

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, 16th APRIL 2026

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

Visitors

Apologies Cllr T Bluff-Higgins

In attendance

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- 1604/485 **To receive declarations of personal and personal/prejudicial interests.**
Cllr H Osborn and Cllr J Scott-Quelch both declared personal interests in item 1604/496 neighbours of the grass triangle verge at the junction near “The Hollies” and “Beechcroft”, reportedly caused by vehicle parking.
- 1604/486 **To receive apologies for absence.**
Apologies were received and accepted from Cllr T Bluff-Higgins.
- 1604/487 **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 Public Bodies (Admission to Meetings) Act 1960 s.1(2), no items of a private nature were identified for discussion.
- 1604/488 **To receive and discuss any public questions or comments.**
No public questions or comments were received at this meeting.
- 1604/489 **To receive the police report from PC Stuart Elson.**
No report has been received by the Clerk.

ACTION: Clerk to contact PC Elson to request an up-to-date report.

- 1604/490 **To discuss the Kenson Project and Fonmon Estate restoration, particularly flood modelling with feedback from Natural Resources Wales.**

Cllr H Osborn confirmed that comments had been submitted following the last meeting, as previously agreed. Elinor Meloy, Project Manager at Natural Resources Wales, was unable to attend this month's meeting but provided an interim update document for the council's consideration. It was noted that the consultation end date has been extended.

ACTION: Clerk to share document with the council.

- 1604/491 **To approve the minutes of the previous Council meeting of 19th March 2026.**

The minutes of the previous monthly meeting on 19th March 2026 were approved. Proposed by Cllr K Kemp and seconded by Cllr G Dunsford.

- 1604/492 **To discuss any matters arising from the minutes that are not agenda items.**

There were no matters arising to be discussed.

- 1604/493 **To consider ideas for future community facilities and possible funding source.**

No update was available at this meeting.

- 1604/494 **To receive an update on the trees in the car park.**

The Clerk reported that a holding email had been issued to neighbouring residents while the council awaits the solicitor's report. A Leaf Fall Management Pack was prepared and circulated to councillors ahead of the meeting for consideration. Councillors agreed the contents of the Management Pack and approved the use of an online inspection schedule.

The quotation from Edenvale to add leaf-fall clearance to their existing maintenance schedule was reviewed and not accepted.

- 1604/495 **To receive an introduction from Bethan Pickup, Rural Housing Enabler, regarding her work and remit.**

Bethan Pickup, Rural Housing Enabler for the Vale of Glamorgan, attended the meeting alongside Carol Price, Housing Strategy Coordinator, to introduce her role and outline forthcoming work relating to rural housing need.

Bethan confirmed she commenced the role on 1 April, having previously worked within the housing sector. She highlighted the significant need for affordable housing in rural areas and the challenges faced by local residents wishing to remain within their communities. Councillors were informed that 22 individuals in Llancarfan and St Nicholas are currently seeking accommodation.

A housing needs survey will shortly be issued to every household within the parish, using the electoral roll to ensure full coverage. The survey will be anonymous to encourage participation, and a QR code will be provided to facilitate online responses. A response rate of 25% is required for the survey to be considered viable; a recent survey in Peterston-Super-Ely achieved a 28% return.

Information gathered will inform future planning considerations and help identify the scale and type of local housing need. Priority for any future affordable housing would be given to people with a local connection, with eligibility widening in stages only if required, in line with the Local Lettings Policy. Bethan emphasised the importance of enabling residents to remain in the area they grew up in, including younger people who may otherwise leave due to affordability pressures, and older residents who may wish to downsize, thereby releasing existing homes.

It was noted that re-lets in rural areas are very limited and that any future development would need to be in keeping with the character of the area. Land availability remains a key constraint. Bethan also referenced the Welsh Government's Rural Housing Enabler initiative (2010), under which the Vale of Glamorgan Council established the current role. Affordable housing provision may include rental, purchase options, and Section 106 opportunities, not solely grant-funded schemes.

Bethan confirmed she will return to the council with the survey findings before any information is made public.

1604/496 **To consider concerns raised by a resident regarding the ongoing deterioration of the grass triangle verge at the junction near “The Hollies” and “Beechcroft”,**

reportedly caused by vehicle parking. Members to discuss the issue and agree any appropriate actions.

Members considered concerns raised by a resident regarding the ongoing deterioration of the grass triangle verge at the junction near “The Hollies” and “Beechcroft”, reportedly caused by obstructive and extensive vehicle parking in the area. The resident had noted erosion of the verge and potential exposure of tree roots, and suggested possible measures including painted white lines, boulders, and signage.

It was noted that PC Stuart Elson has previously spoken with residents regarding obstructive parking in this location. Members further noted that the triangle verge is not owned by Llancarfan Community Council and is not adopted land; therefore, the Council is unable to implement the measures requested by the resident.

