



Llangybi Fawr Community Council Meeting Minutes

Monday 13th May 2024

Llanhennock Village Hall at 7pm

COED Y PAEN Cllr Graham Rogers 07775 644527
LLANDEGVETH Chair Lorna Savidge 07809292564
LLANHENNOCK Cllr Neil Statham 07792371624
TREDUNNOCK TBC
CLERK Kate Burdge 07450229019

LLANGYBI Cllr Peter Marshall 07415892161
Cllr Andy Hunt 07976 721650
Cllr Caroline Watts 07779503052
LLANGATTOCK N.C. Vice Ieuan Williams 07790285572

Present: Chair Savidge, Cllr Watts, Cllr Hunt, Cllr Williams, Cllr Marshall, Cllr Rogers, Clerk Burdge

Apologies: C.Cllr Bromfield, Cllr Statham

Declarations of interest: None

Members of the public present: Peter Dale, Ray Taylor, David Evans, Chris Underwood, Richard Evans, Llewellyn Evans

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

Chair Savidge elected to discuss the planning applications received prior to any other council business.

Planning:

107/132: DM/2024/00463 Llansoar Mill, Treherbert Road: no objections were raised

108/132: DM/2024/00452 Little Ton Lands, Tredunnoch: no objections were raised

109/132: DM/2024/00588 Llandegfedd Visitor Centre, Coed y Paen:

Many concerns were raised in regards to this planning application. Cllrs viewed the location documents and struggled to identify the intended location for the building on the map. Concerns were raised that the large red line application boundary on the location map means the building can be placed anywhere. Cllrs all agreed the location site map needs to be constrained. Also, concerns were raised in consideration to the lack of explanation for what the roundhouse's intended purpose was for the Llandegfedd Visitor Centre. The absence of justification formed unanimous concerns for the validity of this application. Cllrs were conscious this is an SSSI area and need reassurance that provisions have been in place to protect this ecological valuable site. In addition, Cllrs questioned what the class of building would be as this was unclear from the application. Cllrs request to be provided with more explanations and reassurance for this application and so **OBJECT** to the application in its current format.

110/132: DM/2024/00272 Land Opp Brook Cottage, Ton Road:

This application has come under questionable circumstances. A planning notice has only appeared outside the site within the last few days yet the application has been validated since early March. Therefore, there is only a small window of opportunity for residents to review and provide feedback for the application; this was deemed unacceptable by the Cllrs. It is noted this piece of land has seen many unauthorised changes during its 10 year ownership from concrete pads being installed, trees being felled, hedges being removed and gateways created all without prior planning consent. The concerns for this application are extremely high with little consideration for the effects on the natural habitat with the lack of percolation tests for the proposed sewage treatment plant and ecology surveys not carried out on the site. This site is not far from Dales Woods which has previously been associated with dormice, a lack of consideration to nature has been associated with this application. Initially, this site was acquired with an agricultural purpose with horses being its main entity yet these have never appeared. Cllrs question the validity of this application. It seems to be more of tourist development, in a non-desirable location for holidaymakers due to the limited access, lack of electricity; and high water table year round Cllrs agreed the proximity of the glamping pods to the- brook seemed illogical with this being extremely close to a SSSI outcrop. Cllrs proposed to **STRONGLY OBJECT** the application especially on the lack of ability to discharge waste and worry for the impacts on the natural water systems.

Correspondence:

111/132: Website Manager Contract: Chair Savidge shared news that Les Taylor had signed the LFCC contract templated from One Voice Wales as a part of the new standard employment contracts agreed nationally. Clerk explained the website hosting was up for renewal and was scheduled to be paid by Les Taylor on the 21st May 2024. This would provide annual coverage for the ownership of the LFCC website up to May 2025. Cllrs asked if this could be set to auto renew or be extended for a longer period of time. Clerk to enquire if this is a possibility.

112/132: Mind Monmouthshire: Clerk had received an email which was distributed prior to the meeting asking for a donation. Cllrs agreed they would prefer to support more local initiatives therefore would not be providing a donation.

113/132: Core Clean: Clerk had circulated email prior to the meeting associated with the visual improvement of community public spaces including cleaning bus shelters costing between £10 to £80. Cllrs highlighted local residents already maintained and managed the cleanliness of the local bus shelters and deemed this unnecessary.

