



## Llangybi Fawr Community Council Meeting Minutes

Monday 2<sup>nd</sup> March 2026

### Llanhennock Village Hall at 7pm

COED Y PAEN Cllr Graham Rogers 07775 644527  
LLANDEGVETH Cllr Lorna Savidge 07809292564  
LLANHENNOCK Chair Neil Statham 07792371624  
TREDUNNOCK Cllr Caroline Watts 07779503052  
CLERK Kate Burdge 07450229019

LLANGYBI Cllr Peter Marshall 07415892161  
 Cllr Linda Lewis 07508156516  
 Cllr Sean Jones 07714283690  
LLANGATTOCK N.C. Vice Ieuan Williams 07790285572

**Present:** Chair Statham, Cllr Williams, Cllr Lewis, Cllr Jones, Cllr Marshall, C. Cllr Bromfield, Clerk Burdge

**Apologies:** Cllr Savidge, Cllr Rogers, Cllr Watts,

**Declarations of interest:**

**Members of the public present:**

**Minutes of the last meeting:** Chair Statham proposed; Cllr Lewis seconded

**224/243: Obstruction at Ynys Lane: Public Participation & Rights of Way:** Chair Statham runs through the matters arising from the February meeting that are not included in the agenda to request an update on each item. Clerk confirms a site visit has been requested with MCC Rights of Way Officers to discuss the process to add the route as a public right of way for residents to continue to use. C.Cllr Bromfield to chase. Chair Statham suggests contacting the Pontypool Ramblers to ask if there is any advice on naming the route as it is not currently marked on the Definitive Map. Irene had mentioned (Point 200/223) there is extensive local evidence of its continuous use over many generations. The Community Council agree it is keen to explore a Definitive Map Modification Order (DMMO) to formally claim this as an unrecorded public right of way.

**225/243: Oak Tree in Llangybi village:** At the previous meeting, Irene had highlighted concerns with the iron seating surrounding the commemorative oak tree adjacent to the White Hart pub in Llangybi. Clerk had requested a site visit from MCC Officers to discuss the next steps as the tree was confirmed to have a Tree Preservation Order (TPO) by MCC. C.Cllr Bromfield confirms the land ownership in which the tree is situated is that of Pontypool Park Estates. Clerk to contact Pontypool Estates to ascertain the owner of the iron seating embedded by the oak tree.

**226/243: Noticeboards in Llangybi:** Prior to the meeting, Cllrs had received 3 individual quotes to remove the noticeboards. Chair Statham confirms Cllr Jones will remove the noticeboards adjacent to Ynys Lane for £140 after successful approval from the CC. Cllr Jones states the work to be completed in the coming days after the meeting.

### Correspondence:

**227/244: Llanhennock Lodge Care Home, Asbri Planning:** Prior to the meeting, the Clerk circulated a document from Asbri Planning regarding the statutory preapplication publicity and consultation process under the *Town and Country Planning (Development Management Procedure) (Wales) Order 2012*. The consultation relates to a proposed full planning application for the partial demolition of existing buildings and the conversion of the former Llanhennock Lodge Care Home and ancillary buildings into 10 residential dwellings, together with extensions, associated infrastructure, landscaping, and highways works. The notice provides an opportunity for the Community Council and residents to comment directly to the developer before the application is submitted to the Local Planning Authority (LPA). Any future planning application will be publicised separately by the LPA, and comments made at this stage will not affect the ability to submit further representations. Cllrs noted that one of the proposed dwellings feature a flat roof, which may appear out of character with surrounding properties. Concerns were also raised that 10 dwellings may represent an overdevelopment of the site. C.Cllr Bromfield advised that the project will need to be fully in keeping with Monmouthshire County Council planning policies.

**228/244: Doing Kind Repair Café Wales:** Prior to the meeting, Clerk had circulated an email from former Cllr Andy Hunt requesting financial support from the Community Council to assist with the setup costs for the first Repair Café, scheduled for Sunday 8th March, 10am–1pm at the Memorial Hall, Usk. Andy indicates the initiative aims to become a monthly community event, with voluntary donations from repairs expected to sustain future sessions

once established. However, initial startup costs present a challenge. Cllrs expressed reservations regarding health and safety considerations associated with the project. Cllr Jones queried what proportion of the £1,300 setup cost the organisers were seeking from the Community Council. Cllr Jones also asked whether there were plans for the Repair Café to extend to Llangybi in the near future, as the current sessions are planned to take place in Usk/ Cllrs agreed to seek clarification from the organisers on these points and to ask what financial support has been provided by Usk Town Council. Overall, members felt the Repair Café is a positive community initiative with clear benefits, subject to further information being provided.

**229/244: Defibrillator Pads in Coed y Paen:** Clerk confirms an order for replacement defibrillator pads has been made and will deliver to Cllr Rogers for replacement once arrived.

#### **Policy updates:**

**230/243: Asset Register:** Clerk provided an updated asset register to include the newly installed litter bin in Llanhennock totally £35,901.87 for the year end of March 2026. Cllrs approved the asset register.

