

Penllyn Community Council

Clerk to the Council
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Minutes of an Ordinary Meeting of Penllyn Community Council held at
Llansannor Community Hall, City at 7.00 p.m. on Monday
4th April 2016

Present - Councillors T Thomas (Llansannor) Chairman, A Hill (Ystradowen), P Jarvis (Llansannor), MR Lewis (Ystradowen), E Petty (Penllyn), D Pugh (Ystradowen), K Summers (Ystradowen), M Smith (Ystradowen), Vale of Glamorgan Councillors GA Cox, TH Jarvie and A Parker,.

1) Apologies for absence.

Councillor D Fardo, PCSO H O'Callaghan

2) Declarations of Interest.

Councillors A Hill in respect of Planning Application 2016/00303/FUL.

Councillor T Thomas in respect of Planning Applications 2016/00295/FUL & 2016/00223/FUL.

Members as above took no part in the discussion of the items as indicated.

3) Local Lettings Policy, Eden Vale, Ystradowen – Presentation by Mr Alan Sinclair & Ms Megan Lewis, Visible & Housing Services, Vale of Glamorgan Council.

Resolved: That Mr Sinclair & Ms Lewis be thanked for their presentation and that the policy as set out below be approved:

"Ystradowen - Local Lettings and Sales Policy"

United Welsh Housing Association (UWHA) are a major registered social landlord and work closely with Local Authorities, including the Vale of Glamorgan Council (VOG). UWHA are also members of the VOG choice-based allocations scheme HOMES4U.

The aim of this lettings and sales policy is to ensure that the new development in Ystradowen 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 for this new development has been agreed with the VOG and Penllyn Community Council, which represents the residents of Ystradowen.

All lettings and sales should satisfy the main principles of the lettings policy which are as follows:

- 1) Priority will be given to those applicants with a local connection to Ystradowen.

Local connection will be defined as follows:

- Resident in Ystradowen for the last 12 months or 3 out of the last 5 years **OR**
- Parents or close family (*see note below*) currently living in Ystradowen for 5 years or more or, failing that, for 2 to 5 years **OR**
- Permanently employed (or moving to be permanently employed) in Ystradowen or Penllyn Community Council area **OR**
- Retiring from tied accommodation in Penllyn Community Council area

Note: Close family members include husband or wife, grandparents, parents, children, grandchildren, brothers, sisters, uncles, aunts, nephews & nieces. Step and half relatives will be treated as full blood relatives.

- 2) When allocating all properties at the scheme, if there are insufficient HOMES4U applicants with a local connection to Ystradowen then priority will next be given to applicants from the wider Penllyn Community Council area.

After taking into account point (1) and (2) above, properties will be allocated in line with current HOMES4U policy, by band priority and by the length of time registered with HOMES4U.

In respect of the low cost home ownership properties, eligible applicants will be prioritised by length of time registered with Aspire2Own, subject to meeting the eligibility requirements for the purchase.

- 3) If there are insufficient HOMES4U applicants at level (2), then applicants will be considered from the adjacent community council areas, in particular, Welsh St. Donats, Llangan and Cowbridge Town Council area.
- 4) In the unlikely event that there are insufficient applicants taking into account points (1) and (3) above, then applicants will be accepted from the rest of the rural Vale and
- 5) Finally applicants will be considered from the Vale of Glamorgan as a whole
- 6) When letting properties at Eden Brook, 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 in rented accommodation at Eden Brook home visits will be undertaken by Housing Officers and tenancy references will be taken up, including for those applicants living in private accommodation.

UWHA and VOG will provide feedback on the outcomes of the lettings policy to Penllyn Community Council."

4) Ward Member vacancies (Penllyn 2).

Cllr. Mrs Summers advised Council that an expression of interest to join the Council had been made to her by a Ms Rebecca Jones.

Resolved: That Ms Jones be invited to attend the next meeting of Council.

5) To approve the minutes of the Council meeting held on 7th March 2016.

Resolved: Approved.

6) Community Police Matters.

PCSO H O'Callaghan submitted a written report as follows:

One crime only during March, burglary, report of a suspicious male looking into windows of an empty property, officers attended and an arrest made, circumstances of which were elaborated on by Cllr. M Smith.

At the request of Cllr. MR Lewis at last month's meeting, a message to dog owners regarding the control of their dogs particularly during the current lambing season had been circulated via Facebook.

Resolved: Noted.

7) Vale of Glamorgan Council matters.

(a) Update on issues raised at previous meetings:

(i) RTA Ystradowen – Site meeting with Vale Council officers 02nd February 2016 (Minute No. 13 (i) February 2016 and 5 (a) (i) March 2016 refer).