Policy updates and Reports: None

114/132: Police Reports: The police report was circulated for April prior to the meeting. Cllrs discussed the multiple incidences of attempted burglaries occurred in the area during the preceding weeks and expected more reports in the upcoming police update. Cllr Hunt mentioned the use of CCTV and whether this could assist the police further in their investigations. As a registered business under Company House with cameras installed at the property a £35 membership is necessary, it was questioned whether police could use this information to gather further information on the spate of attempted thefts. Upon discussion Cllr Hunt proposed if a Neighbourhood Watch Campaign may be applicable to the Llanybi Fawr Ward to try and deter these ongoing burglaries with the inclusion of Traffic Cameras to monitor the cars coming in and out of the road. Chair Savidge highlighted the cost of individual house insurance may reduce if successful registration to the scheme. All Cllrs agreed this needed further exploration and would be revisited at the next meeting. Clerk to do research on the scheme.

Updates & Any Other Information:

115/132: Llanybi Park Tiny Forest Planting Application:

Cllr Hunt explained the application for the Tiny Forest Project had been received by National Lottery Heritage Fund and had requested further details within the application. Cllr Hunt highlighted the community involvement and the potential benefits of the scheme if successful with this extra outdoor learning environment from hedgehog habitats to independent weather stations. In the prior weeks before the meeting, Clerk distributed an email in regards to Supersize Nature packages offering similar support on maximising biodiversity in local areas. The requirements for this scheme needed 700sq feet and the Tiny Forest only allocated 690sq feet. Therefore, if unsuccessful Cllrs agreed there may be further support available to enhance the local biodiversity at Llanybi Park. Chair Savidge gave thanks to Cllr Rogers for providing the land registry title deeds confirming the piece of land owned by LFCC. In addition, Chair Savidge mentioned the Llandegfedd Church had recently been awarded the Bronze eco Church award and would like to communicate with Tracy Brace (local hedgehog volunteer) whether this site could be used to re-established hedgehog habitats.

116/132: Llanybi Playground Project: Cllr Hunt had taken part in a previous online meeting with MCC discussing the start date for the renovation works to start at Llanybi Park. It was projected to begin in mid-June. Cllr Hunt had requested a circular path to be added around the outer boundary; the addition of a drainage system to the basketball area and consider the planting of hedgerows and fruit trees around the border of the allotment to enhance the natural biodiversity within the park. Clerk mentioned a landscape consultant was attending a site visit to produce a drawing to show the biodiversity layout for Llanybi Park with all possible improvements. Cllr Hunt proposed some of the remaining funds from the £9000 be allocated for the park refurbishment to be used to purchase the hedging plants and fruit trees with natural species provenance to Monmouthshire. Clerk to find out costs and what MCC are prepared to do at the site.

117/132: School Catchment 2024/2025: Prior to the meeting Clerk circulated an email stating the new catchment areas previously indicated from MCC had been granted and that all children within the ward would be sent to schools within the Monmouthshire area specifically Usk Church in Wales Primary School.

118/132: Community Fund: Clerk circulated email in regards to community assets directed from C.Cllr Fay Bromfield. The fund offers to renovate, repair, or refurbish an asset to make it sustainable for the long term. Cllrs agreed to discuss when Cllr Statham returned.

119/132: Llanybi Defibrillator Replacement Pads: Prior to the meeting Clerk had spoken to Chris Joyce (NHS Executive) whom had kindly provided free replacement defibrillator pads and batteries for the villages of Llanybi and Coed Y Paen. Clerk distributed these replacement pads and batteries to Cllr Marshall and Cllr Rogers.

120/132: Smart Water: Cllr Rogers stated he only had 6 smart water pens available after distribution and provided Clerk with the cash collected from Coed y Paen. Chair Savidge also specified she had 2 smart water pens available and provided cash collected from Llandegfedd. Clerk mentioned there were approximately 15 smart water pens available and required assistance to contact those remaining who sought a smart water pen. Clerk to deposit all funds collected from Smart Water sales to HSBC.

121/132: Pothole in Llangattock: Clerk inquired whether this pothole had been resolved to Cllr Williams. Cllr Williams described the complex issue on Candwr Road and detailed significant repair was still needed. Clerk to chase MCC highways.

