



Llangybi Community Council Meeting Minutes

Monday 3rd October 2022
Llangybi Village Hall at 7pm

LLANGYBI Cllr Caroline Watts 07779503052
Cllr Andy Hunt 07976 721650
Vice Chair Peter Marshall 01633 450878
LLANGATTOCK N.C. Cllr Ieuan Williams 07790285572
CLERK Debra Davies 07966 622085

COED Y PAEN Chair Graham Rogers 07775 644527
LLANDEGVETH Cllr Lorna Savidge 07809292564
TREDUNNOCK Cllr Olenka Dean 07535 592211
LLANHENNOCK Cllr Patrick Williams 07825099773

Present: Cllr Marshall, Cllr Watts, Cllr Hunt, Cllr Rogers, Cllr I. Williams, Cllr Dean, Cllr Savidge, Cllr P. Williams and Clerk Davies

Apologies: None

Declarations of interest: None

Members of the public present: Peter Dale, Roy Etheridge, Sam Etheridge, Ray Taylor, Jodie Hall, Sarah Windrum, Karen Cardew, Stuart Johnston

Minutes of the last meeting: Proposed by: Cllr Rogers Seconded: Cllr Marshall

109/22 : Public Comments: As there were several members of the public present, the chair invited them to make any points they wished to before the meeting started officially:-

*Several were there to comment on the proposed planning application for a shed in the field on Ton Road, others had written their objections directly to MCC. Namely, that there are inaccuracies in the application: the size of the site is incorrect, there is no mention of the existing stable building on the site, the existing base is NOT old as suggested and it CAN be seen from the road. What is the new shed needed for? There is insufficient grass to keep horses and no access to stream or mains water for animals either. There has never been animals grazing on site, why do they need a second shed? Many actions have been taken over the years on this site and then retrospective permission been sought or no permission, such as hedges removed, large trees taken down, safety bollards cut off, a small shed was replaced with a much larger one; residents are disappointed that MCC have never stopped or questioned anything done at this site.

*Sam Etheridge put forward his reasons for wanting his planning application for a new house on Candwr road; he runs a plant hire business from the site; he was born and bred here but as a young person cannot get on the housing ladder; for security reasons he wants to live close to his yard. Chair pointed out that there was one objection saying there were too many houses in the area, but from a landscape perspective MCC were happy that it would not have an adverse effect and was architecturally in keeping; likewise, NRW and WW had no issues to raise. Cllr I Williams pointed out that rainwater needed to be dealt with, but that young people needed to be able to afford to live locally especially as his business is local, also the property would not overlook anyone else. Cllr Hunt suggested adding rainwater harvesting and not laying tarmac paths could add to the application's "green score".

*Stuart Johnston asked LCC to paint the playground equipment in Llangybi, to press MCC on the state of all footpaths and to request SLOW signs be painted on Ton Road, which led to a discussion of new speed restriction rules. C. Cllr Bromfield said MCC will be changing all street lit residential roads which are currently 30mph to 20mph zones and neighbouring 60mph roads will change to 50mph zones.

Matters Arising :

110/22 Road signs Llangattock : MCC have replied to say that roads can be named , but that this would involve changing postcodes (Royal Mail issue postcodes to a group of houses in rural areas rather than per street)and therefore the residents would need to be canvassed. Street naming costs £285 plus cost of nameplates. As regards ambulance services not finding a property quickly enough MCC suggested they "*could ask my gazetteer colleagues to ensure that we have this property correctly located on our Local Land and Property Gazetteer (LLPG) which is shared with emergency services. If any of your residents are concerned that we may not have their property correctly*

plotted, they can use this website to check: <https://www.findmyaddress.co.uk/search> What would be more useful than street names would be property names that can be seen at night in a standardised format – i.e. like a number plate but black on white”.

Cllr Hunt suggested people could use what3words app, but not everyone has access to smartphones or gets a good mobile signal. C.Cllr Bromfield will ask MCC whether LCC could just purchase and erect streetname signs to save changing postcodes.

