a letter sent to the “Diocesan Office” by Mr M G Welford, 27 Tathan Crescent, regarding the poor state of the grounds of the Rectory 1 Rectory Drive. NOTED.
4. Letter from the Town Clerk, Barry Town Council, regarding the “Vale of Glamorgan Reshaping of Services” and to gauge this councils interest in sharing services and skills/experience with other councils. It was Agreed that this council would not discuss “Reshaping Services” without financial assurances.

1089. CHAIRMAN’S ACTIONS.

Two Planning Applications were dealt with by the Chairman during the summer recess after consultation with relevant area councillors. See Planning Applications.

1090. INVOICES.

JULY

Clerks Wages		305 – 76
Inland Revenue	(PAYE)	78 – 20
Caretakers Wages		338 – 40

AUGUST

Clerks Wages		305 – 76
Inland Revenue	(PAYE)	78 – 20
Caretakers Wages		338 – 40
B.T	(Telephone bill)	90 – 80
SWALEC	(Centre bill)	174 – 95`
MAZARS	(Audit Fees)	354 – 00
Clerks Expenses		18 – 66

PROPOSED : Cllr R Eustace
SECONDED ; Cllr S Haines

CARRIED.

1091. PLANNING APPLICATIONS.

1. Planning Application No 2015/00749/FUL - 40 Tathan Crescent, St Athan, Loft Conversion.
This application was determined by the Chairman during the summer recess after consultation with relative area councillors. No Objections.
2. Planning Application No 2015/00753/LBC - West Aberthaw Farm, West Aberthaw, - Rebuild 4m section of collapsed boundary wall and associate wo
This application was determined by the Chairman during the summer recess after consultation with relative area councillors. No Objections
3. Planning Application No 2015/00794/FUL – 2015/00706/LBC – Gileston Manor, Gileston, - Conservation repairs, reconfiguration, services renewal and extension of a Grade II* listed house, to include minor demolition works to boiler house and part demolition to pantry.

Cllr R Eustace PROPOSED : No Objections
SECONDED : Cllr D Crompton

CARRIED.

1092. REPORTS.

1. The Clerk gave a brief report on behalf of the Community Police Officer who was unable to attend the meeting.

July : there were 12 crimes recorded during the month of July, one car crime and eleven miscellaneous including various domestic related harassment / minor criminal damage / one make off from Four cross garage.

August : there were nine crimes reported during the month of August, one violent crime / one auto crime / seven miscellaneous including various domestic related harassment / shoplifting / two make offs from Four Cross garage..

1093. FOCUSED CHANGES TO LDP.

The Focused changes to the Vale of Glamorgan Council Local Development Plan are subject to a six week Public Consultation to take place between Friday 24th July 2015 and Friday 4th September 2015. Once the consultation has ended the VGC will compile all of the recommendations and make the information available for the Independently appointed Planning Inspector prior to the commencement of the Examination in Public.

Cllr D Street presented a draft response to the consultation which was discussed at length and a number of amendments and suggestions were made, a final response was

eventually agreed and submitted to the LDP Team at the VGC in time of the “deadline” of 5pm on Friday 4th September 2015.

1094. VERBAL RESPONSE TO IND . PLANNING CONSULTANT.

Cllr D Street volunteered to represent this council at the Examination in Public Enquiry (no date has been set) and to give a verbal report on this councils objections to the LDP. Cllr Street presented a draft response as to what he will say at the enquiry, the draft response was discussed at length and a number of suggestions/amendments were taken on board by Cllr Street who will present an updated version at the next meeting.

1095. ONE VOICE WALES CONFERENCE.

The One Voice Wales Conference and AGM are to be held on Saturday 3rd October 2015 at the Bont Pavillion, Pontrhydfendigaid, Ceredigion. Fees are £85 per member (£75 if booked by 4th September 2015). No members were interested in attending.

1096. AUDIT DOCUMENT.

The audit for the financial year ending 31 March 2015 has now been concluded, there are no adverse comments recorded on the document by the auditors. A notice of conclusion of the audit and right to inspect the annual return has been posted on council notice boards and will remain posted for a period of 14 days from the date of the notice (2/9/2015).

