



Llangybi Fawr Community Council Meeting Minutes

Monday 3rd March 2025

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 Rogers, Cllr Watts, Cllr Hunt, Cllr Statham, Cllr Marshall, Clerk Burdge

Apologies: Cllr Williams, C. Cllr Bromfield,

Declarations of interest: None

Members of the public present: Sean Jones, Roy Etheridge, Linda Lewis

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

Chair Savidge welcomed members of the public to mention any other issues they wished to discuss prior to the rest of the agenda.

345/363: Roy Etheridge informs the Community Council Beryl Watkins had recently passed away. Beryl was a former community councillor who worked extremely hard for the local community. The Community Council agreed she was a valuable member of the Llangybi Fawr Community and to send their condolences to the family. The Community Council to send card to the family.

Planning:

346/363: DM/2025/00106 Llandegfedd Visitor Centre:

Llangybi Fawr CC are of the view that this application, to vary the conditions imposed on DC/2012/00317 (Water Sports Centre), is both confusing and lacking in detail. Councillors are concerned that the wording in the title on the planning portal differs significantly from that in the application form and both are vague in the extreme. It is important that, as a council, we know exactly what the proposed changed conditions are for us to be able to sensibly comment on them. In the title, it says "We" would like to use the meeting room for "internal and external meetings and training". It is not clear what they mean by "external meetings"? Does "we" actually extend to outside bodies, ie, the public at large. If this is the case this should be made clear. When granting the original application, the planning authority considered it necessary to impose the restrictions set on in conditions 6 and 7 to control the amount of disturbance. The original conditions were well considered so we do not understand what has changed to justify relaxing them. There is no acknowledgement that this is an SSSI and that this requested relaxation of the conditions may cause significant disturbance to over-wintering birds with night-time use of the centre. We consider that this needs to be taken into consideration.

347/363: **DM/2025/00137 Tower Lodge, Coed y Paen:** No objections raised

Correspondence:

348/363: **Sustrans Quiet-lanes:** The walking and cycling charity had contacted the CC with an offer to include routes in Monmouthshire in their Quiet-lanes pilot study 2025-26. Quiet-lanes use signs and/or traffic calming to provide a safe on-road space for multiple users, including walking, cycling and horse riding.

The route that features within Llangybi Fawr ward is noted as Route 423 running from Croesyceiliog through Coed y Paen to Llanbadoc according to the National Cycle Network (NCN) attached to the minutes. Cllr Rogers mentions the number of potholes along this road are a current form of traffic calming measures to road users. Chair Savidge highlights there is no cost associated with this study and it is fully funded by Sustrans so provides no disadvantage to the Community Council. Councillors agree this study may help action to be taken on the continuous issue of potholes within the ward. Councillors unanimously agree to follow up email and express interest in Route 423 within the Sustrans pilot study.

349/363: **Black Mountains Tree Consultancy:** Prior to the meeting CC received an email explaining they are looking to build a client base within the area and that they can provide a safety assessment and management recommendations as a tree surgeon and arboriculturist. Chair Savidge explains Morgan Davies is a local tree surgeon in Llanhennock who has carried out work on behalf of the Community Council so would be more inclined to use local businesses. Cllrs agree that they would prefer to use local tree surgeons for any work in the future.

Policy updates:

All reports were previously circulated prior to the meeting.

350/363: Financial Regulations 2025: Cllr Rogers had reviewed this new templated document and sent amendments to Clerk which had been noted to include the monthly bank statements would need to be signed in conjunction with the bank reconciliation going forward. Cllrs approve new Financial Regulations Policy and agree these to be published on the website.

351/363: Complaints Procedure; Equality-Diversity Policy: Clerk states no amendments were made to these policies as these follow guidelines from One Voice Wales. Cllrs approve all policy documents; clerk to publish on website.

Reports:

352/363: Police reports for February: The police report for February had been received earlier in the day. Councillors had not yet chance to review report. Clerk highlights the positive news that Officers had made an arrest and seized large scale stolen good items to include leaf blowers, chainsaws and disc cutters. Clerk explained these items would be advertised within a press release so victims would be able to come forward to claim property.

Updates & Any Other Information:

353/363: Replacement of Dog Waste Bins: Following on from the previous meeting (Point 333, February 2025) Clerk discloses there will be no cost implications with Merlin Environmental Services as the price would remain the same. Merlin explains the bins would need to be removed otherwise residents may still dispose of their dog waste in these bins. MCC confirmed it would be able to relocate the litter bin to Ton Road; however not at Parc Close. Therefore, going forward the dog waste bins to remain are as follows and to be collected by Merlin ES:

1. 1. Top of Ton road, 2. Top of Parc road (by woods) and 3. Parc road/ Parc close junction

