

Meeting of:	Welsh Church Act Estate Committee
Date of Meeting:	Tuesday, 13 October 2026
Relevant Scrutiny Committee:	No Relevant Scrutiny Committee
Report Title:	Land at Glebe Fields, Sully - Town and Village Green Inquiry Application
Portfolio Holder:	No Relevant Cabinet Member
Strategic Leadership Team:	Monitoring Officer/Head of Legal and Democratic Services
Lead Officer:	Eira Jenkins

1.0 What is this report about?

- 1.1 The Trust's land at Glebe Fields, Sully is the subject of an application to the Commons Registration Authority ("CRA") for registration as a Town and Village Green ("the Application"). The Application is made on behalf of Saving Sully and Lavernock Group ("the Applicant").
- 1.2 The Trust has appointed specialist legal Counsel and objected to the Application.
- 1.3 Following the Committee Meeting 22nd September 2025 the Applicant wrote to the CRA regarding its request to amend the Application. The proposed amendments include the introduction of additional historical evidence and witness statements and a reduction in the area of land included within the Application.
- 1.4 As the proposed amendments may affect the Trust's position as landowner and objector, the Principal Lawyer, on behalf of the Trust, submitted a request that the CRA obtain further details and supporting documentation from the Applicant. This would enable the Trust to consider the amendments and obtain further specialist legal advice as appropriate.
- 1.4 In May 2026 the Applicant confirmed that its legal team was preparing the amended application documentation and anticipated this would be provided within four weeks.
- 1.5 No further information or documentation has been received from the Applicant despite several further requests by the CRA and on the last occasion the Applicant advised it was collecting further statements.

2.0 What are the Recommendations?

	Recommendations – What and How?	Reason for Recommendation – Why?
2.1	That Committee notes receipt of further documentation submitted by the Applicant in support of the Town and Village Green application and the ongoing review of that material.	To ensure Committee is kept informed of the progress of the Application and the Trust's position as landowner and objector

	Recommendations – What and How?	Reason for Recommendation – Why?
2.1	That Committee notes the position regarding the further specialist legal advice which will be obtained by them regarding the effect of the additional material submitted to the CRA and that any further decision required of the Trust will be reported to Committee as appropriate.	To ensure the Committee is fully informed in relation to the Application.

3.0 What is the background to this report?

- 3.1 Following the making of the Application to the CRA to register the Land as a Town and Village Green pursuant to Section 15(2) of the Commons Act 2006, the Trust gave authority to appoint specialist legal Counsel to prepare a formal objection to the Application.
- 3.2 As is normal in TVG applications the CRA then engaged with the parties to try and narrow the issues in dispute.
- 3.3 Following this period of correspondence the CRA has sought authority to instruct an independent inspector to hear the application at a non-statutory public inquiry, which is normal procedure where TVG applications are either complex or involve land owned or managed by the Council in another capacity.
- 3.4 The CRA's report to the Council's Public Protection Licensing Committee provides a comprehensive summary of the current position and copies of all the application documentation, including the Application itself and the WCAE Committee's objection. This is available on the Council's website
[https://www.valeofglamorgan.gov.uk/Documents/ Committee%20Reports/Licensing-Public-Protection/2025/25-05-13/TVG-Application-Glebe-Fields-Sully.pdf](https://www.valeofglamorgan.gov.uk/Documents/Committee%20Reports/Licensing-Public-Protection/2025/25-05-13/TVG-Application-Glebe-Fields-Sully.pdf)
- 3.5 On the 30th June 2025, the Applicant wrote to the CRA requesting that amendments to the Application be considered. The Applicant indicated that:
- (a) additional documentation and evidence had come to its attention which it considered relevant and wished to introduce in support of the Application
 - (b) it wished to submit additional witness statements as part of the Application
 - (c) it proposed to reduce the extent of the land covered by the Application, including the removal of the cricket pitch and restricting the remaining land claimed
- 3.6 The Principal Lawyer at that time discussed the letter with the Trust's external legal advisor, who advised that additional details and supporting documentation regarding the proposed amendment were required in order to consider its response.
- 3.7 The Trust wrote to the CRA requesting that it invites the Applicant to provide such additional information.
- 3.8 In May 2026, the Applicant advised the CRA that its legal team was preparing the amended application documentation and anticipated that this would be provided within approximately four weeks. The Applicant submitted further documentation to the CRA last week. The material will be reviewed by the CRA's Senior Lawyer.