**Document Retention Policy:** Clerk circulated all policies prior to the meeting. Cllrs approved policy to be placed on website.

**232/243: Police reports for January 2026:** Prior to the meeting, Clerk had circulated the report received.

#### **Updates & Any Other Information:**

**232/243: Candwr Solar Farm:** Cllr Williams confirms a meeting was recently held at Ponthir Village Hall (VH) regarding the Candwr Solar project. There were 80 attendees in total. Cllr Williams states that all updates were provided, though it was noted that "Total Energies" winter updates were extremely limited with information. Cllr Williams reports there are few alternative access routes proposed. So far, the main access routes planned are through Usk or Caerleon, or from the Crematorium along Treherbert road.

Cllr Williams confirms a commissioned highway report indicates most roads have a 7.5t weight limit.

Traffic concerns were raised regarding the 1,500 to 2,000 lorries of stone required before panels can be installed.

Cllrs raise concerns for the significant traffic to be expected over a 2-year period if the solar site is approved.

Cllr Williams confirms percolation tests were conducted in January, but no drainage strategy has been received; and Candwr Solar project team are yet to find mitigation strategies for the substantial surface runoff that would intensify pressures on Candwr Brook. Cllr Williams implies the project lacks a coherent plan, with the submission delayed until December 2026. At the previous meeting with Candwr Solar project team, Welsh Water (WW) suggested the project is aiming for 85% decarbonisation. C. Cllr Bromfield noted that WW has a statutory duty to resolve flooding issues.

Cllr Marshall reports on Treherbert road in certain sections there is a "sheer drop" on one side into the brook highlighting the serious concerns of HGV's accessing the site along this route. C. Cllr Bromfield has requested a meeting with Planning and Highways to raise the profile of these planning policy concerns.

Chair Statham reports there is some support in Llanhennock but concerns have been raised due to the "huge industrialisation of the countryside". Chair Statham highlight the global energy emergency declared nationwide, solar and wind are the most prominent energy sources being installed in Wales,. Cllrs agree the focus for the project needs to remain on local traffic, drainage, flooding, and highway issues.

Cllr Williams mentions the protest group are looking to gain financial support to commission a flood risk report. Chair Statham feels the best strategy is to wait and see what proposals Total Energies provide while concentrating on developing stronger arguments against the project proposal.

**233/243: Playground equipment in Llangybi Park:** Prior to the meeting, Clerk had reported that exposed concrete foundations remain in place near the children's play area, posing a significant safety hazard, with only a strip of orange tape currently marking the danger. C.Cllr Bromfield has previously raised this matter as well as the unresolved drainage problems, in the hope that the wider drainage issues in Llangybi Park will be reviewed to ensure a safe and enjoyable play area for residents.

#### **Local Matters Arising:**

**234/243: Highways Concerns in Llangybi ward:** C.Cllr Bromfield confirms there are several outstanding highway repairs reported to MCC. The CC reviewed several local highway concerns that have been formally reported to Monmouthshire County Council (MCC) Highways for resolution. It was noted that the following issues remain outstanding:

- Ton Road, Llangybi: Structural damage to the bridge.
- Coed y Paen: Structural damage to the bridge.
- Tredunnoch: Significant potholes along the main access road.
- Signage on St Cybi rise entry in Llangybi

C.Cllr Bromfield confirmed to be consistently chasing MCC for progress updates and will continue to advocate for these repairs until they are completed. C. Cllr Bromfield raised a formal concern regarding the quality of recent works conducted by MCC outside entrance to Glan y Nant. It was argued that the authority is failing to meet its statutory duty regarding road maintenance standards. C.Cllr Bromfield reports the entrance has undergone "temporary" pothole repairs but identified these repairs as substandard, with the fill material failing to provide a level surface, consequently creating a significant trip hazard for residents. Clerk to ask MCC Highways to provide timeline for the resolution of the bridge and road defects listed above. Clerk will specifically highlight the safety concerns at Glan y Nant and request a permanent, compliant repair that removes the current trip hazard.

**235/243: Litter Picking sessions in Coed y Paen:** Clerk to liaise with Cllr Rogers to determine whether litterpicking kits should be rented and returned after each session or retained permanently within Coed y Paen. Cllr Jones offered to attend an upcoming litterpicking session. Cllr Lewis confirmed that litterpicking kits are stored in the Village Hall and are available for residents in Coed y Paen to borrow as needed.

**236/243: Green Lane, Llandegveth:** At the previous meeting (point 216/223) Cllr Savidge reported that during recent heavy rainfall, a significant amount of silt and mud washed downhill along Green Lane into the brook, causing environmental impact. Natural Resources Wales (NRW) is now involved and has corresponded with the adjacent landowner to explore mitigation measures. Ahead of the Community Council meeting, Cllr Savidge confirmed that a site meeting had taken place with NRW, the local farmer, and himself. NRW advised they would explore potential options for Natural Flood Management (NFM) and possible funding to help reduce the volume of water flowing into and down the lane. The landowner has cleared the ditch, which should help it carry more water and reduce the likelihood of the channel overtopping during highflow events. Further work is also being considered at the top of the farm to reduce runoff travelling down the farm track. Cllr Savidge requested to be kept informed as matters progress.