111/22 Grit bins : all three of these bins that were reported broken have been replaced/ repaired

112/22 Noticeboards: Cllr Dean had collected several quotes for new noticeboards, the cheapest being £300 + VAT; these were displayed and considered. Clerk had also received a quote from a local contractor to repair the woodwork and re-varnish the existing board in Tredunnoch for £185 plus materials. Cllr Savidge suggested Llandegfedd board was a similar condition. Cllr Watts had a quote from a contractor to revarnish Llangybi board for £140 . It was agreed to repair the three boards rather than purchase new. Cllr Savidge asked that Llandegfedd board have a sign above saying Llangybi Community Council and Cllr Dean offered to get one laser cut for free. Cllr Watts has had two extra keys cut for the Llangybi board. Cllr Savidge requested locks for their board too.

113/22 Llangybi Park : MCC have replied about this issue saying *“The trees in question have no issues there is some dead wooding ...(low risk)... we are trying to promote the growth and sustain Mature veteran trees...I believe the property is also a recent development and consideration should have been taken for the mature trees already within the open space. As regards the Over growth ... with “Nature Isn’t Neat” we are also encouraging the growth of areas of shrub to provide habitat and refuge for hibernation, so as you have noted a maintenance strip has been cut adjoining the properties fence to prevent interference from the scrub area this will be cut every Autumn in-between birds nesting and the hibernation period.”*

Cllr Hunt reported that owners of 13 StCybi Rise requested a one metre maintenance cut along their boundary too as the brambles are encroaching into her garden. Clerk to ask MCC.

Chair suggested that the group who are planning the playground upgrade need to attend a council meeting. Cllr Watts to speak to them.

114/22 Leat Farm: MCC enforcement officer had replied to say *“I have visited there several times in the past . On my last occasion there were fewer cars there on site than seen previously. If you or anyone else has evidence of car parts being sold from there then that would be useful to me if we were to proceed with enforcement action”*. Jodie Hall pointed out that she is annoyed that residents have been filming her children playing at the site; she also claimed that Welsh government rules say they are allowed to use land for other purposes for a max 28 days a year.

115/22 Garden project Llangybi centre: Cllr Hunt reported that due to the building work due to be starting on the Old Post office, it would be prudent to leave any garden works until after the builders have finished on the site. Cllr Watts questioned whether LCC are obliged to maintain the other triangle of land by the well as it belongs to Pontypool estate. C Cllr Bromfield said she knew some landscapers who were prepared to do the work free of charge, but this has been shelved until building work is completed.

Correspondence:

116/22 Email accounts: There had been some concern about the security of llangybi.org email accounts and Cllr Marshall had suggested using gov.uk addresses. OVW had advised this was not necessary (they would be costly too) and Andrew Dale clarified that there were no data protection issues to worry about and that all costs for hosting, domain etc are covered in his fees. All Cllrs now have active email addresses with llangybi.org.

117/22 Newport /Mon OVW area committee 20th Oct : Cllr Marshall has volunteered to represent Llangybi CC at this meeting.

Reports:

118/22 Police Report (circ’d). No further comments to add

119/22 Enforcements (circ’d) The two new cases were noted

120/22 Code of Conduct Training : Cllrs Marshall and Hunt attended this online session run by MCC for new councillors and found it to be useful.

Finance/Policies:

121/22 Budget prediction for 2022/23 : an update budget review was prepared by Chairman and accepted by all.

122/22 Raise cheques : Chairman and Councillors reviewed and approved paperwork for the following cheques to be raised: (Cllr Rogers and Cllr Watts signed all cheques):

clerk’s salary for Aug and Sept plus postage and ink expenses £570.40 and £32.68 (proposed by Cllr Watts, Seconded by Cllr Hunt);

dog waste collection for Sept £156 (proposed by Cllr Marshall, Seconded by Cllr Hunt);
councillor's allowance £150 for AH (proposed by Cllr Marshall, Seconded by Cllr Savidge);
councillor's allowance £150 for PM (proposed by Cllr Savidge, Seconded by Cllr Rogers);
accts fees £39.22 (proposed by Cllr Marshall, Seconded by Cllr Watts);
HMRC £63.20 (proposed by Cllr Savidge, Seconded by Cllr Watts).