As requested at last Council, both Cllr. Cox and The Clerk had contacted the Vale Council for feedback from the site meeting as above.

Response received from Vale Council, Senior Transportation Officer, Visible Services & Transport, email dated 30th March 2016 as follows:

“Following on from our recent meeting I can confirm the following:

- The school bus to Cowbridge now only picks up on the side of the road where the bus shelter is located (looping around by the garage to head towards Cowbridge);
- The shelter has capacity to cope with the numbers who are being taken to school;

From a Highways side I am afraid I can only make reference to the comments that Steve made when we were all on site together:

- The speed on the road is what is expected in such an area;
- There is little scope of putting a shelter on the opposite side of the road due to the size of the pavement and bank that lays behind it;
- There was no scope to move the bus pick-ups into Tymawr Close due to the tightness of the turns and the fact the buses would block residents drives and no guarantee could be given that the close would always be clear for buses to enter and depart.
- The pedestrian crossing allows pupils the opportunity, with good line of sight, to cross the road. It is, however, recommended that all wishing to cross the road do so at the pedestrian crossing.

We will continue to monitor the situation and I have asked Peyton Travel who run the school buses into Ystradowen to let me know if any issues do arise.

If my memory serves me well I do recall Steve mentioning that he could get an officer with a speed gun device to monitor the speeds travelling through Ystradowen near to the crossing. This would then give an indication of the speed that vehicles are travelling through the area. I will chase this up with the Highways team."

Cllr Pugh suggested additional 30 MPH signs, lighted & flashing, be erected to the north of the village.

Resolved: Clerk to write to Vale Council Highways requesting signs as above, and that the provision of the additional bus shelter be added to the Council's S106 "wish list" and forwarded to Vale Planning.

8) Charity Matters

No issues.

9) Chairman's Report and Communication.

No issues

10) Delegate Reports.

No report

11) Matters relating to land holdings

None

12) Planning matters

(a) The following Planning Applications was considered:

Application No.	Location & proposal	Applicant	Community Council's Recommendation
2016/00303/FUL	Brynteg, Trerhyngyll Replacement dwelling	Mr. and Mrs. Scandrett	"No Objection"

2016/00295/FUL	Gwenolfan, Trerhyngyll Rear single storey extension and adaption of entrance driveway	Mr. Ian Richards	"No Objection"
2016/00223/FUL	Anna Livia, Lane - Jct City to High Croft, City Retention of area of new decking and railing	Mr. & Mrs. Alan Davies	"No Objection"
2016/00216/FUL	5, Nash View, Pentre Meyrick Part single and part 2 storey rear extension	Mr. Iwan Davies	"No Objection"
2016/00080/FUL	Llwynhelig, Cowbridge Erection of an agricultural building for free range egg production, together with associated feed bins, hardstanding's and access road	Mr. John Homfray	"No Objection"

Resolved: That recommendations as set out above be forwarded to the Vale of Glamorgan Council.

(b) The following Planning updates, previously reported applications, decisions etc. since last meeting were considered.

Application No.	Location & proposal	Applicant	Community Council's recommend'	Vale Council decision
None				

13) Finance

(a) Invoices as follows were presented for payment:

Chq No.	Payee	Details	Amount £.p
338	Mr AD Williams	Clerks expenses October 2014 to March 2016	396.00
339	Mr AD Williams	Clerks salary net April 2016	247.21
340	HMRC	PAYE a/a	61.80
341	Cardiff County Council	Superannuation a/a	106.28
342	Cllr Al Thomas	Chairman's Allowance 2015/16	100.00

Resolved: Payments as above be approved:

14) Vale of Glamorgan CASH Grants scheme 2016/17

The Clerk reported receipt of an invitation from the Vale Council inviting applications under the above scheme by 31st May 2016. Details having previously been circulated to Cllrs Thomas and Petty.

Resolved: Noted.

15) Rural Communities Development Funding / S106 (T&CPAct 1990) Funds

The Clerk reported that he was arranging a presentation from officers of the Vale to the next meeting of Council.

Resolved: That the public be invited to the presentation and this be suitably advertised in particular in the Ystradowen area.

16) Clerk's correspondence

None.

16) Any other business

Annual Dinner – The Chairman advised that he has arranged this to take place at the Red Fox, Penllyn, 25th April 2016, 1900hrs for 1930hrs.

Resolved: Noted

18) Date of next meeting

Monday 9th April 2016 7.00pm Llansannor Community Hall.

Signed:

Chairman

Date:
