



Llangybi Fawr Community Council
Meeting Minutes
Monday 5th June 2023
Llanhennock Village Hall at 7pm

COED Y PAEN Cllr Graham Rogers
LLANDEGVETH Chair Lorna Savidge
LLANHENNOCK Cllr Neil Statham
TREDUNNOCK TBC

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LLANGYBI

Cllr Peter Marshall
Cllr Andy Hunt
Cllr Caroline Watts
Vice Ieuan Williams

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CLERK Debra Davies **07966 622085**

Present:

Cllr Statham, Cllr Watts, Cllr Hunt, Cllr Williams, Cllr Rogers, Cllr Savidge and Clerk Davies

Apologies:

Cllr Marshall and C.Cllr Bromfield,

Declarations of interest:

Cllr Statham (re planning application 00638)

Members of the public present:

Ray Taylor, Jodie Hall, Royston Etheridge, Alison Kerby, Chris and Pippa Underwood, Mr Kulkarni

Minutes of the last meeting:

Proposed by Cllr Williams; Seconded by Cllr Statham

Comments from members of public:

117/23 Alison Kerby: Objections were made to the planning application DM/2023/00428 for several reasons:-

* She felt there was a lot of exaggeration and misleading information in the application. The applicant had previously spoken to many neighbours and alleged that they were all happy with the development; however, this is not the truth and there are many strong objections to any buildings being sited here, although no objection to growing flowers per se.

* Foxes Lane is a very quiet, steep single track country lane with very little traffic as there are only two properties on it; there is no space even for vehicles to pass walkers on the lane. She felt that this application would inevitably create a lot more traffic during development, and from the proposed visitors to courses and prospective buyers of flowers. It was felt that this lane would not cope with the increased level of traffic and that it is unsuitable for any business at all. The application suggests that visitors to courses on site would be able to attend via public transport, but this would be highly unlikely with the current inadequate bus services and long walk from the bus stop - extra traffic on the lane is far more likely as visitors will arrive by car.

* The plan seems to include five buildings on the site, and yet there is only one building in the application; the proposed barn is far too large at 5.9m high and will have considerable visual impact

* The application seems to exaggerate the income they expect to earn - there are apparently already 23 other flower growers within a 20 mile radius.

* MCC does not usually favour building in open countryside.

118/23 Mr Kulkarni: Agreed with the points made by Alison and added that he had moved to this area precisely because it was so quiet and safe for his child. He added that the land is sloping and consists of heavy, boggy, clay soil, which is already waterlogged with reeds and unlikely to be good ground for flower growing. In addition, the extra water generated at this site will exacerbate the flooding issues already existing. The application includes a manmade ditch which would encroach on his land and he has not given his permission for this. This ditch would also be likely to cause further flooding issues to those properties/ lands downhill of this site. In addition, it is proposed to divert the stream into a lagoon and he was concerned that this could also overflow onto his land and property; and the proposed disposal of sewage into the forest could seep into his land as well.

119/23 Chris Underwood: explained that his application DM/2023/00638 was an alteration of previous plans that had been passed by MCC, but that these plans were more sympathetic to the environment and character of the village, using more local red sandstone, being slightly smaller in size to blend in better and altered the triple garage to a double door one of the same dimensions. There were also internal alterations to rooms.

Matters Arising:

120/23 Horserider Road Signs: Having replied to MCC to explain that there were several liveries in the area of the proposed signs, MCC have agreed that signs should be considered by the crematorium and on the junction for Nantsor road to Llandegfedd facing along Tre Herbert road. These signs will hopefully be added to the next batch of signing and lining work. Clerk also contacted Torfaen CC to clear vegetation near the sign at Brook Farm

121 /23 Asset Register: The edited draft had been circulated prior to the meeting and was duly approved by all. Cllr Rogers pointed out that the bus stop in CYP was demolished some time ago and one of the Llandegfedd benches was stolen and replaced about 3 years ago for approx. £450. Clerk will update the document again.

122/23 Crossroad Signs: MCC had said that crossroad signs should never have been on a minor roads, they are only used on major routes, but they noted that the junction marking need repainting and have added it to their schedule. Cllr Williams pointed out that there was a car accident at this junction (as seen in this month's Police Report) on May 25th, where 2 people were injured. Cllr Savidge requested that give way signs should be added to the posts already in place. Clerk to chase up.

123/23 Monlife Updates: Tom from MCC reported that the broken footbridge near Castle Mill Llanhennock has been replaced. The other broken bridge to be replaced in Llandegfedd has been ordered and should be arriving soon. The broken kissing gates and footpath signs reported are low priority and may be projects that the new volunteer groups can tackle.

124/23 Bench Galvanising: A letter of thanks has been written to Mr David Morgan, who very kindly galvanised the new Jubilee bench for Tredunnoch free of charge.

