

ST BRIDES MAJOR COMMUNITY COUNCIL  
MINUTES OF MEETING HELD ON THE 13<sup>TH</sup> NOVEMBER, 2023  
AT ALL SAINTS CHURCH, SOUTHERNDOWN AT 7PM

**PRESENT:** Cllr. A. Parry (Chairperson), Cllrs. S. Roberts, M. Wynne Jones, H. Rosenberg, A. James, A. Morgan, S. Edwards, B. Lewis, Vale Cllr. C. Stallard, Carol Price, Rural Housing, Mark Thomas, Nicola Biddiscombe Rural Housing Enabler, PC J. Williamson and 2 members of the public.

1. **APOLOGIES** - Cllrs. S. Evans, E. Hayhurst, R. Stephens, Vale Cllr. J. Prothero

2. **POLICE REPORT** - 11 Crimes reported

Ogmore by Sea – Stolen parcels

Harassment

Damage to barrier at Rivermouth Beach Car Park. This was removed by people in a vehicle. There is footage of this on CCTV.

Barrier then used to damage

a second car parked on the Main Road of Ogmore by Sea. The police reported this as an act of pure vandalism.

Discussion held on this subject stating the severe disappointment of this happening.

St. Brides Major Burglary at quarry

Lampers in the area.

Domestic assault.

Southerndown Family attacked by small dog.

2 assaults

Car keyed.

No questions to PC Williamson

**3. Carol Price Rural Housing, Vale of Glamorgan Council – Rural Development Plan**

Before commencing with this the chairperson reminded this had been requested after Wick Community Council had reviewed their policy for Rural Letting policy.

**Mark Thomas** – He introduced himself and his role as Rapid Rehousing Lead Officer, co Ordinator, viewing Officer. He explained this covered homelessness a role for which he had 25 years' experience.

He discussed the problems caused with housing, and lack of social housing. This is not new problem but has grown significantly since 1947. The Town and Country Planning Act in 1990 made it more prohibited. When a new site is opened there is a request for 40% social houses to be built, but this depends on several factors. Some of the problem has been eradicated by Housing Associations and private rentals, which are now reducing due to these being withdrawn.

The Vale Council hire 80 rooms at the Holiday Inn at Rhoose and are renegotiating costs already for next year with an increase of 25/26%. Bridgend have seen an increase in demand by 7,000%.

This is a long-term problem with little solution available and a significant rise in costs placing local council under increased burden.

### **Questions**

#### **Why have some areas seen lower rates of additional housing than others?**

This is down to planning regulations. Houses have now to be fitted with sprinklers at a cost of £5,000, which is the first thing to be disconnected as some insurance companies will not insure contents if sprinklers are fitted. Different areas have different regulation with regards to planning.

### **Questions**

#### **In relationship to statutory duty to provide housing for homelessness and is the Vale breaching this?**

The answer to this is yes.

#### **In relations to affordable housing an application for planning permission is granted this includes a number of social housing but is this number is reduced further down the line?**

This question could not be answered, but it is known that these conditions are adhered to.

### **Nicola Biddiscombe -Rural Housing Enabler.**

She introduced herself and advised the duties of her work. She stated that each Community Council have drawn up their individual Local Lettings Plan with one being drawn up by St. Brides Major Community Council during past developments.

Two ways developments happen.

1. Rural Exception sites – small sites with no more than 12-15 properties. These rarely become available as they are occupied by people with connections in the community and stay put.
2. Section 106 – Large market development sites. 40% contribution to affordable housing. Each area has its own Local Development plan which stipulates conditions for rental of these properties and therefore prevents families with no connection to the area obtaining housing quickly regardless of their needs.
3. The Cabinet have endorsed the Rapid Rehousing Transition Plan, and considerations is being given to the following:
  - Large S106 sites may no longer have a Local letting Plan.
  - Have a Local Letting Plan for initial letting only.
  - Using Local Letting Plan on S106 sites for 50% of new lettings first time around.

Consideration to individual needs would obviously come first, and we wouldn't want to place people who need support in the communities unless there is support available for them.

### **Questions**

#### **Is the local letting plan only for Ogmore by Sea?**

The Local Letting Plan is for every area and if/when a house becomes available within the area, the Local Letting Plan will be considered.

The Local Letting Plan was in force when the Waterstone's site at Ogmore by Sea was built in 20?? and due to the criteria not being met, people did not enquire about them, and the area had to be extended.

#### **How many properties are available within the area?**

This is not known, but no housing is currently available.

