



## Llangybi Fawr Community Council Meeting Minutes

Monday 13<sup>th</sup> April 2026

Llangybi Village Hall at 7pm

<u>COED Y PAEN</u>	Cllr Graham Rogers	07775 644527	<u>LLANGYBI</u>	Cllr Peter Marshall	07415892161
<u>LLANDEGVETH</u>	Cllr Lorna Savidge	07809292564		Cllr Linda Lewis	07508156516
<u>LLANHENNOCK</u>	Chair Neil Statham	07792371624		Cllr Sean Jones	07714283690
<u>TREDUNNOCK</u>	Cllr Caroline Watts	07779503052	<u>LLANGATTOCK N.C.</u>	Vice Ieuan Williams	07790285572
<u>CLERK</u>	Kate Burdge	07450229019			

**Present:** Chair Williams, Cllr Rogers, Cllr Watts, Cllr Lewis, Cllr Jones, Clerk Burdge

**Apologies:** Cllr Statham, Cllr Savidge, Cllr Marshall, C. Cllr Bromfield.

**Declarations of interest:**

**Members of the public present:** Chris Hughes, Cath Brunston, Maria Richards, Ieuan Morton.

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

Chair Williams welcomes member of the public to the meeting and reviews the minutes of the meeting in March requesting any updates that may not be included on the April Agenda.

**244/266: Candwr Solar Farm:** Chair Williams shares there is little update in consideration to Candwr Solar farm at present but the expectation a full planning application is likely to be submitted later in the year.

**245/266: Litter Picking session in Coed y Paen:** Cllr Rogers shares a community litter picking session was successfully conducted in Coed y Paen. The session saw a strong turnout with 16 volunteers from the local community participating. Cllr Rogers mentions the efforts were concentrated on the four main access roads leading into the village. A minimum of 12 bags of refuse were collected and removed from the verges and hedgerows. The session resulted in a significant improvement to the visual amenity of the village. All Cllrs noted that this was a fantastic effort by those involved. The Council extends its thanks to the volunteers for their hard work.

**246/266: Green Lane, Llandegveth:** No further update was provided by C.Cllr Savidge. At the last meeting, it was noted that Natural Resources Wales and the local landowner were working together to try to reduce the volume of debris travelling down Green Lane.

**247/266: Disability Parking at the Village Hall:** Cllr Lewis reported that a meeting with MCC Planning is to be arranged to determine whether the provision of a designated disability parking space is feasible prior to submitting a formal application.

**248/266: Obstruction at Ynys Lane: Public Participation & Rights of Way:** Clerk confirms a site visit took place with Cllr Statham, Cllr Jones, Clerk Burdge, and MCC Officers Shaun Pritchard and Mandy Mussell. MCC Officer Shaun Pritchard and the Clerk, on behalf of Llangybi Fawr Community Council, had contacted the local landowner to request the removal of the obstruction; however, this request was declined. The landowner reports the obstruction is to stop straying sheep from entering adjacent farmland. MCC Officer Mandy Mussell advised that a Definitive Map Modification Order (DMMO) could take up to 30 years to be approved. She noted that a recently approved DMMO application had originally been submitted in 1995, reflecting the extensive historical research required as part of the process. The Clerk has provided evidence forms to Irene Rogers for completion, as at least 20 years of user evidence is required before an application can be submitted. Cllr Watts and Cllr Lewis noted that this is an important walking route for local residents and expressed support for submitting the DMMO application once all evidence forms have been completed. The Clerk will contact Irene Rogers to progress the submission of the application on behalf of Llangybi Fawr Community Council.

**249/266: Playground equipment in Llangybi Park:** Clerk confirms the park continues to have exposed concrete foundations which pose a safety risk to children using the play area. Prior to the meeting, the Clerk reported that these foundations remain in place near the children's play area, with only a strip of orange tape currently marking the hazard.

Clerk to chase for update with C.Cllr Bromfield who has previously raised concerns regarding the exposed foundations. Cllrs hoped that these will be reviewed and addressed to ensure the park provides a safe and enjoyable environment for local residents.

**250/266: Highways Concerns in Llangybi ward:** C.Cllr Bromfield reported ongoing difficulty in securing attendance from an MCC Highways representative to discuss highways concerns within the Llangybi ward, particularly the issue

of speeding through Llangybi village. Due to the lack of progress, C.Cllr Bromfield proposed that the matter be referred to the Scrutiny Committee in an effort to accelerate action for residents.

