

Meeting of:	Welsh Church Act Estate Committee
Date of Meeting:	Tuesday, 27 January 2026
Relevant Scrutiny Committee:	No Relevant Scrutiny Committee
Report Title:	Land to the Rear of St Oswald's Road, Barry
Purpose of Report:	To update Committee on further research undertaken in respect of land to the rear of St Oswald's Road
Report Owner:	Director of Corporate Resources
Responsible Officer:	Head of Finance/S151 Officer
Elected Member and Officer Consultation:	<p>Principal Lawyer Committee Reports – Legal OM Accountancy</p> <p>No ward member consultation - since Members of this Committee are acting as Committee Members independent of other Council's resolutions, no wider consultation has taken place</p>
Policy Framework:	The Trustees are working independently of other Council decisions and in accordance with the requirements of Charity Law
<p>Executive Summary:</p> <ul style="list-style-type: none"> The land edged red in Appendix A (0.9 acres) is owned by the Welsh Church Act Estate and has been unused for many years and become overgrown in areas and will be an ongoing maintenance liability for the Trust. A Community Orchard proposal was considered by the Trust previously but did not progress as the applicants withdrew from the process. On the instructions of Committee, officers have undertaken further research from looking at the history of the site from the deed packet documents and have consulted with both the Planning and Highways teams for their initial observations. The detail relating to this is set out in the Part II report on this agenda. 	

Recommendation

1. That Committee consider the detail and recommendations set out in the Part II report.

Reason for Recommendation

1. In order that Committee may consider the further advice received.

1. Background

- 1.1 The Trust owns a parcel of land shown edged red on the plan attached at Appendix A, which is located near St Oswald's Rd, Cadoxton, Barry. The land, measuring 0.9 acres, has been unused and has become overgrown in places.
- 1.2 A proposal was submitted previously relating to a Community Orchard project which has since been withdrawn by the applicants.
- 1.3 Officers were requested by Committee to undertake some further research relating to the site. The detail of that investigation is set out in the Part II report on this agenda.

2. Key Issues for Consideration

- 2.1 The Part II report on this agenda sets out the key issues.

3. How do proposals evidence the Five Ways of Working and contribute to our Well-being Objectives?

- 3.1 The Trust's actions need to comply with Charity Law, and its decisions are independent of the Council's obligations under the Well-Being of Future Generations (Wales) Act.

4. Climate Change and Nature Implications

- 4.1 The Trust's decisions are independent of the Council's climate and nature emergency declarations and Project Zero commitments.

5. Resources and Legal Considerations

Financial

5.1 As set out in the Part II report on this agenda.

Employment

5.2 There are no employment implications arising from this report.

Legal (Including Equalities)

5.3 As set out in the Part II report of this agenda.

5.4 The Trust has a duty to manage lands and property held by them in accordance with the Scheme of Trust and with Charity Law and decisions should be consistent with the Charity Objects and powers.

5.5 There is a Legal requirement for Trustees to:

- (a) Act within their powers.
- (b) Act in good faith and only in the interests of the Charity.
- (c) Make sure they are sufficiently informed.
- (d) Take account of all relevant factors.
- (e) Ignore any irrelevant factors.
- (f) Manage conflicts of interest.
- (g) Make decisions that are within the range of decisions that a reasonable trustee body could make.

6. Background Papers

None

