



**Llangybi Fawr Community Council**  
**Meeting Minutes**  
**Tuesday 2<sup>nd</sup> May 2023**  
**Llanhennock Village Hall at 7pm**

**COED Y PAEN** Chair Graham Rogers 07775 644527  
**LLANDEGWETH** Cllr Lorna Savidge 07809292564  
**LLANHENNOCK** Cllr Neil Statham 07792371624  
**TREDUNNOCK** TBC

**LLANGYBI**

Vice Peter Marshall 07415892161  
Cllr Andy Hunt 07976 721650  
Cllr Caroline Watts 07779503052  
Cllr Ieuan Williams 07790285572

**LLANGATTOCK N.C.**

**CLERK** Debra Davies 07966 622085

**Present:** Cllr Statham, Cllr Watts, Cllr Hunt , Cllr Marshall, Cllr Williams, C.Cllr Bromfield, and Clerk Davies

**Apologies:** Cllr Rogers and Cllr Savidge

**Declarations of interest:** None

**Members of the public present:** Ray Taylor, Jodie Hall, Peter Dale, Steve Baldwin, Andre Pinto, Helen and Graham Thatcher

**Minutes of the last meeting:** Proposed by Cllr Marshall; Seconded by Cllr Watts

**Matters Arising:**

**105/23 Horse riders road signs** : MCC reported that it can only support and install warning triangles for horse riders if there is a livery yard/stabling business nearby or an official bridleway crossing the road in question, not a personal farm unfortunately. Case closed.

**106/23 Comments from members of public:**

Chairman invited the members of the public to speak before the meeting agenda began:

Steve Baldwin updated the council on the events since the February meeting relating to the planning applications at Celebration Cottage. He had prepared paper copies of his objections to the new application DM/2023/00550 which he gave out and explained.

Cllrs felt that MCC had previously approved this application contrary to their own guideline policies; namely policy H6 of the LDP on extensions to rural dwellings. This policy states in section 3.2 that an extension should be no more than 30% of the existing dwelling, unless it can be proved there is no harmful intrusive impact in the landscape or there is an enhancement to the appearance of the existing dwelling. It is understood that an "existing" dwelling is defined in Supplementary Planning Guidance as what existed prior to 22 June 2006.

It seems that there have been 3 previous extensions to the "original" cottage, with the first extension more than doubling the footprint (the date of this extension is unknown). LFCC would like MCC planning department to consider the total amount of extensions already permitted on this property by reference to archived plans of the property, as policy discourages repeated extensions resulting in sizeable dwellings which can have a harmful effect on the rural character and landscape. It is suspected that this proposal is far in excess of the 30% rule and probably would result in gross extensions in excess of 50% of the original dwelling. It is suggested that volume calculations are undertaken to determine the size of the cumulative extensions.

Nonetheless some councillors felt that the overall impact of this large house in this rural setting was too overbearing for the size of its plot.

The issue of parking was also a concern for some. Cars currently park on the lanes to the front and rear of the property causing difficulty for local traffic. Options within the site need to be sought for safe entry and exit for all who visit the property.

One councillor pointed out that a lack of privacy is also a reason to reject an application and it was questioned whether the neighbour's property being 60m away from the proposed new first floor windows was sufficient to not adversely affect his privacy.

Council voted unanimously to object to this application. Clerk to inform MCC.

### **Correspondence:**

**107/23 Notice of Conclusion of Audit:** Clerk issued paper copies of this for years ending 2021 and 2022 for the old Llangybi CC to be posted on noticeboards in Llangybi, Llandegfedd and Coed Y Paen. Both audits were unqualified.

### **Reports:**

**108/23 Police Report:** The report for April will be circulated by email when it has been received.

**109/23 Enforcements:** Circulated prior to meeting; only one historical case, which was closed.

### **Finance/Policies:**

**110/23\_Raise cheques:** Chairman and Councillors reviewed and approved paperwork for the following cheques to be raised and signed:

a) clerk's salary for April £348.16 (proposed by Cllr Hunt, Seconded by Cllr Watts);

b) dog waste collection for May £210 (proposed by Cllr Marshall; Seconded by Cllr Hunt);

**111/23 Internal audit:** The internal auditor had queried the asset register; this was dealt with in the AGM prior to this meeting.

### **Planning**

**112/23 Celebration Cottage DM/2023/00550:** Already discussed in point 106/23 above.

**113/23 Cwm Y Wiwer Farm DM/2023/00630:** No objections were raised against this application.

### **Local Matters:**

**114/23 Llangybi Park:** Cllr Hunt reported that residents who adjoin the park are concerned about the large area of unkempt overgrowth of brambles etc near their property. MCC had agreed, following a previous complaint, to only cut a 1m strip along their boundary. However, there are also piles of cut grass being dumped near their fence by MCC and other residents, which is creating an unwanted habitat for rats. Cllr Watts said she had had a similar complaint from residents on the other side of the park as well. C.Cllr Bromfield said that she would take up the matter with Mark Hands at MCC.

### **Any Other Business:**

**115/23 Coronation Events:** Further details were given regarding the events taking place next weekend:

Llangybi - will be having a Hog roast, bouncy castle, karaoke, and Cllr Marshall will dress as the "King" to present mugs to the children. (150 ticket shave been sold)

Llandegfedd- are having a BBQ and music held at Ty Capten Farm (approx. 90 attending)

Llanhennock – are having a Treasure Hunt for the children, a BBQ and live music held at the Wheatsheaf pub; also for the "Big Help Out" on Monday there will be a Litter-picking Walk followed by Afternoon Tea in the village hall (PMN: David Davies MP may be attending)

**116/23 Training:** Cllr Statham requested to attend an Induction Course and Understanding the Law course, Cllr Savidge requested to attend the Chairmans course and the Clerk requested to attend the Local Gov Finance course. All agreed and approved. Clerk noted that we have a credit with OVW for £52.50 for overpayment previously.

### **Meeting closed 8.15 pm**

**Date of Next Meeting :** Monday 5<sup>th</sup> June 2023 in Llangybi Village Hall at 7pm

*If any members of the public require to see these minutes in Welsh please contact the clerk: [d.davies@llangybi.org](mailto:d.davies@llangybi.org)*