Penllyn Community Council

Clerk to the Council
Mr AD Williams
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Minutes of an Ordinary Meeting of Penllyn Community Council held at the Llansannor Community Hall, City

7.30 p.m. on Monday 6th July 2026

Present – Councillors P. Summers (Llansannor), Chairman, J. Baker (Ystradowen), V.Bolton (Ystradowen), P. Eslambolchilar (Penllyn), S.C Howells (Ystradowen), A. Jarvis (Ystradowen), E.P Jarvis (Llansannor), C. Roach (Penllyn), L. Tiessen (Penllyn).

Also in attendance : Mr A. D Williams, Clerk to the Council.

116) Apologies for absence

Councillors: D. Fardo.

117) Declarations of interest under the Council's Code of Conduct

None

118) To consider any requests for public participation.

None

119) Presentation – Vale Council's Local Letting Policy for Ystradowen Maple Walk / Local Housing Need Survey.

Vale Council's rural housing officers introduced themselves, proceeded with the presentation, then engaged with and took questions from Members.

For completeness only, and subsequent to the meeting, Council was consulted on a draft Local Lettings and Sales Policy Maple Walk, Ystradowen, reproduced below:

"The aim of the Local Lettings and Sales policy is to ensure that the new Hafod Housing Association development at Maple Walk, Ystradowen is sustainable and will become part of the local community. It is the intention of the policy to ensure new residents wish to remain in the area and show a commitment to the locality in which they will live. To achieve this aim, the local lettings and sales policy has been developed by and agreed

in partnership with the Vale of Glamorgan Council, Hafod Housing Association and Penllyn Community Council, who represent the residents of Ystradowen.

It should be noted that in accordance with the conditions of the planning approval these properties are to remain as rented social housing in perpetuity.

Local Lettings Criteria

Current Residence
Current residence in the priority area for at least the past two years.

Family Criteria
Close family members include, Parents, Grandparents, Children including Adopted and Fostered, Grandchildren, Siblings, Aunts, Uncles, Nephews and Nieces. Step and Half relatives will be treated as full blood relatives.
Children under the age of 18 are not considered a local connection.

Previous Residence
Previous residence in the priority area for at least 2 years within the last 5 years.

Permanent Employment
Permanently employed with an employment contract in the priority area.

Retirement from Tied
Retiring from tied accommodation in the priority area.

Applicants for Lettings should satisfy the main principles of the policy above and be prioritised according to the following criteria:

Priority 1
Priority will be given to those Homes4U/Aspire to Own applicants with a local connection to Ystradowen.

Priority 2
If there are insufficient applicants within Priority 1, then applicants on Homes4U/Aspire to Own with a local connection to the Penllyn Community Council Area will be next in line to be considered.

Priority 3
If there are insufficient applicants within Priority 1 and 2, applicants on Homes4U/Aspire to Own with a local connection to the rest of the Rural Vale will be next in line to be considered.

Priority 4
In the unlikely event that there are insufficient applicants who fall within Priority 1, 2 or 3, then lettings can be extended to Homes4U/Aspire2Own applicants living or working anywhere in the Vale of Glamorgan.

Housing Management of New Lettings

For all applicants who are housed at Maple Walk, Ystradowen, Housing Officers from Hafod Housing Association will:

- Carry out verification interviews or home visits
- Take up tenancy references.

Additional Information
Within each of these priority levels – Social Rented Properties will be allocated in line with current Homes4U policy, by priority, bedroom need, band, and by the length of time registered with Homes4U.

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 a payment plan with Hafod Housing Association. "

DELEGATED ACTION

As the Vale was requesting a response whilst Council was in recess,
the Clerk in exercise of his Delegated Powers and following consultation with all Members and the Chairman, had responded to the Vale that "Council is content with the draft policy as presented".

120) To approve the minutes of the Council meeting held on 6th July 2026.

Resolved: The draft minutes be approved.

