

12<sup>th</sup> January 2023

Dear Councillor,

**You are invited to attend a Special Full Town Council Meeting to be held in the Council Chamber, Old School or remotely on Thursday, 19<sup>th</sup> January 2023, no sooner than 7.05pm, for the purpose of discussing the following business.**

Yours faithfully,



Mrs. R. Quinn  
Town Clerk

*Members are asked to note the time of the meeting. Prayers will be said prior to the meeting for those wishing to attend. Login is by following the email invitation link sent on 19<sup>th</sup> January 2023*

#### **AGENDA**

To receive apologies

To receive Councillors Declaration of Interest forms

#### **PUBLIC QUESTION TIME**

- 1) To receive any questions from members of the public in accordance with Standing Orders and Town Council Public Question Time Protocol.

#### **MISCELLANEOUS**

- 1) To discuss correspondence received from local residents reference the 'Temporary "Meanwhile Use" of the Former Eagleswell Primary School, Llantwit Major to provide Humanitarian Aid of Ukrainian Refugees'.

**Refer white sheet no: 1 to 10**

**Ruth Quinn**

---

**From:** [REDACTED]  
**Sent:** 09 January 2023 11:55  
**To:** Info  
**Subject:** Fwd: RE: Temporary "Meanwhile Use" of the Former Eagleswell Primary school

Good Morning Ladies

I have just been into your office and left a letter I received on 30th December 2020 from the Vale of Glamorgan council. This letter details the use of the former Eagleswell Primary school site for 'Meanwhile Use' to house 90 Ukrainian families. I have many concerns about this site especially with the lack of engagement and communication about it. I have attached some of the concerns that I have raised with Andrew Freegard (Operational Manager - Housing Development) at the Vale of Glamorgan together with his reply.

I request this matter be discussed at the next Town Council meeting and I would be most grateful if you could inform me when this is going to be held as I would like to attend.

Many thanks

Llantwit Major

Telephone number :

Mobile phone number

----- Original Message -----

From: Freegard, Andrew<[REDACTED]>

To: S

Sent: Friday, 6 Jan, 23 At 14:19

Subject: RE: Temporary "Meanwhile Use" of the Former Eagleswell Primary school

Dear Mr. McC

Many thanks for your further email. I have placed my responses to your queries below in red font.

Best regards

Andrew Freegard

Operational Manager - Housing Development

Housing and Building Services

Vale of Glamorgan Council / Cyngor Bro Morgannwg

2

tel / ffôn:

e-mail / e-bost:

*Consider the environment. Please don't print this e-mail unless you really need to.*

*Ystyriwch yr amgylchedd. Peidiwch ag argraffu'r neges hon oni bai fod gwir angen.*

Visit our Website at [www.valeofglamorgan.gov.uk](http://www.valeofglamorgan.gov.uk)

Ewch i'n gwefan yn [www.bromorgannwg.gov.uk](http://www.bromorgannwg.gov.uk)

Find us on Facebook / Cewch ddod o hyd i ni ar Facebook

Follow us on Twitter / Dilynwch ni ar Twitter

Correspondence is welcomed in Welsh or English / Croesewir Gohebiaeth yn y Gymraeg neu yn Saesneg.

**From:** !  
**Sent:** 04 January 2023 20:30  
**To:** Freegard, Andrew <  
**Cc:** alun.cairns.mp@parliament.uk  
**Subject:** RE: Temporary "Meanwhile Use" of the Former Eagleswell Primary school

Dear Mr Freegard,

Thank you for your timely response to my questions, but I have some issues with your response which include:-

1, According to your letter dated 14th December 2022 (Your reference AF/TACP) Your appointed contractor and their design team has already designed a 'sympathetic scheme' yet here you state that it isn't complete.

The Contractor has completed his design but awaits feedback from the Council's highways, drainage and building control teams before they can be made public. The layouts/designs will be made available to the public in the next few weeks.

2, You state that the council welcomes the views of it's residents but the first we hear of this development was in a generic letter. Where is the open engagement with the residents of Llantwit Major that this has the biggest impact

3

on? I think a town meeting by your department to explain the Vale Council thinking behind this development would be most welcome.

The Council isn't obligated to consult the public when using its Permitted Development Rights. The Housing Department need only inform the Local Planning Authority of its intention to use its Permitted Development Rights. The Council feels that a public meeting will not be of benefit at this stage.

3, You also state that the council decided to use its 'Permitted Development Rights' to push through this development with no record of any meetings held about it. Yet there must be paper work that details the requirements/ number of Ukrainian Refugees to be housed etc. Under the freedom of information act I would like a copy of any said documentation/ correspondence to understand why Llantwit Major was chosen and the on-going support for this group of people.