During discussion, Members raised concerns that an alleged business operating from a property at Cross Green may be contributing to the increased number of vehicles parking in the vicinity.

Resolved: To write to the Vale of Glamorgan Council requesting that they investigate the alleged business activity at the Cross Green property. Proposed by Cllr K. Kemp, seconded by Cllr A. Rees and agreed by all.

Cllr H. Osborn and Cllr J. Scott-Quelch declared an interest in the item and abstained from voting as neighbours of the area.

ACTION: Clerk to contact the Vale of Glamorgan Council Planning Department regarding the alleged business at Cross Green.

ACTION: Clerk to contact PC Stuart Elson to request that he speak with the resident at Beechcroft regarding obstructive parking near the triangle verge.

1604/497 To set a date for the community litter pick.

A date was set for Saturday 9th May 2026 and the team will meet at Llancarfan community hall at 10am.

1604/498 Committee Reports - Road Matters Committee; Planning Committee: Planning Applications / Approvals / Complaints. Burial Ground Committee; Finance Committee.

Road Matters Committee

Cllr A. Rees reported on correspondence with Nathan Thomas, Neighbourhood Manager (Highway Maintenance), regarding the condition of the road leading to Pantyffynnon Quarry and wider resurfacing works in Llantrithyd. Cllr Rees had queried why heavily used sections of road, which have deteriorated significantly, were not included in upcoming resurfacing works, and sought clarification on plans for repair.

Nathan Thomas confirmed that, following Cllr Rees' earlier enquiry of 27 February, he had requested further information from an internal team and had issued a chaser on 9 April seeking an update on the formal agreement intended to address the damage caused by quarry traffic. He advised that he would update Cllr Rees once further information was received.

It was noted that some of the recent road works to repair potholes was already deteriorating and lane to St Hilary had been tarmacked.

Planning committee

New Applications

2020/00600/2/CD Fingerpost Farm, Lane – Llancarfan

Discharge of Conditions 3. (Tree protection Details) 4. (Road Condition Survey 1) -
Extension of racehorse gallops

No Comments

Determinations

2026/000125/FUL Delta Cottage, Llancarfan

Take down existing double garage and replace with new double garage. New garage to be linked to existing house via flat roofed area over existing pathway.

Approved 10th April 2026

2026/00123/FUL Land off Oak Way, Llancarfan

Open fronted storage barn for general machinery, tractors etc.

Refused 25th March 2026

Details: The application fails to demonstrate that a new building is required in connection with the forestry enterprise at Coed Arthur or agricultural activity on the land. The proposal therefore represents an unjustified development in the countryside, at odds with the provision of Policy MD1 of the Vale of Glamorgan

Adopted Local Development Plan (2011 - 2026) as well as advice contained within Planning Policy Wales (Edition 12, 2024).

2026/00090/FUL Ty Canol Farm, Llantrithyd Road, Llantrithyd
Roof cover (grant scheme) over existing collection yard to reduce contaminated water run-off.
Approved 20th March 2026

Ongoing applications

2025/00802/FUL Land north of Llantrithyd Deer Park
Widening of existing agricultural access and provision of permeable aggregate surfacing.
This item was previously discussed under Road Matters Committee.

Burial Ground Committee

There is no update.

Finance Committee

There is no update.

Community Engagement and Future Generations Working Party

The newsletter is ready for the annual meeting information to be added.

1604/499 **Payments, Receipts, and Bank Balances.**

CURRENT ACCOUNT OPENING BALANCE 19th APRIL 2026		£	22,797.26
UNITY OPENING BALANCE 19TH APRIL 2026		£	3,494.00
Cheques paid	Clerks Wages February 2026	£	392.76
	Clerks PAYE February 2026	£	109.29
	Clerks expenses February 2026	£	43.14
	Edenvale additional invoice	£	630.00
	SLCC annual membership	£	139.00
		£	1,314.19
Receipts	Pamela Forte - Exclusive Rights Transfer	£	166.00
		£	166.00
Cheques written	Clerks Wages March 2026	£	491.10
	Clerks PAYE& NI March 2026	£	122.60
	Clerks expenses March 2026	£	53.13
	Llancarfan Christmas Tree grant	£	150.00
		£	816.83
Expected balance as on 16th April 2026		£	25,474.43

1604/500 **To review the Council's operational procedures and working practices.**

There is no update.

1604/501 **Correspondence**

Clerk to send out the most recent list of training available.

1604/502 **Reports from Representatives, and the Clerk.**

Community Liaison Committee – Cllr H Osborn

No update.

Southpoint Governing Body Meeting – Cllr H Farnell

No update.

One Voice Wales – Cllr H Farnell

No update.

Airport Committee – Cllr J Scott-Quelch

No update.

1604/503 **Items for consideration for next month's Agenda.**

There were no additional items requested.