

LLANCARFAN COMMUNITY COUNCIL

CYNGOR CYMUNED LLANCARFAN



MINUTES OF THE HYBRID MONTHLY MEETING OF LLANCARFAN COMMUNITY COUNCIL HELD IN THE VILLAGE HALL LLANCARFAN AND VIA VIDEO CONFERENCING ON ZOOM AT 7.30PM, 19th JUNE 2025

PRESENT Councillors: Cllr G Kemp, Cllr M Hughes, Cllr M Thomas, Cllr J Scott-Quelch, Cllr H Farnell, Cllr H Osborn, Cllr G Dunsford.

Visitors

Apologies Cllr T Bluff-Higgins, Cllr A Rees, Cllr K Kemp

In attendance

1906/313 **To receive declarations of personal and personal/prejudicial interests.**

There was none.

1906/314 **To receive apologies for absence.**

Apologies were received and accepted from Cllr T Bluff-Higgins, Cllr A Rees, and Cllr K Kemp

1906/315 **To determine any items on the agenda considered to be of a private nature that should be discussed at the exclusion of the Public and Press, under the Public Bodies (Admission to Meetings) Act 1960 1 (2).**

There were none.

1906/316 **To receive and discuss any public questions or comments.**

There were none.

1906/317 **To receive the police report from PC Stuart Elson.**

February 2025

Chairman..... Date.....¹

No occurrences of note.

March 2025

12.03.25 – Aberogwrn Farm

Criminal damage

Lampers have gained entry to fields by damaging gates.

No suspects identified. FINALISED

26.03.25 – Llancadle

Drink Driving

Female stopped for drink drive. Provided a roadside breath test of 112. Evidential test - 79. (Legal limit = 35)

Charged to court but has left the area, possibly returning to Eastern Europe. She will be arrested if she returns from abroad or comes to light.

28.03.25 - Cae Maen Farm – Carmel Chapel

Automated message of serious car crash. Line was open, could hear muffled sounds and persons in background but no response to prompts. Attended by traffic officers

Vehicle had lost control in a country lane. All occupants had self-extracted. Vehicle recovered. No offences.

April 2025

No occurrences of note.


May 2025

No occurrences of note.

The two recent burglaries in Llancadle will be included in next month's report.

Councillors reported three thefts from the church in Llancarfan when the collection box was broken into. The lock was replaced and subsequently broken again. PC Elson advised that the collection box is emptied regularly and all thefts are reported online.

1906/318 To receive an update on the former Llancarfan School site development.

Chairman  Date 17/7/25²

Joe Ayoubkhani (Highlight Planning) informed the Community Council that the redevelopment site for the former Llancarfan Primary School has been sold to MyTy Homes, following planning permission and conservation area consent.

He expressed appreciation for the Council's and residents' involvement in shaping the scheme and introduced Phil Owen of MyTy Homes, who will now lead the project's delivery.

Mr Owen responded with an offer to engage personally and facilitate future communications regarding project timelines and construction impacts.

The clerk invited Mr Owen to attend a monthly meeting of the council but he was unable to make either of the dates in June or July.

ACTION – The council would like a site meeting, preferably on a Friday afternoon. Councillors M Thomas, M Hughes, J Scott-Quelch and G Kemp would like to attend.

1906/319 To approve the minutes of the previous Council meeting of 15th May 2025.

The minutes of the previous meeting on 15th May 2025 were approved. Proposed by Cllr J Scott-Quelch and seconded by Cllr M Thomas.

1906/320 To discuss any matters arising from the minutes that are not agenda items.

Ash Tree

The clerk has informed J V Trees that their vote was successful but has not heard anything back.

ACTION – Clerk to send a follow up email to JV Trees.

1906/321 To receive an update on the Section 106 funding projects and decide on any action.

The council was provided a summary of the current situation regarding potential Section 106 funding, noting that:

- The redevelopment of the former Llancarfan Primary School will not generate Section 106 contributions, as this requirement was omitted at the planning permission stage.
- As such, the Council is considering alternative funding mechanisms to support local amenities.

