

The Minutes of a general meeting of the St Athan Community Council, held on Tuesday 1st October 2019, in the Old School Hall Community Centre, Church Lane, St Athan, at 7-30pm

PRESENT.

Councillor Mrs J Lynch-Wilson	(Chairman).
Councillor B Acott	Councillor Ms A Barnaby
Councillor D Crompton	Councillor R Eustace
Councillor Mrs J Lougher	Councillor D Patterson
Councillor Mrs K Smith	Councillor D Willmot
County Councillor J W Thomas	

APOLOGIES.

Councillor J Cullinane	Councillor S Haines
Councillor Mrs S Williams	

1726. DECLARATION OF INTEREST.

NIL.

1727. MINUTES.

1. Cllr Ms A Barnaby PROPOSED : that the minutes of the general meeting held on Tuesday 3rd September 2019 be accepted as a true record of the proceedings
SECONDED : Cllr B Acott CARRIED.

1728. MATTERS ARISING.

1. Cllr Ms A Barnaby regarding purchase of “Fire Stick”

1729. STANDING ORDERS.

Cllr R Eustace PROPOSED : Suspend Standing Orders to permit representatives of the 1st St Athan scout group to address the meeting
SECONDED : Cllr D Crompton CARRIED.
See Financial Appeals

1730. CORRISPONDENCE.

1. E-mail from “Josie” regarding a new youth club which is opening in the Paul Lewis Centre. NOTED.
2. E-mail from the Councillors Remuneration Panel regarding recording payments and reporting a proformae was provided for the task. NOTED

1731 CHAIRMAN'S ACTIONS.

NIL

1732. INVOICES.

Clerks Wages		345 – 40
Inland Revenue	(PAYE)	154 – 60
Caretakers Wages		321 – 60
BT	(Telephone/ Internet (57 – 46
WordPress	(Website Fees)	85 – 00
SWALEC	(Centre Bill)	78 – 18
SWALEC	(Feeder Pillar)	29 – 07
SWALEC	(Feeder Pillar)	29 – 07
Viking	(Stationary)	65 – 32
Clerks Expenses		26 – 46

PROPOSED : Cllr R Eustace

SECONDED : Cllr D Patterson

CARRIED.

1733. PLANNING APPLICATIONS.

1. Planning Application No 2019/00954/FUL – Jeff White Motors, Gileston Road, St Athan, - Development of 2no retail units with associate parking.

Cllr Ms A Barnaby Proposed : Objections as follows :

Following discussions at our General meeting of the 1st October, I have been asked by the members of the St Athan Community Council to comment on the proposal for development of an additional 2 no retail units with associated parking.

We believe the proposal would be overdevelopment on this site and cause 'unacceptable impact on the amenity and character of the locality by way of traffic congestion and parking'. Therefore the Community Council objects to this proposal, in particular in relationship to the overall design and sustainability.

There are very legitimate planning concerns particularly with regard to highways impact:-

- Increased traffic flow, onto Gileston Road, and the junction with B4265 (Monument junction)
- Reduction in parking provision – we believe that at certain times the current parking for the Co-op store is at near capacity, the addition of two new units with a reduction in parking provision would result in difficulty for vehicles accessing the site, resulting in a backflow onto Gileston Road.
- Parking plan –in particular in relation to the entrance. Repositioning of much of the parking to run either side of the entrance access, would cause reduction of flow onto

the site (while vehicles maneuverer into parking) which would subsequently cause a backlog and congestion back onto Gileston Road.