#### **Question from a member of public. With the old care home being converted into flats, would this be subject to social housing?**

The answer was no.

The Local Development Plan could involve areas within the three villages, but no plans are being considered at present.

Thanks were given for their attendance.

#### **4. DECLARATION OF INTEREST – Cllr. A. James Director AGB James Limited**

Cllr. A. Morgan – Commoners Asso

Clerk – Director of BL Safety and Training Consultancy Limited.

## **5. PLANNING**

### **APPROVED**

Application no. 2023/00694/FUL

Location : Ty Waun, Southerndown Road, St. Brides Major

Proposal : Front and rear elevation roof extension to form feature glazed gables and single storey rear extension to form kitchen, family dining room

Approved 6<sup>th</sup> October, 2023

Application no. 2023/00885/FUL

Location : 45 Seaview Drive, Ogmores by Sea

Proposal : To retain existing balcony area to the first floor and at the front elevation

Approved 23 October, 2023

Application No. 2023/00679/FUL

Location : Westridge, Church Close, Ogmores by Sea

Proposal : Remodelling of house including the first floor and external alterations.

Approved 31<sup>st</sup> October, 2023

Application No. 2023/00926/FUL

Location : 4 Croft Lane, Southerndown

Proposal : Extensions to side and rear, external alterations, garden structures, means of enclosure, landscaping (as per extant planning permission 2021/01176/FUL and extension of balcony to the rear South West elevation.

Approved 10<sup>th</sup> November, 2023

### **REFUSAL**

Application No. 2023/00914/FUL

Location : Bryn Sion Chapel House, Penylan Road, St. Brides Major

Proposal : The addition of a fully insulated garden office to the front garden to enable home working.

Refused 7<sup>th</sup> November, 2023.

### **NEW APPLICATIONS**

Application No. 2023/01041/LBC (LF)

Location : Castle Upon Alun House, St. Brides Major

Proposal : Repair of envelope to curtilage-listed Ty Bychan bothy, along with some adaptations to envelope, and repair, restoration and new fit-out to interior. Works to external area in front, alongside lane. Construction of new structure, within private land, to accommodate new Bat Roost  
No observations. No objections

Application No. 2023/01054/FUL (ED)

Location : Clifton House, South Terrace, Southerndown

Proposal : Replace the oil fed boiler (1500L oil tank in back garden) with an Air-to-source Heat pump

No objections

Application No. 2023/01060/FUL (LF)

Location : Tyn Y Porth Cottage, Meadows Court, St. Brides Major

Proposal : Erect a conservatory to existing stone walls at the front elevation. – Objection: Not in keeping with surroundings.

## **6. MATTERS ARISING FROM MINUTES FROM OF MEETING 9<sup>th</sup> October, 2023**

Email to M. Clogg re B4524 – Acknowledged Emails to be forwarded to both Vale Councillors in future.

Draft Rights of Way – Cllr. Morgan only stating how Rights of Way are maintained.

Media Working Group – No meeting has been held.

**7. ACCEPTANCE OF MINUTES DATE THE 9<sup>th</sup> October, 2023.** A discussion took place as to what items qualify as “confidential”. This was in relation to the grant applications discussed in camera at the previous meeting. The outcome of this should be added to the minutes, it was proposed and seconded they be accepted.

## **8. CORRESPONDENCE**

Request from Neil Smurthwaite for notification of the date for the fitting of the tree at Southerndown, to protect the newly planted wildflower area. The ground outside the Church at Southerndown belongs to the Duchy but the Church has control over it, so perhaps permission could be requested.

Email received suggesting that trees are planted instead of using a cut tree every year. As the trees are positioned on verges, permission would have to be received from Vale Council. The Clerk did suggest that perhaps one could be planted within the Village Hall grounds.

Email from St. Bridget’s Church advising a Christmas Tree festival is being held on the 2<sup>3rd</sup> December, and invited the Community Council to place a tree. The Clerk has a tree, decorations and lights and will take it to the Church.

Email from Vale Cllr. Stallard regarding land at Craig yr Eos Avenue, Ogmere by Sea.

National Association of Local Councils – Local Government Services pay.

Acceptance of Community Council Grant from Butterfly Conservation – Cllr. Hayhurst is appointed contact.

Acceptance of Community Council grant from Southerndown Surf Livings Savings – Cllr. James is appointed contact.