4.0 What issues are there to be considered?

- 4.1 Under the legislation the Applicants must show that: "a significant number of the inhabitants of any locality, or of any neighbourhood within a locality, have indulged as of right in lawful sports and pastimes on the land for a period of at least 20 years and they [continued] to do so at the time of the application"
- 4.2 If successful, the Application would mean that the Land would be registered as a Town and Village Green.
- 4.3 If the Land was to be registered as a Town and Village Green the value of the Land would be significantly reduced because: It is a criminal offence to undertake any act which interrupts the use or enjoyment of a green as a place for exercise and recreation or to cause any damage to the green. It is an offence to drive over a registered town or village green without lawful authority and in certain other circumstances. It is deemed to be a public nuisance and therefore, an offence, to enclose or encroach on a green, or interfere with, disturb or build on a green, unless this is done "with a view to the better enjoyment of such town or village green.
- 4.4 Following consultation by the CRA regarding the Applicant's request to amend the application, the Trust confirmed its continued objection to the application and expressed the view that the application should not proceed. the Trust continues to protect its position as landowner and continues to object to the application.
- 4.5 It is understood that the documentation recently submitted by the Applicant to the CRA appears largely to consist of additional evidence relied upon in support of the existing application. Officers for the CRA will review that material and consider the implications for the CRA. The CRA will share this information with the Trust who may wish themselves to obtain specialist legal advice.
- 4.6 It is further understood that the position regarding the previously proposed reduction in the application area remains unclear. In particular, it is understood that no revised application plan has been provided identifying whether the cricket pitch and other areas referred to in previous correspondence have been removed from the land claimed. The Trust will require clarification from the CRA regarding the extent of the amendment as being settled.
- 4.7 Once the documentation has been fully reviewed and clarification obtained from the CRA, further specialist legal advice will be sought on behalf of the Trust as necessary and any further matters requiring the Committee's consideration will be reported as appropriate.
- 4.8 If Members of the Committee would like to ask further questions in respect of the application and the Committee's position it is recommended that the matter be moved to Part II in order that the Legal Officer can provide answers to those questions.

5.0 How has evidence been used to inform the report, including the views of others?

- 5.1 The report is informed by correspondence between the Applicant, the Commons Registration Authority and the Trust, together with specialist legal advice obtained on behalf of the Trust in relation to the Application.

6.0 What are the next steps if the recommendations are approved?

- 6.1 The CRA will continue to review the documentation submitted by the Applicant and will update the Trust accordingly.
- 6.2 Clarification will be sought through the CRA regarding the extent of any proposed amendments to the application and whether the previously proposed reduction in the application area remains pursued.
- 6.3 Further specialist legal advice will be obtained by officers for the CRA to progress the application.
- 6.4 Upon receipt of that documentation, the Trust will consider the proposed amendments and will itself obtain further specialist legal advice as appropriate.
- 6.5 Committee will be updated on any material developments.

7.0 How does this report support Vale 2030 and Reshaping?

- 7.1 There are no direct Vale 2030 or Reshaping implications arising from this update report. The Committee is acting in its capacity in relation to the Welsh Church Act Estate and must exercise its functions in accordance with the Trust's charitable purposes and charity law obligations.

8.0 How does this demonstrate the Five Ways of Working?

- 8.1 The Trusts actions need to comply with Charity law and its decisions are independent of the Council's obligations under the Well-Being of Future Generations Act.

Resources

9.0 Finance

- 9.1 The Trust is likely to incur further external legal costs in defending the Application.
- 9.2 If the Application is successful, the value of the Glebe Fields is likely to be compromised due to the impact on the available uses of the land.

10.0 Workforce

- 10.1 None

11.0 Legal and Equalities

- 11.1 Does an Equalities Impact Assessment need to be completed? If not, why?

No. This report provides an update on existing legal proceedings concerning land held by the Trust and does not propose a change in policy or service delivery giving rise to a requirement for an Equalities Impact Assessment

- 11.2 The Committee's role is limited to protecting and managing the Trust's interests as landowner and trustee. Responsibility for determining the Town and Village Green application rests with the Commons Registration Authority.
- 11.3 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.
- 11.4 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

12 **Key Contacts**

12.1 **Who are the primary officers to contact with any comments and/or queries on the report?**

Lead Officer: Eira Jenkins Principal Lawyer– Planning, Property & Contract eirajenkins@valeofglamorgan.gov.uk	Democratic Services Officer
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Appendix

None

Background Documents

None