121) Matters arising from minutes other than appearing below

Cllr Summers spoke to his written report covering all that below, which he had circulated to all Members 5th July 2026, Members are referred to that report for fuller information

(i) Tenewith", Trerhyngyll. 2023/00380/FUL (Minute 103 (i) refers) – Update awaited.

(ii) Highways potholes and flooding: (Minute 103 (ii) refers)– Hillside Farm, and old railway bridge

(a) Hillside Farm,(Penllyn to Llanharry road) , flooding– Update awaited.

(b) Old Railway Bridge (Llanharry to Aberthin road) , subsidence – Update awaited.

(c) City, HGV problems ,(Minute 105 (a) refers) – Vale had been requested to provide suitable signage, update awaited.

(iii) Brigham Farm, Llansannor – land stripping (Minute 103 (iii) refers). – Update, Stop Notice and Enforcement Notice had been issued 1st July 2026 after which there should have been no further activity, other than removal of the materials which have been deposited on the small yard adjacent to the field, but no processing thereof.

Regarding the other yard on the other side of the road (to the west of the main farmyard) the land owner has agreed to remove all of the vehicles and equipment and waste materials, otherwise further enforcement action will be considered .

VOGC reiterated that residents should inform them of any activity at the site together with relevant photographs.

(iv) Sandy Lane development , Sect 106 funds (Minute 102 (iv) refers) – Cllr Baker reported that he had attended a recent meeting of the Ystradowen Community & Sports Assoc. where he had outlined the availability of this funding, a further meeting is anticipated in July.

(v) Lane Graig Penllyn to Ruthin quarries (Minute 103 (v) refers). – Update awaited.

(vi) Wellgreen, Trerhyngyll , "Wehopper Seesaw", failure (Minute 108 (b) refers) – Update, warranty is materials only foc.

DELEGATED ACTION

Due to impending school holidays, the Clerk in exercise of his Delegated Powers and following consultation with Members and the Chairman, had secured the necessary repair at minimal cost.

(vii) Councillor resignation – Cllr Mostyn Bancroft (minute 113 refers) – The Chairman confirmed that he had written formally thanking Cllr Bancroft for his service on the Council.

122) Community police matters

No police attendance.

Written reports covering period May 26 received subsequent to meeting included here for completeness only:

Nature	Instances
Violence against a person	0
Burglary	3
Theft	1
Domestic issues	1
Highways	2
Road related	1
TOTAL	8

123) Vale Council Matters

(a) Glamorgan Active Trave Network Map (Draft) – Consultation 2nd June to 14th September 2026

Council was pleased to note the inclusion of the route from Llansannor School north to Llanharry.

Resolved: Council together with any Members wishing to do so, should submit a response to the consultation, supporting this route as a priority, on or before 14th September.

(b) Highways matters:

Sandy Lane , Ystradowen – Vehicular issues, particularly commercial and agricultural vehicles.

The following developments subsequent to the meeting are included for completeness only:

Subsequently advised by developer, Lewis Homes, that following agreement with Vale highways double yellow lines would be installed along the Maple Walk.

124) Chair and Members reports and communications

None

125) Delegates reports

Cllr Summers spoke to his written report covering all that below, which he had circulated to all Members 5th July 2026, Members are referred to that report for fuller information

(a) One Voice Wales – Area Committee meetings, next meeting 20th July 2026.

(b) Llansannor and Llanharry CIW Primary School –Governors meeting 1st July 2026, agenda, Head Teacher's Report Summer 2026. Matters of note discussed included application for S106 Sandy Lane funds. Next Governors meeting 7th October 2026.

(c) Vale Community Liaison Committee meeting 2nd July 2026 – Minutes can be viewed at 26-07-02 Minutes . Matters of note discussed included the "Review of Ways of Working with Town and Community Councils" (Cabinet report 25th. June 2026) progressing the proposals of the Western Vale Town / Community Council Forum, also presentation in response to this Council's request for Information on the Council's Policy and Plans for scheduled & reactive highway repairs, Improvements, and maintenance throughout the Vale Council area 2026-27. Next meeting 15th October 2026

(d) Vale Council public Services Board meeting 24th June 2026 – Minutes as yet unpublished. Next meeting 29th September 2026.