Confirmation for the supply of Christmas trees

Correspondence from Cllr. Stallard regarding the Memorial Garden at Ogmere by Sea. Strong feelings within the area against this. This is well maintained by locals but has been considered as trespassing. Community Council were not advised of this at the time.

St. Brides Major Coffee and Chat request for donations to fund the Christmas lunch. Cllr. Edwards declared an interest in this. It was proposed that £200 be given and this was seconded.

National Association of Local Councils – pay grade for Clerk. This was noted.

Invitation from the Army Engagement Team to attend their presentation.

**Actions – Tree to be provided to Church.**

**Donation given to the Coffee and Chat**

**Request from the Vale Council to supply planning website. Request from the Vale Council to supply planning website.**

## 9. FINANCIAL REPORT

OPENING BALANCE £14,116.82

Payments made since last meeting.

Cheque nos. 102416 Print Media (banners) £264.00

102436 Defib pads Sports £ 38.40

Pavilion Southerndown

On line payments Mark Stevens £290.00

Mark Stevens £506.00

Direct debits E.On £ 17.64

E.On £ 17.64

PAYMENTS MADE TOTAL £1,133.68

BALANCE £12,983.14

Savings account £24,880.74

Payment requests

Delyth Brunsdon Clerk Salary £340.90

Rent £ 20.00

Telephone £ 15.00

Stamps for Grant letters £ 8.00

Richard Gower £140.00

Royal British Legion £ 25.00

Calon Heart Defib pads and batteries £ 392.00

Mark Stevens	£460.00
Website update	£100.00 for Clerk training
SSL	£ 49.00.

Payments proposed and seconded.

A question was raised as to the ringfencing of the £3,000 to the Village Hall at Ogmore by Sea, and request if this is still going ahead.

**Action: Letter of thanks to Mark Stevens for upkeep of the Green for Remembrance.**

**Letter to Village Hall at Ogmore by Sea for update regarding monies for a storage unit.**

**10.1 BUDGET REVIEW** – Cllr. B. Lewis reported that everything is going according to plan. £17,000 of the £23,000 has been spent. The amount of Precept required next year is shortly to be discussed.

It was also agreed that £100 be sent to the Air Cadets in Bridgend as a token of appreciation for their services at the Monument at St. Brides Major on Remembrance Sunday. This was proposed and seconded.

**11. VALE REPRESENTATIVES REPORT** – Cllrs. C. Stallard J. Protheroe – Unfortunately, Cllr. Stallard had to leave the meeting but had discussed the issue with the barrier under the police report.

**12. REPORT PUBLICATION OF LOCAL BOUNDARIES** – A letter expressing the opinions of the Councillors and public has been sent to the Vale Council. Very little response from the public.

**13. GRANT APPLICATION RESULTS** – Update Letters have been issued to both successful and unsuccessful candidates. For the unsuccessful applicants, reasons were given advice and information for other organisations who could help. Each successful applicant has been appointed an individual councillor as their point of contact. It is felt this had a positive outcome and thanks again to Cllr. Hayhurst for taking ownership of this. Despite being unsuccessful in obtaining project money the Ogmore by Sea Table Tennis Club has been initiated. This is due to residents loaning the table tennis tables. There are approximately 20 members. Thanks were extended to Cllr. Barry Lewis for the advice given.

**14. RESULTS OF MEDIA WORKING GROUP** – As no meeting has been held, nothing to report group. The Clerk advised that she had met with Coland Systems and has discussed updating the website, and ways she could post items herself. It had also been discussed about having a St. Brides Major Community Council Facebook page to enable the Council to add items to it, but with it being a private page, a link to the email address would be added to receive comments. Also, a list of the local hubs could be mentioned on other information. He has applied the licence for the page to become a secure site, which he felt may increase the number of people accessing it. A further meeting is to be held, and councillors on the Media Group invited to join them.

**15. BIODIVERSITY PLAN** – A Plan has been prepared by Cllr. Hayhurst with help from One Voice Wales and Mrs. Dot Williams. This is a draft copy at present, and Councillors have been asked to comment on it. This is a substantial plan and needs to be considered before it becomes a public document. There is some information which needs to be clarified but as Cllr. Hayhurst has sent her apologies for this meeting, these cannot be answered. A request was made that any queries be sent to the Clerk by the end of the month who will forward them to Cllr. Hayhurst to give her sufficient time to gather the information. A member of the public who is involved with the Southerndown Group TAFFS stated that they had no knowledge this document was being written and had no opportunity to participate with any input. Cllr. Evans, the representative for Southerndown has previously had input into the document. Thanks given to Cllr. Hayhurst for the plan. In the report there is a figure of £3,000 which is unclear if this is a one-off payment or an annual figure. This item will form a substantive part of the December meeting.

