

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 FEBRUARY 2026

PRESENT Councillors: Cllr G Kemp, Cllr K Kemp, Cllr A Rees, Cllr H Farnell, Cllr H Osborn,
Cllr M Thomas, Cllr M Hughes, Cllr J Scott-Quelch

Visitors

Apologies Cllr T Bluff-Higgins, Cllr G Dunsford

In attendance

1902/453 **To receive declarations of personal and personal/prejudicial interests.**

Cllr H Farnell and Cllr M Hughes both declared a personal interest in item 1501/461
To receive an update on the trees in the car park.

1902/454 **To receive apologies for absence.**

Apologies were received and accepted from Cllr G Dunsford and Cllr T Bluff-Higgins.

1902/455 **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).**

In accordance with the Act, one confidential item was identified and the public and press were excluded.

1902/456 **To receive and discuss any public questions or comments.**

No public questions or comments were received at this meeting.

1902/457 **To receive the police report from PC Stuart Elson.**

January 2026

There were no incidents of note.

1902/458 **To approve the minutes of the previous Council meeting of 15th January 2026.**
The minutes of the previous monthly meeting on 15th January 2026 were approved.
Proposed by Cllr K Kemp and seconded by Cllr A Rees.

1902/459 **To discuss any matters arising from the minutes that are not agenda items.**
The clerk submitted application forms for the litter pick to take place on 7th March 2026 at 10am. Cllr G Kemp spoke to Adam at the Fox and Hound who will welcome participants into the pub following the litter pick where they are welcome to use the establishment to purchase food and drink.
ACTIONS – The event will be advertised once formal confirmation of approval has been received.

1902/460 **To consider ideas for future community facilities and possible funding source.**
No update was available at this meeting.

1902/461 **To receive an update on the trees in the car park.**
The Clerk provided an update on the actions agreed at the previous meeting. The pedestrian gate to the car park can be secured with a standard padlock. The vehicular gate is approximately 4 metres wide and would require a large gate if the Council wished to close the car park temporarily. Councillors noted that a decision would be required on whether any gate should be movable to allow access for neighbouring residents who currently use the car park to reach their properties. If so, alternative fixings would be necessary. The Clerk reported that suitable gates are available for purchase at approximately £189.99 each, plus the cost of fixings, and that some suppliers offer hire arrangements with an initial delivery fee followed by weekly payments of around £25.

Councillors discussed whether it would be lawful or appropriate to close the car park given its use as an access point for residents. The Clerk confirmed that a quotation from Edenvale for regular leaf-fall clearance, in addition to the existing contract, is awaited.

The Clerk also presented the fee proposal from Tree Law for the preparation of a written advice note and site visit, outlining the scope of advice to be provided under Options 1 and 2.

Following discussion, it was resolved to instruct Tree Law under Option 1 (Written Advice Note and site visit), with the understanding that the Council may request the additional correspondence included in Option 2 at a later stage if required. This proposal was made by Cllr G. Kemp and seconded by Cllr M. Thomas.

ACTION - The Clerk to update the Council's risk register to reflect the issues associated with the trees, leaf fall, and car park surface, and to establish a regular inspection regime appropriate to the identified risks.

1902/462 **To discuss the Kenson Project and Fonmon Estate restoration including public access and flood modelling.**

Elinor Meloy, Project Manager - Natural Resources Wales confirmed via email that the Pre-Application Consultation for the Kenson River Restoration project will run from 19 February to 19 March 2026. A letter drop to all Llancadle residents is scheduled, and a public drop-in session will take place on 2 March 2026, 1pm–6pm, at Llancarfan Community Hall.

Hard copies of the PAC materials will be available at the hall and on request from the NRW office. Consultation responses can be submitted via the NRW website.

NRW outlined the aims of the proposed works, including reinstating a natural river course, restoring geomorphological processes, creating approximately 450m of new river habitat, improving water quality and sediment transport, increasing floodplain connectivity across 20 hectares, and enhancing habitat for species such as otters, water voles, eels, lamprey, invertebrates and aquatic plants.