**237/233: Disability Parking at the Village Hall:** Following on from the previous meeting (point 218/223) Cllr Lewis sought view of C.Cllr Bromfield proposing to add disability parking outside Llangybi Village hall. Cllr Lewis agrees to continue the early discussions with C.Cllr Bromfield as the suggestion develops.

**238/243: Request for Financial Support – Llandegfedd Village Committee:** Clerk presented a request received from Llandegfedd Village Committee seeking financial support for a community event to celebrate the 150th anniversary of the renovation of St Tegfedd's Church in 2026. Steve Savidge communicates as there is no village hall available and the barn at Ty Capten—previously used for community events—is unavailable, the Committee intends to hold the event on the hardstanding in front of their property, which was successfully used for the Coronation celebrations. To facilitate the event without charging an entry fee, the Committee is requesting funding from the Community Council to cover the hire cost of a portaloos (£165 from HSS). A proposal for a £165 donation was unanimously approved.

Proposed by: Cllr Lewis; Seconded by: Cllr Jones.

**239/245: Traffic Strips Data for Llanhennock and Llangybi:** Prior to the meeting, C. Cllr Bromfield had circulated the recent traffic monitoring data for Llanhennock received from MCC. The data indicated that there was currently no significant speeding issue within the village of Llanhennock, with recorded speeds remaining just above the average of 30mph. In relation to community opinion, Chair Statham presented the results of a poll conducted within a WhatsApp group consisting of 52 members. Of those who participated, 10 members voted in favour of reducing the speed limit to 20mph, while 14 voted to maintain at the current 30mph limit. It was noted that the remaining members who did not cast a vote suggests that a majority of residents may not currently be in favour of a 20mph transition.

To address driver perception without formal limit changes, C. Cllr Bromfield suggested the installation of flower planters to serve as "village gateways." These are intended to signify to motorists that they are entering a residential zone, acting as a soft traffic calming measure to encourage lower speeds through environmental cues.

In contrast to Llanhennock, the data presented for Llangybi revealed a severe and significant speeding issue. Within the 20mph zone, the 7-day maximum speed was recorded at 49mph at one monitoring point. Furthermore, analysis from traffic strip monitoring recorded a peak speed of 69mph. The Council agreed that these figures represent a critical safety risk to Llangybi residents. The Community Council had previously discussed potential permanent traffic calming measures for Llangybi. Speed bumps were formally discounted due to the anticipated noise complaints and vibrations that would impact local residents following installation. C. Cllr Bromfield advised that chicanes are the most viable infrastructure option to physically restrict high speeds while minimizing noise disruption. C. Cllr Bromfield to contact Monmouthshire County Council (MCC) Highways to insist on their attendance at an upcoming community council meeting. The purpose of this meeting will be to decide the design of permanent traffic calming measures and address the extreme speeding data recorded. C. Cllr Bromfield will continue to chase Highways for a confirmed meeting date.

**Planning:** All applications presented below were reviewed by councillors at the meeting and the following responses will be sent to MCC Planning to be placed in accordance to the relevant planning application.

**240/243:DM/2026/00189 Underhill, Llangybi:** Cllrs agreed there was no objections to the proposed planning application but noted concerns that no other adjacent properties have a garage to the front of the property which may need to be considered in the final decision.

**Finances:**

**241/243: HSBC Business Internet Banking:** Chair Statham and Clerk had initiated the process to use internet banking and hopes the Community Council will be setup for the next financial year.

**242/243: Budget Review:** Clerk present the budget review for the year to conclude an approximate spend of £17,500 for Llangybi Fawr Community Council. Clerk to circulate to Cllrs for review.

**243/244: Raise cheques:** the following cheques were raised:

- a) Clerk Burdge Salary for February 2026 plus reimbursement of defibrillator pads for Coed y Paen (purchased from Imperative Training- £76.74) £507.78 (proposed by Cllr Marshall seconded by and Cllr Williams)
- b) Website Manager Salary for February 2026 £55.68 (proposed by Cllr Marshall seconded by and Cllr Williams)
- c) Merlin Environmental Services for March 2026 £57.34 (proposed by Cllr Marshall seconded by and Cllr Williams)
- d) Monmouthshire County Council for 5000 dog waste bags £57.60 (proposed by Cllr Marshall seconded by and Cllr Williams)

**244/244: Bank Reconciliation:** Prior to the meeting, Cllr Rogers approved the bank reconciliations for January 2026. As absent from the meeting, Chair Statham agreed these to be signed in the April meeting.

**Meeting closed at 8.30pm**

**Date of Next Meeting:** Monday 13<sup>th</sup> April 2026 at Llangybi Village Hall

*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](mailto:k.burdge@llangybi.org)*