## **16. REPRESENTATIVE'S REPORT**

**16.1 BURIAL GROUND** – In the absence of Cllr. Stephens, Cllr James advised that he and the Clerk had met at the Burial Ground to find a burial plot. It has been agreed with the family that a meeting could be arranged on site for selection by them. He advised that it would be beneficial for a meeting to be held on site to discuss future burials. Agreed and this is to be arranged. The lease on a burial is 100 years. Some of the graves have no markings and families would be impossible to contact. This is to be discussed at a future date.

**16.2 REPORT FROM WILD OGMORE** – Cllr. E. Hayhurst had sent her apologies. No report received.

**16.3 FRIENDS OF THE HERITAGE COAST** – Cllr. S. Edwards advised that a relaunch meeting was being held on the 19<sup>th</sup> November, at 2.30pm in order to appoint a new committee/working group.

**16.4 SPORTS PAVILION ST. BRIDES MAJOR** – Confirmation that an Expression of Interest has been sent to the Vale Council. This has been a lot of work carried out in a short time. Thanks were given to Cllr. Lewis for his many hours work on this. The result of the Expression of Interest is now awaited.

**17. MEMORIAL GARDEN, OGMORE BY SEA** – It would appear little can now be done but copies of the planning application and amendments are to be requested.

**18. RIVERMOUTH CAR PARK** – Update Nothing further to add other than it is disappointing the barrier has been damaged and the whole unit will have to be replaced. It has been confirmed that the intercom and CCTV are in working order. A member of the public stated that he has witnessed cars tailgating each other and it is thanks to the sensors that no damage has been done to these vehicles. The barrier due to the damage recently, will have to be replaced and the date for this is unknown.

**Action:** Letter to check if the intercom was working at the exit of the car park.

**19. BATHING WATER REVIEW** – Cllr. M. Wynne Jones a report has been sent to all Councillors. Dunraven Bay is monitored regularly and is in good health. Ogmore by Sea is monitored equally but does not reach a satisfactory level. This, it would appear seems to be a problem upstream. It was suggested that a full discussion is to take place between Welsh Water, Welsh Assembly and the Vale of Glamorgan Council.

It was then agreed that a invitation be sent to Welsh Water asking them to attend a meeting in January to update the situation. Thanks were

given to Cllr. Wynne Jones.

**Action:** Letter to be sent to Welsh Water requesting they attend a meeting to update on situation.

## **20. UPDATE ON WARD**

### **20.1 OGMORE BY SEA –**

- A resident had requested that Sutton Lane be cut back as it is now very difficult to travel. Letter to be sent to the Vale of Glamorgan Highways Department.
- Community Event was successful. Next event is in January.
- A request for a music licence, be applied for by the Community Council will be with no cost for use in the Village Hall.
- Lights on the pathway from the Village Hall to Slon Lane are not working – this is a matter for the Village Hall to repair.
- The gate on Slon Lane has a large drop from the road to the Common. This has been reported to the Vale Council previously, but a further request is to be placed to the Vale Council.

**Action:** Letter to be sent to the Vale Council requesting Sutton Lane be cut back.

Application for music licence to be made.

Letter to Village Hall to advise that light is not working and request it be repaired.

Letter to Vale Council regarding infill from Slon Lane Gate onto the Common.

### **20.2. ST BRIDES MAJOR**

Park benches have been replaced in the Park.

### **20.3 SOUTHERNDOWN**

First flower meadow has been planted.

Fireworks well attended.

Invitation to all for the Carols around the tree on the 17<sup>th</sup> December, at 6pm.

## **21. QUESTIONS FOR THE CHAIRPERSON**

Query if there was an update on the catches on the cattle grid gates. Cllr. James requested that his email and telephone number be given as a point of contact.

Member of public requested that excessive signage be removed from the entrance to Portobello.

Parking be prohibited on the common ground on the side of the B4524 in order to prevent cars reversing on to the road. Letter to be sent to the Vale of Glamorgan Highways Department.

**Action** : Information to be sent to Vale with Cllr. James' details.

Letter to Vale of Glamorgan, Julian Golinski, and both Cllrs. C. Stallard and J. Prothero regarding the parking

Letter to Vale Council to remove excessive signage.

Meeting closed 9.30pm.