The use of Permitted Development Rights does not require a committee determination process by the Local Planning Authority. A Council department need only notify the Local Planning Authority of its intention to use them. However, I will forward this section of your query to the Council's Freedom of Information Officer for a formal response in accordance with the Council's procedures.

4, A impact statement must/should have been produced assessing the impact of this development on the environment/ water run off / impact on the local schools and Doctor's surgeries etc in Llantwit Major. I would like to see a copy of this as well please.

An Impact Statement or similar, is not required as the Council has not submitted a Regulation 3 Planning Application.

5. Your letter also states that our local Councillors have been consulted and support this proposed development yet they deny any knowledge of this so a copy of any paperwork of your engagement with them would be most welcome as well.

I will forward this section of your query to the Council's Freedom of Information Officer for a formal response in accordance with the Council's procedures.

I volunteered in March 2022 to host a Ukrainian family after watching the horror of the war, but to bring 90 Ukrainian families which is potentially in excess of 200 people to a town the size of Llantwit Major seems to be a very large number indeed. Have you discussed on-going site security as there could possibly be a high concentration of Women on their own/ with children who could be very vulnerable?

The Council has a dedicated team of Support Workers and Tenancy Management specialists who will work exclusively and assist the resettled Ukrainian people. Site security will not be necessary as this is not a restricted facility but a residential housing estate.

Yours Sincerely

----- Original Message -----

On Wednesday, 4 Jan, 23 At 13:57, Freegard, Andrew<a

\_\_\_\_ wrote:

Dear M

4

My apologies that I was not available to meet you at the Alps Depot yesterday, as I was working from home but many thanks for taking the time to respond to my recent letter, particularly as the Council welcomes the views of its residents. I will try to answer as many of your concerns as possible.

In terms of design and layout, more information will be made available in the coming weeks when the Contractor has concluded the detailed design.

In relation to your query regarding planning committee minutes ..... given the pressing need to assist the people fleeing the conflict in the Ukraine, the Council elected to use its Permitted Development Rights to commence this project. A typical Regulation 3 Planning application, consultation and committee determination process would have been too time consuming and uncertain, and would have impeded the Councils' ability provide an urgent and meaningful response to this crisis, as all Welsh local authorities are required to do.

I hope this is of assistance.

Regards

Andrew Freegard

Operational Manager - Housing Development

Housing and Building Services

Vale of Glamorgan Council / Cyngor Bro Morgannwg

tel / ffôn: :

e-mail / e-bost: ;

*Consider the environment. Please don't print this e-mail unless you really need to.*

*Ystyriwch yr amgylchedd. Peidiwch ag argraffu'r neges hon oni bai fod gwir angen.*

Visit our Website at [www.valeofglamorgan.gov.uk](http://www.valeofglamorgan.gov.uk)

Ewch i'n gwefan yn [www.bromorgannwg.gov.uk](http://www.bromorgannwg.gov.uk)

Find us on Facebook / Cewch ddod o hyd i ni ar Facebook



Correspondence is welcomed in Welsh or English / Croesewir Gohebiaeth yn y Gymraeg neu yn Saesneg.

**From:** !  
**Sent:** 04 January 2023 11:32  
**To:** Freegard, Andrew < >  
**Cc:** [alun.cairns](mailto:alun.cairns).  
**Subject:** Temporary "Meanwhile Use" of the Former Eagleswell Primary school

Dear Andrew

My name is ! and I have lived at ! Eagleswell road for the past 30 years. I received a letter (your reference AF/TACP ) from the council dated 14th December 2022 on 30th December 2022 detailing the use of Eagleswell Primary school to provide accommodation for Ukrainian Refugees. I have a 45 metre border with the former School grounds and therefore this development will have a direct effect on me. I would like a copy of the proposed plan for the residential accomodation which your contractor has designed and a copy of the council planning meeting minutes where this was discussed. I visited your office yesterday (3/01/2023) to try and meet with you/your team to discuss this issue but to no avail.

Yours Sincerely

St 222

Boverton

...

Home Telephone No  
Mobile number

6

**Ruth Quinn**

---

**From:** : mail@llantwitmajortowncouncil.gov.uk>  
**Sent:** 04 January 2023 09:38  
**To:** lm.tc@btconnect.com  
**Subject:** New Message From Llantwit Major Town Council

I'm am writing to complain about the eagleswell school site and that it has been ear marked as a refugee camp, I have written to Allan cairns expressing how this would not benefit the already very small infrastructure that is already struggling for school spaces, doctors dentists etc. It seems that this was all done behind closed doors as adjoining residents only received note of this just before Christmas, this school should never have been taken down, it feels at the moment hard working British people of all agendas are having services cut to help out other countries. We want something that will benefit the area not put more strain on it, like the proposed medical centre. I'm urging more people to protest against this decision.