Cllr Hunt reveals the disappointment that the Parc Close dog waste bin does not meet the criteria for MCC to relocate a litter bin. The quote received from Merlin was to empty 2 dog waste bins (as this was originally proposed by the CC) would be emptied twice weekly from April is £79.63 per month plus VAT; and if the 2 bins were emptied weekly that cost would be £63.70 per month plus VAT. This quote would need to be updated to include 3 dog waste bin collections at a cost of £7.35 per bin. Prior to the meeting, MCC Sue Parkinson had provided the costs to relocate the bin from the bus stop on Caerleon Road to the corner of Ton Road (to replace the dog waste bin). MCC would charge £225 to relocate the litter bin and remove the redundant dog waste bins. In addition, MCC would be able to store and hoped to re sell these surplus dog waste bins for a cost of £100 per bin; recuperating £200 to the Community Council. MCC Sue Parkinson wished to make residents aware that MCC would rather you didn't place dual purpose stickers on the litter bins as the preference would be for residents dispose of their dog waste within their household rubbish than put it in litter bins. MCC would encourage the litter bins to be a second choice for disposal rather than that of a first choice. Chair Savidge agrees the changes to the dog waste bins needs to be communicated to the residents of Llangybi. Cllr Hunt questioned whether these bins could be emptied fortnightly and whether this would be worth trialling within Llangybi to further reduce the associated costs to the Community Council. Cllr Hunt proposed and Cllr Marshall seconded the agreed changes to have 3 dog waste bins in Llangybi and the relocation of the litter bin to Ton Road but all Cllrs unanimously approved.

Furthermore, discussion had taken place with Sue Parkinson with the request to have a litter bin emptied by MCC in Llanhennock. Cllr Statham highlights there is a need for a bin to be located at Millenium Bench as a current villager takes it upon themselves to empty and sort the rubbish into landfill and recycling himself on a weekly basis. Cllr Statham describes this is a popular walking route for dog walkers, cyclists so should meet the criteria. A site visit had been arranged for Wednesday 5th March with MCC Sue Parkinson to help illustrate the need for a litter bin to be emptied by MCC. Clerk to report to the CC if the request is successful for Llanhennock.

354/363: Llangybi Park Play Equipment: During the previous meeting (Point 336, February 2025) Clerk reported an incident at Llangybi park due to the slippery nature of the play surfaces. Cllr Watts had attended the park in the following weeks and deemed the surfaces totalling dangerous and unusable for residents. The surfaces were waterlogged (due to the recent heavy rainfall) with pools of water under the new play surfaces. Clerk mentioned there were 2 play surfaces yet to be replaced including the slide and basketball court. Cllr Hunt provided the interpretation received at the prior site visit from MCC that all play surfaces would be replaced. Cllr Hunt believes MCC have overpromised and under delivered when it comes to the park. Cllr Hunt also specifies MCC provided the impression new drainage would be placed in the park to reduce the high level surface water run-off. Clerk describes MCC drainage had carried out investigations into the issues relating to the drainage but had provided no explanation or resolution to resolve the matter. Cllrs all agree this was disappointing as no action had been taken, and saddened the park was already in disrepair inn under a year of the new pieces of equipment being introduced. Clerk reveals the 2 pieces of play equipment in the Community Council area of the park are yet to be relocated and restored. Cllrs agree a formal letter needs to be written to MCC on the current state of the park. Clerk to report to C.Cllr Bromfield to coordinate a plan to resolve the issues of the park.

355/363: Llangybi Allotments: Following on from the previous meeting (Point 338, February 2025) Clerk presented the new updated version of the Memorandum of Understanding (MOU) to permit the use of temporary greenhouses to help extend the growing season to allotment shareholders. Cllrs agree with the new revised wording but would like a copy of the original MOU dated February 2014 as well as the updated MOU (to be dated March 2025) with new signatures for the latter and the original to remain as it is. Clerk to make amendments and invite representatives from Llangybi Allotments to next meeting to formally sign and agree new terms. Clerk to inform Llangybi allotments.

356/363: Llangybi Bench: Prior to the meeting, C.Cllr Bromfield had received a complaint in regards to the safety of a local bench. The report states the bench is not fit for purpose and is unstable (with it being held up by a roof tile). Clerk had

investigated the bench adjacent to the previous Llangybi Post Office and could not see the reported issue. Cllrs deliberated the ownership of the bench whether it is that of MCC or CC or perhaps St Cybi Church. Clerk had explored the asset register but unfortunately could not confirm which benches were of ownership of the CC. Linda Lewis mentions the bench that might be in question is positioned at the top of Glan y Nant; on the corner of Ton Road rather than under the noticeboard next to Ynys Lane. Clerk to request confirmation on the ownership of the bench at the top of Glan y Nant and investigate the condition and advise if replacement is necessary.

357/363: Mud/Debris on Whitehouse Lane: Prior to the meeting, Clerk had received complaint that there was substantial debris/mud outside a resident's property. C.Cllr Bromfield had reported and instructed MCC to sweep the debris on the road. Clerk had received further comments that the road sweeper had attended in the previous week but had not cleared the debris on the road. The resident had taken it upon themselves and cleared the debris but was not satisfied with the lack of action taken by MCC. Clerk to follow up with C.Cllr Bromfield.