1097. COMMUNITY LED LIBRARIES.

There has been no constructive information received since the last report.

1098. SENIOR CITIZENS CHRISTMAS PARTY.

Cllr D Crompton PROPOSED : that a Christmas party be held for the senior citizens of St Athan, Gileston, and Flemingston on Friday 11th December 2015 and that the sum of £1,500-00 be allocated as agreed in the finance budget for 2015/16.

SECONDED : Cllr R Eustace

CARRIED.

1099. CHRISTMAS FESTIVE LIGHTING.

It was Agreed that the “Switching On” of the Christmas Lights be held on Sunday 29th November 2015. Quotes for erecting and taking down of the lights has been submitted to the VGC Visual Services.

1100. FINANCIAL APPEALS.

1. Letter from “Shelter” Cymru requesting financial assistance, merits of the appeal were discussed.

Cllr R Eustace PROPOSED : No action
SECONDED : Cllr D Crompton

CARRIED.

1101. ANY OTHER BUSINESS.

Nil.

There being no further business to discuss the meeting closed at 9-20pm, there were no members of the public present.

ANNEX A

Old Station Yard, St Athan Local Lettings Policy

The aim of the Old Station Yard, St Athan Local Lettings Policy is to ensure that the new affordable housing at Old Station Yard is sustainable and will become part of the local community in which residents wish to remain and show a commitment to the locality in which they will live. To achieve this aim, a local lettings policy has been agreed with the Vale of Glamorgan Council, Newydd Housing Association and St Athan Community Council, who represent the residents of the St Athan Community Council Area.

All lettings should satisfy the main principles of the lettings policy for St Athan Community Council Area, which are as follows:

Priority will be given to those applicants with a local connection to the St Athan Community Council Area.

1) Local connection will be defined as follows:

- Resident in the St Athan Community Council Area for the last 12 months or 3 out of the last 5 years.
- Parents or close family (*see note below*) living in the St Athan Community Council Area.
- Permanently employed (or moving to be permanently employed) in the St Athan Community Council Area.
- Retiring from tied accommodation in the St Athan Community Council Area.

Note: Close family members include husband or wife, grandparents, children, grandchildren, brothers and sisters.

Step and half relatives will be treated as full blood relatives.

After taking into account point (1), rented properties will be allocated in line with current Homes4U policy, by band priority and by the length of time registered with Homes4U.

2) When allocating all properties at the scheme, if there are insufficient Homes4U applicants with a local connection to the St Athan Community Council Area, then priority will next be given to applicants from the adjacent Community Council areas of Llanmaes, Llanfair and Llancarfan.

After taking into account point (2), the properties would then be allocated in line with current Homes4U policy, i.e. by band priority and by the length of time registered with Homes4U.

2a) If insufficient applications are received from Priority Level 1 and 2, then priority will be given to applicants with an extended family connection to the St Athan Community Council area, including uncles, aunts, nephews & nieces – including step and half relatives.

- 3) In the unlikely event that there are insufficient applicants taking into account points (1), (2) and (2a) above, then applicants from the other rural Vale villages and comprising less than 1000 households will be considered. Should applicants in these areas also be exhausted, then lettings can be extended to Homes4U applicants residing in the rest of the Vale of Glamorgan.

When letting properties in the St Athan Community Council area we will match the size of the accommodation with the household's needs, in line with current allocation policies.

Nothing in this document precludes new application to Homes4U.

For all applicants who are housed at Old Station Yard, home visits will be undertaken by Housing Officers of Newydd Housing Association and tenancy references will be taken up, including for those applicants living in private accommodation.

Newydd Housing Association will ensure that:

1. All applicants are a member of Homes4U
2. All new tenants will be required to complete the Newydd Accredited Learning course – Tenancy Ready Programme
3. Priority will be given to applicants who have no convictions or history of ASB
4. All offers of tenancy will be subject to payment of up to one week's rent in advance. If this is not affordable the applicant may be asked to enter into an agreement to pay £10 initially followed by £1 per week.

Newydd Housing Association and the Vale of Glamorgan Council will provide feedback on the outcomes of the lettings policy to the St Athan Community Council, as required.