Residents, landowners, community groups and stakeholders are invited to review the draft plans and provide feedback ahead of the final planning application later in 2026. Full details will be available on the consultation webpage from 19 February.

NRW requested that this information be shared with local residents and noted that updates will also be posted on their Facebook page.

ACTION – Clerk to ask Elinor to include Llancarfan and Penmark residents in future engagement.

1902/463 **Committee Reports - Road Matters Committee; Planning Committee: Planning Applications / Approvals /Complaints. Burial Ground Committee; Finance Committee.**

Road Matters Committee

Cllr G. Kemp is continuing to pursue the five outstanding items from the previous meetings. It was noted that whilst some road works have taken place, the recent bad weather has caused more damage and delayed repairs.

Cllr H Farnell reported that the reflective posts in the Llancadle dip have been replaced.

Planning committee

New Applications

2026/000123/FUL Land off Oak Way, Llancarfan
Open fronted storage barn for general machinery, tractors etc.
No comments to be made.

2026/00088/FUL New Mill Cottage, Llancarfan
Proposed Ground Floor Front Extension
No comments to be made.

2026/00090/FUL Ty Canol Farm, Llantrithyd Road, Llantrithyd
Roof cover (grant scheme) over existing collection yard to reduce contaminated water run-off.
No comments to be made.

2024/00002/1/CD Land at Pen Onn Farm, Llancarfan
Discharge of Conditions 8. (Updated LEMP, Skylark Mitigation Strategy and Landscaping Strategy) 14. (Glint & Glare) for planning ref 2024/00002/DNS -
Erection of a ground-mounted solar photovoltaic solar farm, including grid connection, associated infrastructure, and ancillary works.
No comments to be made.

Determinations

2025/01114/FUL Bonvilston Hall, Bonvilston

Construction of a single storey contemporary glazed orangery extension to the rear of a double storey detached residential property.

Approved 2nd February 2026

2025/00832/LAW Rowan, Llancarfan, Barry

Replacement of existing doors, windows and replacement of balustrade on existing balcony.

Approved 26th January 2026

Ongoing applications

2025/00802/FUL Land north of Llantrithyd Deer Park

Widening of existing agricultural access and provision of permeable aggregate surfacing.

Update: Cllr A Rees reported that the landowner opposite the access, where lorries had previously been turning onto private land, has been in contact with the quarry operators regarding vehicle movements. Boulders were placed on the land to prevent lorries from driving onto it. The Vale of Glamorgan Council has asked for the boulders to be moved back to the hedge line, and this has now been done.

ACTION – Clerk to contact Cllr I Perry regarding the LCC's request that the application gets called in for determination by the Vale of Glamorgan Council's Planning Committee, due to local concern regarding vehicle movements and the impact of the proposed access arrangements.

Burial Ground Committee

Planning permission for the tree and bush works in the burial ground has been granted by the Vale of Glamorgan Council, and the contractor is expected to begin work shortly.

Finance Committee

There is no update.

1902/464 **Payments, Receipts, and Bank Balances.**

CURRENT ACCOUNT OPENING BALANCE 19th FEBRUARY 2026			£27,390.64
Cheques written	Clerks Wages December 2025	£	491.10
	Clerks PAYE December 2025	£	122.60
	Clerks expenses December 2025	£	53.50
	Edenvale	£	799.99
		£	1,467.19
Expected balance as on 19th March 2026			£ 25,923.45

1902/465 **To review the Council's operational procedures and working practices.**

ACTION – Cllr M Thomas and Cllr K Kemp to create a list of compulsory actions for the council.

1902/466 **Correspondence**

- Diversion of the footpath in Llantrithyd.

1902/467 **Reports from Representatives, and the Clerk.**

Community Liaison Committee – Cllr H Osborn

No update.

Southpoint Governing Body Meeting – Cllr H Farnell

The Afghan children attending South Point have settled in well and formed strong friendships with pupils. All but one have now left the school following rehoming, with further arrivals expected as part of the ongoing resettlement programme. The school currently has 133 children on roll.

One Voice Wales – Cllr H Farnell

No update.

1902/468 **Items for consideration for next month's Agenda.**

There were no additional items requested.