(e) Footpath forum 10th June 2026 - Matters discussed with Vale footpaths officer included:

(i) Obstructed footpaths at Tafarn Bach and Trerhyngyll, Vale officers agreed to investigate.

(ii) Dangers posed by cattle to users of footpaths, Vale officers advised matter was already under discussion in Vale Council as having already been reported by farmers.

(f) Western Vale Community / Town Council forum – Update on "Review of Ways of Working with Town and Community Councils ", implementation of proposed work programme included in that approved by Vale Cabinet 25th June and reported to Community Liaison Committee as referred to in (c) above, anticipated to commence with joint Vale / TCC workshop 6th October 2026.

126) Matters relating to land holding

None further

127) Planning applications

(a) The following Planning Applications were considered:

Application No.	**Location & proposal**	**Community Council's Recommendation**
2026/00430/FUL	**Fferm Goch Nursery, Llangan –** Demolish existing barn and construct steel framed barn finished with corrugated profiled steel sheeting	Council would request you take account of the views of neighbouring properties. (See further below)
2026/00442/FUL	**The Cottage, Trerhyngyll -** Proposed pitched roof timber clad double garage and garden room on land to the south of the house.	No objection
2026/00412/FUL	**Brookville, Trerhyngyll -** Variation of Condition 2 (Approved Plans) of Planning Permission 2024/00356/FUL: Removal of the single storey lean to extension on the front elevation. New front door and associated glazing and canopy. Side extension & infill extension at the first floor. Conversion of the garage to habitable rooms. New glazing to replace garage door. New glazing on the front, side and rear elevations. Single storey rear extension	No objection

2026/00345/FUL	**Bryn Y Fedwen Farm, Ystradowen -** Proposed replacement dwelling (and various associated works)	No objection
2026/00371/FUL	**Waun Wen, Trebettyn Lane, Llansannor -** Barn of circa 675 sq m for agricultural storage purposes	No comment

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

DELEGATED ACTION
2026/430/FUL - For completeness only, and subsequent to the meeting, Council was consulted on two amended proposals which required a response during the summer recess of Council.

The Clerk In exercise of his Delegated Powers and following consultation with all Members and the Chairman, the Clerk responded to the Vale as follows:

"*The Council has no objection in principle to appropriately scaled horticultural development of the site. However, the repeatedly changing and piecemeal applications relating to it, the latest additions to the plans and particularly concerns regarding the rebuilding of the garage/store adjacent to the Penllyn Road entrance, which based on local evidence has never been 'a dwelling' and which has been started without any approvals, would appear to be generating a significant risk of 'planning creep' and potentially unauthorised development. The Council would therefore request The Planning Officer gives very careful and critical consideration to The Overall and potentially unauthorised development of the site, before approving any further activity in respect of the Tunnels, the Barn or any other works*."

(b) Other – None

128) Finance

(a) Payment of accounts:

Chq No.	Payee	Details	Amount £.p
	Payments by bank transfer:		
9	Mr AD Williams	July & August 2026 salary	900.00

Resolved: Schedule of payments as above be approved**.**

129) Members Training Programme 2026/27.

Will proceed as required.

130) Councillor vacancy (Ystradowen) – Further Co-option consideration -

Resolved: Defer to next meeting

131) Any other business

PART II
THE PUBLIC AND PRESS MAY BE EXCLUDED FROM THE MEETING DURING THE CONSIDERATION OF THE FOLLOWING ITEMS IN ACCORDANCE WITH SECTION 100A(4) OF THE LOCAL GOVERNMENT ACT 1972

132) Confidential matters - Members Code of Conduct

133) Date time next meeting

Next meeting Monday 7th September 2026, 7pm.

Signed: **Chair** **Date:**