- Reduction in parking area would reduce access to delivery and refuse vehicles, resulting in blockages while they maneuverer, and are parked at site. There is a much reduced turning area and no swept path shown, at these times this would also cause issues to vehicles trying to access the site and cause backflow onto Gileston Road
- In the plan it appears that delivery and refuse vehicles will potentially block footpaths and the disabled parking.
- There appears to be only two disabled parking areas next to the Co-op but no provision next to the additional units.
- In view of the location of the main junction from B4265 and its close proximity to the entrance of this site, the location of bus stop and narrowness of Gileston Road itself, any backflow or delays in vehicles accessing this site would heavily impact the flow of the B4265 junction. It has been seen that any stoppage of vehicles turning right from Barry onto Gileston Road to access St Athan, as well as the new developments of Bro Tathan and Aston Martin, is in the first instance a dangerous situation and further delays cause stoppage of the flow of traffic along the B4265 from Barry to Llantwit Major, and now the Northern Access Road. This development was not in the adopted LDP and therefore impact on the Gileston Road crossing would not have been considered, within that plan.
- Impact of the B4265 Gileston Road (Monument) Junction in relation to the proposed increase traffic for Bro Tathan, Aston Martin and additional housing as outlined in the LDP together with potential increases created by this development should be assessed.
- It is noted that in the retail assessment (6.15) it is expected that the development would 'attract passers-by' utilising the B4265. However, we cannot find any highways impact assessment on the B4265/Gileston Road (Monument) Junction.

General Design and location of amenities:

- The impact to neighbouring properties in particular with regard to the siting of the bin store and condensers close to current housing would be a concern and noise, light and odour pollution should be considered, as well as potential vermin problems.
- While application is for A1 use, in the plan there is a section labelled 'new public realm' there is a concern that this appears to be provision of outdoor seating.

Sustainability:

- The proposed development is located on the fringes of St Athan, and while the statement (2.5) states that the site is within walking, this is only in relation to parts of the main village and is not within walking distance of a significant number of its dwellings, particularly those located at Eglwys Brewis and East Vale.
- There was no identified need of additional retail space in the adopted LDP, and this development is outside the retail boundary in the plan.
- Within the sustainability statement and in the retail assessment (6.13) the requirement for 'acceptable impact' is based on provision of 250 housing opposite at Church

Farm– while this site is proposed in the LDP there are currently no planning applications, therefore this statement is based on ‘speculation’ of this new housing being delivered.

- Retail Assessment – St Athan currently has a good range of retail A1 facilities including a post office service within the main hub of the village, near to the School, Doctors Surgeries, Church, and Library. We are therefore concerned with the impact on these existing retail units, with these additional units located away from this hub.

In conclusion, it is noted that in Planning Policy Wales 10 (4.3.25) requires consideration to impacts and viability of existing retail units where the site is outside the designated retail centre. This development is outside the designated retail boundary, is on the fringes of the current housing, and is overdevelopment of this site. The requirement of sustainability is based on the speculation of delivery of 250 units of housing for which there is currently no planning application. The highway impacts in particular resulting of reduction in parking provision, impacts on traffic flow on Gileston Road and the B4265 junction.

SECONDED :Cllr B Acott

CARRIED

2. Planning Application No 2019/00986/FUL – 2 Bingle Lane, St Athan, - First floor extension to rear elevation.

Cllr Mrs J Lougher PROPOSED: No Objections

SECONDED : Cllr Mrs K Smith

CARRIED.

1734. REPORTS.

Cllr B Acott Presented a report on “BRO TATHAN LAUNCH” See ANNEX B

Cllr D Patterson presented a report See ANNEX C

1735. TERMS OF REFERENCE OF EVENTS COMMITTEE.

A copy of the subject TOR’s was sent to all members to peruse prior to acceptance

Cllr R Eustace PROPOSED : that the terms of reference presented be Accepted

SECONDED : Cllr D Crompton

CARRIED.

1736. NEWS LETTER APPROVAL

A Draft copy of the proposed Newsletter was sent to all members to peruse prior to acceptance. The draft newsletter was discussed at length there were a number of items that were deemed not suitable, it was finally decided to defer any decisions, and that the item be placed on the November agenda.

1737. AUDITORS REPORT.

The Chairman presented the Auditors report for the Financial year 2018-19 noting the observation which required the Councils attention but did not effect the auditors opinion that on the basis of their review. the information contained in the Annual Report was in accordance with proper practices and that the relevant legislation and regulatory requirements had been met.

The observations have been noted and will be put to effect in the 2019/20 financial year. The required notices "Notice of Conclusion of Audit" have been posted on the council notice boards and on the council Web-site..