125/23 Tredunnoch Noticeboard: The new board is now in place in the bus stop. The Llangybi CC sign is still missing but is to be added shortly.

Correspondence:

126/23 HMP Prescoed: A consultation notice has been issued before applying for retrospective planning permission for 40 covid isolation units and proposed erection of 80 rapid deployment cells and sewage treatment plant works. The project is to offer a flexible capacity solution that can be deployed at pace; this is part of the MoJ's plan to deliver 20,000 additional prison places to address it's needs. A site visit tour has been offered on June 15th at 7pm; Cllr Rogers, who is on the prison liaison group offered to attend. Current prison capacity is 230.

127/23 Woodland Creation: Owners of Cefn Henllan, Llanhennock have proposed a woodland creation scheme on 7.44 hectares of their land. Because it is greater than 5 hectares, the forestry company sought the opinion of LFCC on the plans to plant this new native woodland alongside the existing site. The public right of way from Home Farm through the wood to Cefn Henllan will not be affected. This scheme was welcomed by all.

Reports:

128/23 Police Report: The report for May was circulated by email prior to meeting, no further comment made.

129/23 Enforcements: Circulated prior to meeting; only one local case, which was closed.

130/23 Feedback from courses: Cllr Savidge attended "The Chairman" course – she felt it was aimed more towards larger town councils than community councils. She noted that all new Cllrs must complete the Code of Conduct course within 6 months of office (she and Cllr Statham will attend this month)

Cllr Statham attended "Understanding the Law" – it was very fast, with no depth and very little on GDPR. He wishes to attend another course more specific to his needs to learn about GDPR as the new DPO.

Clerk attended the "Local Government Finance" course – points to note- bank reconciliation are advised every month; OVW are issuing a new Model Financial Regulations paper shortly; we should hold back between 50-10% of precept value in reserves each year as well as earmarked reserves for special projects; we should have a financial risk assessment (we do have some in our risk report); one councillor should be allocated to check the clerk's bank reconciliation every month (Cllr Rogers volunteered); we cannot donate directly to churches, but we can pay to maintain graveyards directly or donate to a church event which is for the benefit of the community.

Finance/Policies:

131/23 Raise cheques: Chairman and Councillors reviewed and approved paperwork for the following cheques to be raised and signed:

a) clerk's salary for May £347.96 plus ink expenses £ 31.98 (proposed by Cllr Statham, Seconded by Cllr Hunt);

b) dog waste collection for June £168 (proposed by Cllr Hunt; Seconded by Cllr Watts);

c) jubilee bench for Tredunnoch £960 (proposed by Cllr Statham; Seconded by Cllr Hunt);

d) reimburse John Love for St Cybis Well repairs £57.99 (proposed by Cllr Rogers; Seconded by Cllr Watts);

e) internal auditors fee £250 (proposed by Cllr Hunt; Seconded by Cllr Watts);

f) reimburse Cllr Rogers for coronation mugs £295.64 (proposed by Cllr Statham; Seconded by Cllr Watts);

g) reimburse Llandegfedd Village Committee for coronation event £525 (proposed by Cllr Hunt; Seconded by Cllr Watts);

h) reimburse Kay Reynolds for Llangybi coronation event £832.64 (proposed by Cllr Rogers; Seconded by Cllr Statham);

i) reimburse Cllr Watts for Llangybi coronation event £144 (proposed by Cllr Rogers; Seconded by Cllr Williams);

j) reimburse Martin Kunz for Llanhennock coronation event £84.29 (proposed by Cllr Hunt; Seconded by Cllr Rogers);
k) reimburse Lynda Faulkner for Llanhennock coronation event £9.90 (proposed by Cllr Hunt; Seconded by Cllr Rogers);

l) reimburse Robert Baird for Llanhennock coronation event £87 (proposed by Cllr Hunt; Seconded by Cllr Rogers);
An additional £20 cash was given to the clerk to bank for mug sales in Llangybi.

132/23 Bank Reconciliation: The clerk will prepare monthly bank reconciliations from now onwards, as recommended by OVW; it was decided to reconcile the accounts to the date given per bank statement (usually the middle of the month) rather than waiting for the month end in the subsequent bank statement. Clerk will submit account details to Cllr Rogers to check them monthly, prior to meetings.

133/23 Clerk's holiday pay and overtime for 2022/23: Chairman explained the calculations for the clerk's holiday pay pro rata (as 8 hours per week out of 37) of 28 days holiday pay ($= 8/37 \times 28 = 6$ days or 44.4 hours @ £11.63). In addition, the clerk is due overtime backpay of 8 hours for the months Nov 2022 to March 2023. Clerk continues to log her hours worked as requested. Payment approved by all; clerk to inform LFCC's accountants.

