

LLANFAIR COMMUNITY COUNCIL
Minutes of Council Meeting held at
Llanfair Primary School,
On Thursday, 7th February 2019 at 7.00pm.

Present: Chairman : Councillor Jim Teague.
Councillors : Julian Hitchcock, Mary Llewellyn, Heather Shaw and Geoff Simpson.

In Attendance: Jackie Griffin, Clerk.
PC Stuart Elson.

Item 1: Apologies for Absence.
Councillors David Hawkins and Ray Simkiss.
Vale Councillors G A Cox, H Jarvie and A Parker.

Item 2: Declarations of Interest.
None declared.

Item 3: Community Police Matters.
PC Elson advised that there has been one reported domestic incident in the Llanfair area and three incidents in the Llantrithyd area.

PC Elson reported that South Wales Police has been carrying out 'Operation Signature' which is dealing with scam phone calls. Members were advised to make residents aware of the dangers and to report any incidents of concern.

Item 4: Acceptance of Minutes of the Meeting held on 10th January 2019.
Resolved that the minutes of the Meetings held 10th January 2019 were a correct record of the meetings and the minutes were duly signed by the Chairman.

Item 5: Matters arising from the Minutes of the Meeting held 10th January 2019.

5.1 It was reported that the 12 week closure of the 'Five Mile Lane' is to be extended.

Item 6: Report from the Vale of Glamorgan Councillors.
No Vale Councillors present.

Item 7: Chairman's Report.
No report.

Item 8: Clerk's Report.
8.1 Finances

Bank balance was noted at **£5,767.47** (Current Account £4,874.41 and Savings £893.06).

Payments made since last meeting are:

Clerk's Salary (January) - £154.26;

HMRC Tax (January) - £38.57;

The Poppy Appeal (Royal British Legion Poppy Wreath) - £20.00 – replacement cheque (not yet banked).

...Continued

Item 8:
8.1

Clerk's Report.

Finances (Continued)

Payments due to be made are:

Clerk's Salary (February) - £154.26;

HMRC Tax (February) - £38.57;

Monies received

Nil.

Banking Arrangements at Nat West.

The Clerk explained the difficulties of obtaining an updated mini statement with the closure of the bank in Cowbridge. The van cannot print items so this can only be obtained by visiting the branch in Bridgend.

It was **resolved** that enquiries are made with HSBC in Cowbridge on transferring the business to that bank.

Standing Orders of the Community Council.

The standing orders were approved and accepted at the November meeting, subject to some minor amendments. The Clerk circulated a hard copy to each Member.

Item 9: **Update on empty property in St Mary Church.**

The Clerk advised that she had received a further e-mail from the Vale of Glamorgan Council which was read out to the Members:

"I have again contacted officers within Planning and Shared Regulatory Service (Environmental Health) regarding the property and I have received the following information:

Planning

In response to the complaint, the matter has been reviewed by the Planning enforcement team and I believe that you were contacted with a decision on this in early December to explain that the condition would not merit formal action under Section 215 of the Town and Country Planning Act (I attach a letter for your information). If the state of the land has deteriorated further or should you require further information or explanation on this, please contact Davide Bertaggia who previously reviewed the property: dbertaggia@valeofglamorgan.gov.uk.

Shared Regulatory Service (SRS)

The property is not is such a condition that would merit enforcement under legislation administered under the SRS. If the property is causing specific problems other than what was initially outlined or if you would like further information from an Environmental Health Officer, please contact Michael Bright who previously reviewed the property: mbright@valeofglamorgan.gov.uk

As I have previously communicated, as part of our proactive work on empty properties, we issue periodic mailings to offer assistance to owners of empty property and encourage them to bring properties into use, this includes an interest free housing loan.

Item 9: Update on empty property in St Mary Church (Continued).

Additionally, the Council has just undergone a consultation to consider the removal of the Council tax discount (currently 50%) on empty properties and second homes so that such properties will be charged the full council tax rate. This is yet to be approved and is going to full Council on 27th February but it considered a way in which owners of empty properties will be deterred from leaving properties empty.

By undertaking proactive empty property work, we have helped bring over 10% of empty properties into use for the reporting year – since April 2018.

Following possible changes to Council tax, we will be finalising amendments to our Empty Homes Strategy.”

The Members stressed their disappointment that the Vale of Glamorgan Council does not appear to be making the effort that other Unitary Authorities do with regard to empty properties as it is not only the adverse appearance of the property but also the fact that a good home has been empty for such a long period of time.

Councillor Simpson advised that he had spoken to the Chairman of the local One Voice Wales Committee about the issue of empty properties and had suggested it as a topic for discussion at a future meeting. The Members agreed this was a good suggestion as it is a nationwide issue.

Item 10: Casual Vacancy.

The Clerk confirmed that the closing date for 10 electors to request an Election is 7th February. If an Election is not requested, then the Council will be able to co-opt. The Clerk explained that the vacancy is in the Llanfair ward as opposed to the St Hilary ward. The Llanfair ward covers the villages of St Mary Church, Llandough and The Herberts. Any person who qualifies to be a Community Councillor can apply and must be resident within the Llanfair Community Council area or within 3 miles of the boundary (as the crow flies). If the vacancy is to be filled by co-option, the Clerk will prepare notices for the boards and forwarded to Members to be displayed.

Item 11: Reports of Representatives.

Councillor Simpson advised that he had attended a meeting of the Cardiff and Vale University Health Board Stakeholders' Reference Group at which two presentations were given. One the presentations was about more procedures being carried out in local health centres to ease the pressure on Accident and Emergency Departments at Hospitals.

Councillor Teague gave a report on the meeting of the Community Liaison Committee held on 29th January 2019. A presentation was given on the Vale Public Services Board which has made slow progress since its last presentation. This was followed by a presentation on the Draft Independent Remuneration Panel for Wales, and particularly Section 13 which relates to Town and Community Councils.

Item 11: Reports of Representatives (Continued).

Members are entitled to an allowance of £150 for being an elected councillor. This is automatically paid unless the Member writes to the Clerk to turn the payment down. It was stressed that Members should not be pressurised to turn down the payment as it is their personal decision whether to take the payment or not.

Item 12: Correspondence and Publications.

12.1 One Voice Wales Training Schedule for February 2019 – *forwarded by e-mail.*

12.2 Reports from the Wales Audit Office – Financial Management and Governance - Town and Community Councils 2017/2018 and Internal Audit Arrangements at Town and Community Councils in Wales. Links to the reports are below:
<http://www.audit.wales/system/files/publications/financial-management-town-and-community-2017-18-english.pdf>
<https://www.audit.wales/system/files/publications/internal-audit-arrangements-at-town-and-community-councils-in-wales.pdf>

12.3 Alun Cairns MP – Information for the public for the notice boards.

Item 13: Any Other Business allowed at the discretion of the Chairman.

13.1 It was reported that the notice board at The Herberts requires attention. It was agreed that a local resident would be asked to see if they can carry out a repair and invoice the Community Council for their expenses and time involved.

13.2 A caravan has been ‘dumped’ in a lay-by close to the crossroads on the St Athan road. Although it has been reported to the Vale Council, the caravan is still there two weeks later.
A further report will be made.

13.3 There is a broken ‘yellow salt bin’ on the road towards ‘Treguff’ which requires either removal or replacement.

Item 14: Planning.

No items.

Item 15: Date, Place and Time of Next Meeting.

The next meeting will be held on Thursday, 7th March 2019 at St Hilary Village Hall at 7.00pm.

..... Chairman

Date : 7th March 2019.