Chairman..... Date.....17/7/25³

Members discussed the challenges associated with initiating capital projects, including:

- The threshold for public tendering (£25,000), which may present procedural complications and is not ideal for smaller-scale community initiatives.
- Exploring grant funding options for projects previously proposed in conjunction with the Tennis Club, Petanque area, and LDCA.

Potential uses of grant funding could include:

- Developing a children's play area.
- Upgrading the tennis court with a multi-surface play surface suitable for wider community use.

Cllr G. Kemp has spoken with one of the trustees of the Tennis/Petanque Club and reported that all trustees would need to be approached to discuss the club's interest and willingness to proceed. This decision rests with the club.

A feasibility review is required before any formal proposal can be pursued. It was suggested that an initial call-out to residents could help gauge interest, separate to any formal involvement by Llanccarfan Community Council.


Should a community-led project proceed, the Council may be able to assist with insurance, maintenance, and management support for up to 10 years.

ACTION - Cllr M. Hughes to contact the Chair of the Tennis Club, Mrs Sarah Voisey-Smith, to initiate discussions on the club's position and possible involvement moving forward. The item to stay on the agenda but reworded due to lack of Section 106 funding.

1906/322 To receive an update on the trees in the car park.

The Clerk provided an update on progress made following last month's agreed actions regarding the trees located within the car park area:

It was confirmed that the site lies within a conservation area. While the previous understanding was that the trees were subject to a Tree Preservation Order (TPO), further clarification revealed that conservation area rules apply.

Chairman.......... Date.....17/7/25⁴.....

The Clerk initiated the planning application process but was unable to complete submission due to uncertainty over which address to use. Council agreed that the nearby resident's address may be used for the application, with their permission.

Cllr M. Thomas directed the Clerk to a previous application which referenced work to a row of Leylandii and native trees—this will support the current submission.

The Clerk is continuing efforts to obtain a response from the property owners regarding suggestions to mitigate root damage but will proceed in the meantime with the application to cut back the branches.

ACTION – The clerk will submit the application.

1906/323 To receive and agree the accounts for 2024/2025 and Chair to sign.

This item has been postponed to an extraordinary online meeting on Monday 30th June 2025 at 6pm.

1906/324 To receive, consider and agree the community grant applications for 2025/2026.


This item will be considered at the next monthly meeting on Thursday 17th July 2025.

1906/325 Committee Reports - Road Matters Committee; Planning Committee: Planning Applications / Approvals /Complaints. Burial Ground Committee; Finance Committee.

Road Matters Committee

Cllr G. Kemp confirmed that he has contacted the Vale of Glamorgan Council regarding both the missing white line at the bottom of Pancross Hill and the issue near the school hall. No formal response has yet been received. He will follow up accordingly.

Members noted that ongoing resurfacing works have significantly improved road quality. The new surfacing is markedly smoother, and the freshly repainted white line in Aberogwn is a welcome enhancement for road safety.

Chairman  Date 17/7/25⁵

In Llancadle, the dropped pavement on the left-hand side is regularly used by tractors to allow vehicles to pass. Residents have enquired whether this could be raised to deter such use. However, it was noted that the area is also used for parking, and raising the pavement may not prevent continued tractor use.

ACTION - Cllr G. Kemp agreed to consult the Land Registry to determine the ownership of the dropped pavement area before any further action is considered.

Planning Committee

New Applications:

2025/00516/FUL Land at Coed Arthur, Llancarfan

Open fronted storage barn for timber products.

2025/00541/FUL Middlecross Pancross Farm, Llancarfan

Erection of extension to grain store.

2025/00595/PNA New House Farm, Moulton Village, Moulton

Agricultural steel frame shed, fibre cement roof and wooden cladding.

Not in Llancarfan area

2025/00439/FUL Sycamore Farm, A48 Bonvilston, Bonvilston

The proposal comprises of 6 no. four-bedroom dwellings and 3 no. two-bedroom affordable dwellings with associated parking and external amenity space. The proposal also includes the revision to the vehicular access to Sycamore Farm

Approvals:

2024/00246/ENV Pantyffynnon Quarry / Seth Hill Quarry, Bonvilston

2nd Periodic Review following permissions 97/01084/FUL & 2009/00814/ENV

The approval has several conditions.