358/363: Creating a Community Place Plan Meeting with MCC: Following on from the previous meeting (Point 357, February 2025) Clerk had created a draft questionnaire and circulated to the CC. Cllrs had requested amendments and additional questions to include Smart Water, Neighbourhood Watch Scheme, Internet access, Walking Routes and local events. Clerk presented the revised questionnaire and would circulate to Cllrs after the meeting. Chair Savidge states gathering questions for the survey is extremely important and needs thorough consideration so issues that concern local residents can be raised effectively within the Community Plan. Cllr Rogers mentions at the start of the production of the 2014 Coed Y Paen Community Plan a general meeting was organised and residents could map local issues impacting the ward. Cllr Hunt recommended the use of Chat GPT to help create a suitable question. Cllr Hunt presented an example of a possible survey using Chat GPT which included questions of Do you live/work here within Llangybi Fawr ward. Cllrs were impressed with the app results. Cllr Marshall labels local issues to be the frame of reference for the questionnaire and needs to be the focus for the Community Council. Cllr Rogers agrees local focus groups in previous years proved extremely valuable in understanding the local issues of the ward. Chair Savidge states the expectation of this project needs to be well managed as it is a small community in comparison to others whom have created a Community Plan. Therefore, the prospect of community understanding and planning needs to be proportional to the scale of the community. Chair Savidge highlights the need to carry out the consultation properly in order to raise pressing local matters. Cllr Rogers raises concerns in regards to the challenges in gathering responses but hoped the community would engage with the Community Plan. Cllr Hunt to send details to Clerk to coordinate with the preparation of the draft questionnaire. Clerk to review questionnaire and circulate prior to the next meeting.

359/363: Precept for 2025-2026: Clerk instructs the CC that the precept request for £25,000 has been agreed by MCC and the dates of the upcoming payments have been received.

Local Matters Arising:

Chair Savidge invites Sean Jones and Linda Lewis to join the meeting formally to discuss the councillor vacancy.

360/363: Councillor Vacancy: At the previous meeting, Cllr Hunt revealed his intention to stand down as community councillor creating a vacancy within Llangybi Fawr Ward (Point 344, February 2025). The vacancy notice had been displayed and no election will take place for the vacancy; so, the Community Council were able to co opt a councillor to fill the vacancy. Sean and Linda had both attended as a result of the Llangybi councillor position vacancy. Chair Savidge explains there are currently 2 vacancies within Llangybi Fawr ward; one for Tredunnoch and the second for Llangybi. Chair Savidge indicates the number of councillors that can represent each village is dictated by MCC in proportion to the number of residents residing in each village. Each councillor presents at the meeting which village they represent and the years they have served as a community councillor to Sean and Linda. Chair Savidge reports there is an absence of communication between Tredunnoch and the Community Council due to the lack of representation at meetings; therefore, the Community Council are unaware of any local issues. Chair Savidge enquires if either candidate would nominally be willing to represent Tredunnoch in order to fill both outstanding vacancies. Cllr Marshall expressed the Community Council work together as a group and all matters are properly discussed prior to any decision. Cllr Hunt reiterates that all councillors feedback is appreciated in any subject discussed as it is for the benefit of the ward and each councillor is entitled to an individual vote. Chair Savidge is keen to be a full council in the hope that one of the 2 candidates may volunteer to represent Tredunnoch. Cllr Statham exercised the role of the community councillor is to bring a local voice to the area and to help resolve any arising issues. Cllr Rogers felt a decision could not be made with no prior knowledge of either candidate. Chair Savidge explained the Community Council were an amalgamation of two former CC 3 years ago so were still reasonably new as a Community Council. The CC were obliged to follow the rules stated by MCC and in their standing orders.

Therefore, Chair Savidge requested both candidates to submit a brief description of who they are and what they could bring to the Community Council so the councillors had a greater understanding prior to a decision at the next meeting.

To conclude Chair Savidge explained the resources at the Community Council are reasonably limited but the CC have ambition to make a local difference. All councillors unanimously agreed to delay decision to the next meeting.

Finances:

361/363: Raise cheques: the following cheques were raised:

- a) Clerk Burdge Salary for February £411.20 (proposed by Cllr Marshall; Seconded by Cllr Watts)
- b) Website Manager Salary for February £54.11 (proposed by Cllr Marshall; Seconded by Cllr Watts)
- c) Merlin Environmental Services for Dog waste collection for March £216.00 (proposed by Cllr Marshall; Seconded by Cllr Watts)
- d) Llanhennock Club and Reading Room for hire of the Village hall £180 (proposed by Cllr Marshall; Seconded by Cllr Watts)

362/363: Bank Reconciliation: Cllr Rogers agreed and signed the accounts prepared in advance of meeting.

Meeting closed at 8.40pm

Date of Next Meeting: Monday 7th April 2025 in Llangybi Village Hall at 7pm.

363/363: Croes-Llywarch T junction: Cllr Statham reported the footpath sign at the Croes-Llywarch junction had fallen over towards Cwrt Bleddyn. Cllr Statham questions whom is responsible for footpath signage. Cllrs agree MCC should resolve these footpath issues; however, it usually is resolved by local volunteers clearing the overgrowth. Cllr Statham queries the progress the Llangybi Walking group have made with MCC Officer Tom Arnold with the prospect of footpath training. Clerk to report broken signage to MCC.

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@llangybi.org