122/132: Uneven road surface on Usk Road: Cllrs raised extra concern on the seriousness of this dangerous surface of road and accidents that had previously unfolded. This included a cyclist coming off, it is clear the road needs resurfacing urgently as cars are driving on the wrong side of the road to avoid; increasing the risk of a hazardous incident. Clerk to chase MCC Highways.

123/132: Potholes on Parc Road , Llangybi: Clerk mentioned a note from MCC had been received explaining the series of potholes had been filled. Cllr Williams agreed these had been resolved.

Chair Savidge invited Cllrs to highlight any other potholes in the ward so that these can be reported immediately to MCC. Chair Savidge reported a large pothole on the Treherbert Road, outside Cider Mill Barn is covered with a traffic cone by MCC is yet to be resolved. A member of the public described a series of potholes along Ton Road especially outside Ton Farm. Clerk to report to MCC highways.

124/132: Fly tipping waste on Whitehouse Lane, Llangattock: Reports had been received prior to the meeting on commercial waste being left in a layby on Whitehouse Lane including dishwashers and washing machines. This had been successfully removed by MCC. However additional commercial and green waste has been discarded including polystyrene from probable washing machines. Clerk to report to MCC highways.

125/132: Llandowlais Farm Enforcement: Cllrs explained there are now residents living in the caravan, with the potential of no secure tenancy which may lead to conflict in terms of development rights. Clerk revealed the Enforcement team were strongly exploring associated links between Coed Y Prior Farm and Llandowlais Farm. Clerk to report new findings to MCC Enforcement officers.

126/132: Usk Road Pollards: Cllr Hunt identified the presence of cones in front of the road crash barrier along Usk Road just pass Cwrt Bleddyn Hotel. Cllr described the barrier had dropped as a result of the collapsing bank catchment beneath. Cllrs reflected the hazardous area on the highways with a motorbike already being reported as going over the crash barrier. Clerk to chase MCC highways when this barrier will be lifted to prevent further incidences.

127/132: Llandegfedd Lower Bridge Access: Chair Savidge informed LFCC that the lower bridge in Llandegfedd village that runs over the brook was covered in debris especially large volumes of mud at knee height. Therefore, there is no safe footpath for residents to use. Clerk to report to MCC Highways.

128/132: Rich Hill Farm: Reports were received in relation to Rich Hill Farm reporting a continuous dumping of green and commercial waste up to 5 times a day. Planning Department are already involved at this site in relation to a prior planning application to retain an unauthorised track. Cllrs would like this site reported for being an illegal disposal site. Clerk to report to MCC.

Local Matters for discussion:

129/132: RDCP at HMP Prescoed: Prior to the meeting an email was circulated stating planning permission for 80 temporary units at HMP Prescoed had been granted in Coed Y Paen. Cllrs sensed these may not necessarily remain as temporary units after they are put in place.

Finances:

130/132: Internal audit: Clerk had received queries from the internal auditor Rachel Bundy, between Clerk and Chair Savidge these queries had all been responded to and hoped the Internal Audit would be completed and approved by the next meeting.

131/132: Raise cheques: the following cheques were raised:

- a) Clerk Burdge Salary for April including Stamps £404.32 (proposed by Cllr Watts Seconded by Cllr Marshall)
- b) dog waste collection for May £172.80 (proposed by Cllr Watts , Seconded by Cllr Marshall);
- c) Graham Rogers Title Deeds £41.94 (proposed by Cllr Watts; seconded by Cllr Marshall)

d) Les Taylor £84.00 (proposed by Cllr Watts; seconded by Cllr Marshall)

e) Jason Griffiths Ground Clearance £745.00 (proposed by Cllr Watts, Seconded by Cllr Marshall).

Queries arose in regards to the ground clearance at Llanybi Park as neighbours were discontented with the treatment process of the bamboo. It was agreed the bamboo would be weed sprayed prior to its removal at Llanybi Park. However, ground clearance had taken place before the bamboo had been sprayed using Roundup. Therefore, Cllrs agreed to sign but hold the cheque to allow Cllr Hunt to check on the work done.

132/132: Bank Reconciliation: Cllr Rogers agreed and signed with the accounts prepared in advance of meeting.

Meeting closed at 9pm

Date of Next Meeting : Monday 3rd June 2024 in Llanybi Village Hall at 7pm.

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

If any members of the public require to see these minutes in Welsh please contact the clerk: k.burdge@llanybi.org