Cllr Ms A Barnaby : PROPOSED that the Auditors Report be accepted and that all items duly noted.

SECONDED : Cllr B Acott : CARRIED

1738. QUARTERLY FINANCIAL REVIEW.

A statement of account from 1st April 2019 to 31 August 2019 was presented to members

Cllr D Crompton PROPOSED : the Income and expenditure were in line with this period of the financial year

SECONDED : Cllr Ms A Barnaby CARRIED.

1739. REMEMBRANCE DAY CHURCH SERVICE.

It was Agreed that a Remembrance Service be held on Sunday 10th November 2019 in the St Athan Parish Church at 10am, followed by a Service at the Memorial at 11am. Representatives from the RAF and Army be invited to attend also the Deputy Lord Lieutenant of Glamorgan.

Cllr B Acott PROPOSED : that the sum of £50-00 be allocated to cover the cost of a wreath and a donation to the Royal British Legion.

SECONDED Cllr Mrs J Lougher CARRIED.

1740. CHRISTMAS FESTIVE LIGHTING.

A quote for erecting and taking down of the Christmas Lights from Centre Great in the sum of £3140 – 00 was presented...The comments from the auditors report regarding contract tendering has been duly noted, however due to the time scale and the very limited availability of suitable contractors able to carry out this type of work the quote from Centregreat Ltd has been accepted. The availability of suitable contracts will be investigated for future years.

Cllr D Crompton PROPOSED : that the quote from Centregreat Ltd in the sum of £3140-00 be accepted.

SECONDED : Cllr B Acott CARRIED.

1741. CHRISTMAS LIGHTS SWITCHING ON.

A letter from Mr Allan Bourne Chairman of St Athan Christmas Lights Association requesting financial support for the “Switching ON “ Community event.

Cllr R Eustace PROPOSED : that the request for the sum of £1000-00 be granted and that insurance costs be paid by the council. Monies to be funded from money allocated in the 2019/20 budget.

SECONDED : Cllr D Crompton

CARRIED.

1742. SENIOR CITIZENS CHRISTMAS PARTY.

Cllr Mrs J Lougher PROPOSED : that a Senior Citizens Christmas Party be held on Friday 13 December 2019, and the sum of £2200 be allocated as agreed in the 2019/20 finance budget.

SECONDED : Cllr D Patterson

CARRIED.

1743. DATE & TIME OF FINANCE MEETING.

It was Agreed that the finance committee meeting to set the budget and precept for the financial year 2020/21 be held on Tuesday 26th November 2019 at 7-30pm

PROPOSED : Cllr D Patterson

SECONDED : .Cllr R Eustace

CARRIED.

1744. COMMUNITY ENGAGEMENT.

See ANNEX A.

1745. FUTURE PROJECTS.

There will be a “Litter--pick” in the Flemingston Area on Saturday morning 12th October starting at 10am.

1746. FINANCIAL APPEALS.

The Scout Leaders of the 1st St Athan Scout Group, wrote to the council to ask if there was any chance of more space being made available to store their equipment. The Leaders were invited to come along to the October meeting to discuss their requirements, which they did and a very constructive discussion took place whilst council Standing Orders were Suspended, resulting in the council offering to purchase a wood or metal shed exclusively for their use.

Cllr D Crompton PROPOSED: that a shed of their choosing be purchased funded by the council (approx. £300) the scouts to be responsible for ordering and delivery

arrangements, the shed to be mounted in the yard adjacent to the existing shed, the shed will be the property of council, however the scouts will be responsible for it's maintenance.
SECONDED : Cllr R Eustace CARRIED.

1747. ANY OTHER BUSINESS.

1. Cllr D Patterson expressed disappointment that the police were not in attendance once Again, Cllr b Acott explained he had spoken to the police, and at the present time there was no dedicated community police officer for St Athan, but there was a new PCSO.

2. Cllr J Thomas reminded members that the new "Recycling" collection starts on the 14th October.

There being no further business to discuss the meeting closed at 9-35 pm, there were no member of the public present.