Maybe the new lids can be passed, I doubt it

Very dissappointed  
Linda Pepperall  
Title: Mrs  
Email:  
House number/name:  
Street name:  
Town: Llantwit Major  
Postcode:  
Telephone number:  
Mobile number:  
Work number:

7

**Ruth Quinn**

---

**From:** <mail@llantwitmajortowncouncil.gov.uk>  
**Sent:** 22 December 2022 13:49  
**To:** Info  
**Subject:** New Message From Llantwit Major Town Council

I would like to know why we the residents of Eagleswell rd have not been consulted on the development of refugee ( temporary housing ) on our doorstep and why our councillors have agreed to this development without thought for those who will have to live with the consequences. The development was not identified in The last council news letter and planning and work has already started preparing the site. I have far more questions to ask and I will wait for a response to this letter before presenting them

Title: Mr

Email: li

House number/name: .

Street name: - . . . . .

Town: Boverton

Postcode: .

Telephone number:

Mobile number:

Work number:



8

**Ruth Quinn**

---

**From:** <mail@llantwitmajortowncouncil.gov.uk>  
**Sent:** 23 December 2022 09:51  
**To:** Info  
**Subject:** New Message From Llantwit Major Town Council

Very concerned about the the apparent disregard for the people off llantwit in regard off the so called temporary housing going up on eaglewell drive we all know this will become permanent and the community was never given the chance to voice their options. Surely the people deserve to be treated better I am so angry at the moment I can't really put into word my true feelings and just so you know this is no reflection on the people off Ukraine. I feel the minimum requirement is for a public meeting before this is finally rubber stamped or is it to late

Yours

Title: Mr

Email:

House number/name:

Street name: ,

Town: Llantwit major

Postcode:

Telephone number:

Mobile number:

Work number:

Date/Dyddiad: 14<sup>th</sup> December 2022  
Ask for/Gofynnwch am: Mr. A. Freegard  
Telephone/Rhif ffôn: 02920 673291  
Your Reil/Ffôn Cyf: AF/TACP  
Ely Reil/Ffôn Nghyf: afreegard@valeofglamorgan.gov.uk  
e-mail/e-bost: afreegard@valeofglamorgan.gov.uk

The Vale of Glamorgan Council  
The Alps, Wentlo, CF5 6AA  
Telephone: (01446) 700111

Cyngor Bro Morgannwg  
Yr Alpau, Gwentlo, CF5 6AA  
Ffôn: (01446) 700111

www.valeofglamorgan.gov.uk

VALE OF GLAMORGAN

BRO MORGANNWG



0000433 SHMC\_183\_0177871 1#1

Resident

Boverton  
LLANTWIT MAJOR  
CF61 2UG

Non DSA



Dear Resident,

**Re: Temporary "Meanwhile Use" of the Former Eagleswell Primary School, Llantwit Major to Provide Humanitarian Aid of Ukrainian Refugees**

Over the past few weeks, you may have noticed activity on the above site which is in the ownership of the Council's Housing and Building Services department.

The Council would like to inform you of its intention to develop a residential scheme to house refugees fleeing the war in the Ukraine. The scheme will comprise ninety units of temporary accommodation, ranging from one bedroomed single person to four bedroomed family accommodation.

The Council will exercise its Permitted Development Rights to commence work on the scheme, which is expected to start in February 2023.

The new residential accommodation will use Modern Methods of Construction, providing high quality, energy efficient factory built modular homes, which will minimise the construction period and potential disruption to the surrounding residents. The new factory-built accommodation will comply with all current Welsh Government design standards and Building Regulations. The new accommodation has been purposely designed to be demountable and can be easily removed and reused for either temporary or permanent accommodation on other sites.

Our appointed contractor and their design team has designed a sympathetic scheme which will be as unobtrusive as possible. Most of the accommodation will be single storey, apart for a number of units in the centre of the site which will be two storeys. The scheme will have its own internal road layout and drainage infrastructure, including carparking. The scheme will seek to retain many of the established trees and ecological features on the site.

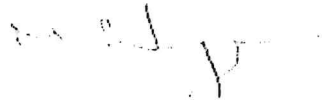
Your local Councillors have been consulted and are in support of the proposed development, given the urgent need to provide humanitarian support to the people of the Ukraine, who may either be leaving their current living arrangements with their

10  
sponsors in the Vale of Glamorgan, or the expected influx of new refugees fleeing the Ukraine over the winter.

Should you have any queries relating the Council's proposals, please contact Andrew Freegard, Operational Manager – Housing Development at [afreegard@valeofglamorgan.gov.uk](mailto:afreegard@valeofglamorgan.gov.uk) for further information.

I would like to take this opportunity to thank you for your generous support.

Yours sincerely,



**Mike Ingram**  
**Head of Housing and Building Services**