Awaiting Consultation:

2025/00525/FUL Land north of Castle Road, Burton, Rhoose

Development of a Battery Energy Storage System and associated infrastructure.

ACTION – Cllr G Dunsford and Cllr H Osborn to write an observation on behalf of LCC.

Chairman  Date 17/7/25⁶

Finance Committee

There has not been a meeting.

Burial Committee

There has not been a meeting. It was agreed that the burial ground has been kept very neat. As request has been received for the grass to be cut prior to the village show on 30th August 2025.

Community Engagement and Future Generations Committee

The next newsletter to be sent out in the Autumn. The committee intends to meet with the Llancafarn Society, Church, LDCA, and other local groups to decide on content.

1906/326 **Payments, Receipts, and Bank Balances.**


CURRENT ACCOUNT OPENING BALANCE 19th June 2025			£ 24,802.24
Cheques paid	Wages April 2025		£ 477.35
	Expenses April 2025		£ 43.34
	Edenvale 1 of 3		£ 666.66
			£ 1,187.35
Cheques not yet cashed	HMRC April 2025		
			£ -
Receipts			
			£ -
Cheques written	Wages May 2025		£ 381.64
	Expenses May 2025		£ 114.32
	HMRC May 2025		£ 95.60
			£ 591.56
Expected Receipts			
Expected			£ 24,210.68

1906/327 **To review the Council's operational procedures and working practices.**

This item will be discussed at the next meeting.

1906/328 **Correspondence.**

The Clerk informed the Council that correspondence had resumed with Emma Tucny of Natural Resources Wales. On 5th June, Emma contacted the Clerk to follow up on earlier discussions and expressed interest in continuing dialogue regarding community and environmental matters.

Chairman  Date 17/7/25⁷

Emma confirmed that approval had been granted for the full removal of the weir at the downstream end of the River Kenson, with contractors scheduled to begin work the following week.

In addition, Emma noted that design and modelling work continues for the proposed restoration project on the Fonmon estate. Natural Resources Wales is also aiming to host a community engagement event in early August, with final details on the date and location to follow once confirmed.

Following this initial message, the Clerk extended an invitation for Emma and her colleague Sally to attend the upcoming community meeting. Emma responded positively, confirming their attendance and expressing appreciation for the opportunity to engage with Council members.

1906/329 Reports from Representatives, and the Clerk.

Airport Consultative Committee – Cllr J Scott-Quelch

The AGM took place and a new Chair, Nigel Ford, was elected. The interim CEO is Andy Jones.

Southpoint Governors – Cllr H Farnell

There has not been a meeting.

One Voice Wales – Cllr H Farnell.

ACTION – Clerk to inform OVW that both Cllr H Farnell and Cllr G Kemp should be included in their emails.


VoG Community Liaison Committee – Cllr H Osborn

The next meeting is on 1st July 2025.

Tarmac – Cllr T Bluff-Higgins

It was agreed that Cllr G Dunsford to become the council representative as he already attends these meetings.

CCR Aberthaw Power Station – Cllr G Dunsford

Chairman  Date 17/7/25⁸

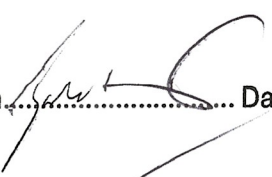
The contractors were appointment 18 months ago. The demolition works are currently underway and projected to take approximately three years to complete. The initial phase involves the removal of asbestos, which is ongoing.

The ash mound at Aberthaw is under testing to assess its suitability for future development. However, concerns have been raised over potential dust pollution, as full extraction of the ash could span up to 30 years.

It was noted that the contract associated with the project failed to follow proper procedural channels, resulting in a substantial financial penalty exceeding £5 million. Cardiff Capital Region (CCR), which funds the initiative collectively through seven councils, is addressing governance and communication issues. A meeting is planned between the Chair of CCR and the Liaison Committee to improve dialogue and coordination between the two bodies.

1906/330 Items for consideration for next month's Agenda.

- Community grant applications
- Emma Tucny from Natural Resources Wales

Chairman  Date 17/7/25⁹