ANNEX A

Report to C Council 2nd Oct 2019 From Cllr Kay Smith

After attending a course on Community Engagement in July Mrs Smith reported to the Council that she was informed that one of the reasons this topic has become more popular is because as more and more public assets are becoming discarded by WAG, or the Vale, we can, as a Council take them on and increase our precept by showing, thru questionnaire or other methods, that there is a desire amongst residents for certain services. As such, Mrs Smith tentatively enquired thru Social Media (Facebook St Athan Hub), if there was a desire to have an allotment. Approx 17 people were keen to register interest and these names have been passed to acting Chair, Julie Lynch Wilson. This could form the basis we need to acquire land for allotment purposes.

Other delegates on the course spoke of what they had done to engage with their communities. These were

- * History walks
- * Developers coming to talk to locals to explain plans, locals can ask questions
- * Litter picking
- * Teddy Bears Picnic
- * Surgeries

All agreed that social media was a desired method of engaging locals and using survey Monkey.

One delegate spoke about Men's Sheds Cymru which has been very popular in communities and helps improve male mental health.

Funding for allotments and men's sheds is apparently not too difficult to obtain as both fit in with the Welsh Assembly Government's Well Being policy. Men's Sheds Cymru has an association that will help set up the scheme.

ANNEX B

Bro Tathan Launch.

On Monday 30 September three members of our Council (Cllr R Eustace, Cllr J Lougher and Cllr B Acott) attended the Launch of Bro Tathan and the Opening of the Northern Access Road that now serves the new North (Y Gogledd) entrance to the site.

The formal Speeches informed us of the plans to develop the site. Aston Martin Lagonda, is occupying a 90 -acre site where, they will produce the DBX, its first SUV (Sport utility vehicle) we were able to view this vehicle. The factory will ultimately become the "home of electrification" when the marque's fully Electric Vehicles (EV) enter production.

The main acreage of Bro Tathan is planned for aircraft repair and maintenance facilities.

We were shown around the site and the area known by us as East Camp, is now being demolished to "Spade Level" in preparation for development, together with other locations across the vast site, the RAF will still be a training unit at their East camp area, having extended their lease with the Welsh Government. The Project Manager, with the assistance of the Welsh government, is promoting and assisting companies to start Apprentice schemes, Aston Martin, of course, already have a very good Apprentice scheme with students from South Wales.

With the Site now launched, and as part of the planning, they propose to arrange a "community art project" and they intend to visit our Community Council to discuss the idea.

We were informed that on the 17 acres, that are adjacent to the new entrance, there are plans for a 60 bed Hotel, retail outlets and office buildings. There are also plans for the building of 450 houses along the New Access road but these are not in the ST Athan Ward.

Bro Tathan agreed to communicate with the local Councils, Llanmaes, Llantwit Major and ST Athan, Cllr Acott agreed that for first of these meetings he would be the link to inform the other two councils of Bro Tathan's intention.

We were given a positive future for progress and employment in this area of South Wales.

Cllr B Acott

ANNEX C

1. Module 3 – The Council as an Employer Trg, Barry, Wed 25th Sep – Cancelled. No notice given.

2. I attended Community Centre Meeting on Mon 23rd Sep.

3. I attended a site meeting with Joanne Dovey, Team Leader at Vale Council, Visible Services & Transport.

She agreed to...

a. Investigate and report back on how/where cut down hedges/grass/weeds should be stored following the tidy up of the area adjacent to the church boundary wall on Rock Road.

b. Investigate the possibility of laying of suitable stone/gravel in the area adjacent to the rubbish bin located on Rock Road, following the above tidy up.

c. Investigate who is responsible for the cutting back of overgrown hedge rows along the lane between the church cemetery and the rear of properties along Rectory Drive and if necessary serve notice to residents to tidy up the area.

d. The cutting back and removal of protruding hedge rows and overgrown weeds along Rock Road, near to the Four Bells pub.

e. Provide 'Men At work' signage and possible the use of a petrol strimmer, to facilitate the cutting down of overgrown grass next to the church cemetery boundary wall along Rock Road.