134/23 Internal auditor's report: This had been circulated prior to meeting; clerk explained the changes since they inspected the accounts in April – Wales Audit has instructed her to include the Llanhennock CC funds as the balance brought forward in the account, rather than as a credit paid; the previous bank reconciliation had only gone up to 10th March as per bank statement, so was corrected to cover up to 31st March; the risk reported had been updated following the internal audit to state that Cllr Statham was the new DPO and had attended OVW training. The internal auditor has pointed out that VAT could only be refunded for non-business payments (though clerk had pointed out that HMRC were aware of the exact purchases made anyway). She also requested not to group purchases together in the accounts spreadsheet to make auditing easier. Annual Return was studied and approved; proposed by Cllr Statham, seconded by Cllr Rogers.

135/23 Revised Standing Orders: The draft had been circulated prior to meeting with edits made to the OVW model made in red. It was approved by all; proposed by Cllr Statham, seconded by Cllr Rogers.

136/23 Further training courses: Cllrs Savidge and Statham requested to go on the Code of Conduct course; Cllr Marshall requested to go on the Local Gov Finance and the Advanced Local Gov Finance courses. These were approved except for the latter, which it was felt was intended more for larger councils. Cllr Statham will also need to find a suitable GDPR course and Cllrs Watts and Hunt requested finding a suitable planning course to attend. Clerk to action.

Planning

137/23 Forge Cottage DM/2023/00638: On the whole there was no objection to this application, although there were some concerns as to whether the two-storey garage would block views of the church (which is the focal point of the village) when driving up the hill. It was unclear from the plans how much further up the garden this garage would be, compared to the previous application which had been approved last year; and a question was raised as to why the garage needed to be two storey. Queries were also made about the new porch facing out straight onto the road, although the owners explained that the existing boundary wall would not be removed so that there would be no direct access onto the highway from the porch, which satisfied the council. The alterations from the previous plan to include a greater use of the local red sandstone was welcomed.

138/23 Upper Cefn Carnau DM/2023/00428: Council agreed with many of the points raised by the public (117/23 and 118/23) above in particular the issue of traffic on such a quiet lane. In addition, Cllr Williams noted this application is supposed to be a low impact development with no increase in visual impact on the area - this would not be the case here; this development would be very visible even from the main Usk road. It was felt that the assessment presented to planning by the applicant was very poor, not rigorous or robust and much had be written by the applicant rather than by professionals. The proposed compost bay is uphill of the pond area and therefore is likely to contaminate the pond. The applicant is supposed to grow 60% of his food on site, but there is no evidence presented to show that they can do this. The provision for energy via solar PV cells on the barn seems wholly inadequate for the site and would be especially difficult to support charging up an electric car as suggested. The applicant has a 5 year plan to try and sustain themselves; questions were raised as to what happens at the end of the term if they are not successful? Would they be evicted? Would the buildings be removed? This development should be zero carbon in production and in use, but there is no evidence put forward to substantiate this.

In summary it was felt that this was a very poor application and unsuitable for this site.

MCC does not usually favour building in open countryside, so LFCC hopes it will not do so on this occasion.

Local Matters:

139/23 Mowing schedule: To be discussed at next meeting.

Any Other Business:

140/23 Overgrown junctions: Clerk explained that the previous Llanhennock CC used to arrange a local contractor to trim the verges and hedges at the junctions along the Usk road at Llanhennock hill, Croes Llwrach and Cwrt Bleddyn. It has been reported that these junctions are again dangerous due to poor visibility exiting the side roads. Cllr Williams reported that the crossroads on near Llandegfedd village were also seriously overgrown obstructing clear view when joining the Treherbert Rd. Clerk asked to instruct a local contractor to do the job asap.

141/23 Defibrillator training: Clerk to investigate possible suppliers; to be discussed next meeting.

142/23 Potholes: Clerk to report potholes to MCC at Tredunnoch crossroads; Parc Road; from Llandegfedd crossroads into village and several from Llandegfedd into Ponthir.

143/23 Bank Mandate: HSBC requires a new mandate form to be signed to include clerk as a signatory; the previous form that was signed was apparently incorrect; although the current signatories (Cllrs Rogers, Watts, Savidge, Williams) will not be required to take their ID again into the branch. Once this completed form has been taken to the branch, then the bank transfer form already completed can be processed, to enable the clerk to complete bank transfers as was agreed by council in a previous meeting.

144/23 Community Plan: To be added to next agenda for discussion

145/23 RLDP: David James from MCC to attend next meeting to talk about RLDP

146/23 Celebration Cottage: Cllr Williams reported that this planning application will now be going to a committee to be discussed

Meeting closed 9.15 pm

Date of Next Meeting : Monday 3rd July 2023 in Llanhennock Village Hall at 7pm

All members of the public are welcome to attend. If remote access is required, please notify clerk in advance to arrange this.

If any members of the public require to see these minutes in Welsh please contact the clerk: d.davies@llangybi.org