123/22 External audit : Clerk had received a query regarding the old Llangybi CC audit *"The balance carried forward by the council exceeded the income from the precept. Please can you provide a copy of the council budget, with a list of any reserves."* Clerk had replied to explain the certain reserves were being kept for specific projects that the community council had already earmarked.

124/22 VAT refund claims: Clerk has completed the VAT refund claims for the old Llangybi CC for 2021/22 and also backdated a claim for Llanhennock CC for the last three years- £630.06 and £436.77 respectively.

125/22 Clerks Contract (GR): Chair had produced a new contract for the clerk; the clerk agreed to the terms and copies will be signed next meeting.

Planning:

126/22 Shed in field Ton road - DM2022/00747: Clerk has received several messages from concerned neighbours which have been forwarded to MCC. Other comments were made prior to meeting (see 109/22 above).

127/22 Llansoar DM/2022/01220-3 : Proposed restoration and refurbishment of a grade II listed house, includes a minor extension to the rear most modern elevation. Residents have been objecting because the interior photos show that many original historic features have already been ripped out before the application was submitted, such as plaster work and ceilings. Cllr I Williams suggested this could be a criminal offence as the building is listed. Grave concerns also about the hideous modern flat roof extension which is not in keeping with the old style. Questions were raised as to the temporary nature of the stable block conversion and the proposed glazed tunnel connecting it to the house.

128/22 St Cybi Rise DM/2022/01241: This application has already been approved.

129/22 Old Llangybi post office DM/2022/00992: No objections to this application were raised, but there were concerns about the small amenity area and parking facilities for a 4 bed house. Also LCC would like to make sure that access to the Ynys lane be kept open during construction process. It is a real loss to the village that it no longer will have its post office; are MCC satisfied that every effort was made to sell the property as a going concern?

130/22 Wern Farm DM/2022/00450: No objections to this application were raised.

131/22 Green Acres, Candwr Rd DM/2021/00473: No objections to this application were raised, subject to drainage concerns being rectified. (see comments in 109/22 above)

Local Matters:

132/22 Website updates: Clerk reported that several updates have been completed for the website: the new logo; a new map on the home page; new walks for Llanhennock on the "Get Outdoors" page; updates on "Achievements" for 2021/22 for old Llanhennock wards (Cllr Rogers is compiling a similar list for old Llangybi wards); a new "Notices" page for current issues such as upcoming local meetings etc; biodiversity policy updates were noted and agreed to (Clerk to ask Andrew to upload it).

133/22 Broken bridges Llandegfedd: Clerk had already reported one broken bridge to MCC following a report from a resident; suspected deliberate sabotage. Cllr Savidge also reported a second broken bridge in Llandegfedd, clerk to action. C Cllr Bromfield will also look into this issue.

134/22 Cold calling stickers: Clerk had received a request from a resident for new "No cold calling" Stickers. Chair reported that there was a supply of them on the table in Llangybi hall. Residents could possibly collect them during the weekly coffee morning on Wednesdays 10-12am.

Any Other Business:

135/22 Dog Waste bins: Cllr Savidge reported that only 2 bids had been obtained for the dog waste collection tender; one was insufficient quality and the other too expensive. Sue Parkinson looking to mediate, otherwise a new advert will go out in 3 months. Cllr Hunt said MCC are keen to use dual purpose bins rather than pay extra for special dog waste collections. C Cllr Bromfield will be meeting Sue tomorrow to discuss this.

Date of Next Meeting:

Monday 7th November 2022 at Llanhennock Village Hall