The Clerk has asked C.Cllr Bromfield to confirm what information and supporting items need to be included as part of this referral and is currently awaiting a response.

### **Correspondence:**

**251/266: Monmouthshire schools Admissions Forum:** Prior to the meeting, Clerk shared correspondence from Monmouthshire Schools who had requested a representative from the Community Council to attend quarterly or monthly meetings. Cllrs were unable to commit a representative but asked to keep up to date with any progress from the School's admission forum.

**252/266: Kids Cancer Charity Appeal:** Llangybi Community Council received a letter from the Kids Cancer Charity. Les, the website manager, suggested exploring a more engaging approach to handling charity appeals, as historically such requests have generally been declined. One idea proposed was to run a poll on the council website asking residents: *"Which of these charities should the community council support?"* This could be done once four or five charities seeking support had been identified, allowing residents to express their preference. Cllrs agreed that the idea has merit in principle; however, they noted that supporting external charities would require establishing an additional donations fund, which would be financed through local taxpayers' money. As no such provision exists in the current budget, councillors agreed to decline the request from the Kids Cancer Charity at this time. The Clerk suggested revisiting the matter during the December meeting when the budget is reviewed in detail. Cllr Lewis highlighted that local village halls and churches are currently struggling financially and may require support in the coming years. Councillors agreed that residents would likely prioritise contributions towards maintaining local facilities, which serve as important social hubs for the community.

**253/270: Internal Audit:** Cllr Rogers and the Clerk have been preparing the Annual Return and supporting documentation for submission to the internal auditor in the coming days. Cllr Rogers will provide comments for the Clerk to incorporate into the variance forms prior to submission to Rachel Bundy, the appointed internal auditor.

### **Policy updates:**

**254/266: Data Protection Policy; Training Plan; Contracts Held by LFCC:** Clerk to circulate all policies after the meeting for Cllrs to approve before being placed on website. Clerk reports that to align with the mandatory requirements approved in the training plan all Cllrs who attended Code of Conduct training prior to 2021 will need to attend a refresher course as an audit requirement shared with Audit Wales. Cllr Williams, Cllr Watts and Cllr Rogers to review dates of training for availability.

**255/266: Police reports for March 2026:** Prior to the meeting, Clerk had circulated the report received.

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

**256/266: Llangybi allotments annual payment:** Clerk informs the CC the annual payment of £50 has been received from Llangybi Allotments.

**257/266: Dog foul meeting:** The Clerk was unable to attend the recent online dogfouling meeting but reported that no issues have been raised in Llangybi. The Clerk has since received the meeting notes from last Thursday, which highlighted several upcoming dates. A dogfouling awareness day will take place on **16 April** in the Llanfoist, Abergavenny and Mardy areas. A second awareness day has been scheduled for **Thursday 9 July** in Monmouth, Raglan and Usk after the election period.

**258/266: Overgrown hedges in Court Farm Reservoir:** Prior to the meeting, Cllr Williams raised a report regarding significantly overgrown hedges situated adjacent to the Court Farm Reservoir. The overgrowth was noted as a potential obstruction and a matter of general maintenance concern for the area. Clerk enquired with Cllr Williams on the current status of the hedges since initial report. Cllr Williams to confirm if any remedial work has been undertaken since the issue was first flagged.

### **Local Matters Arising:**

**259/266: Llangybi Litter Bin misuse:** Cllr Lewis raised a formal concern regarding the persistent misuse of the public litter bin located on the corner of Ton Road. Cllr Lewis reports the bin is being used for the disposal of bulk household rubbish rather than transit litter and even noted presence of medical gloves and other domestic waste. Cllr Lewis queried whether physical modifications can be made to the bin infrastructure to deter unauthorised domestic dumping. Clerk to investigate the feasibility of lid amendments with MCC to ensure the opening is only large enough for standard pedestrian litter (e.g., wrappers, bottles) while restricting the insertion of large refuse sacks.

**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.

**260/266: DM/2026/00325 Bonnie Farm, Clawdd Y Parc Farm, Llangybi:** Llangybi Fawr Community Council wishes to record its unanimous objection to the planning application. After careful review of the proposal and consultation with the local community, the Council believes the application is fundamentally flawed and inappropriate for this location.

Our objections are centred on the following key material considerations:

**1. Suitability of Location and Sustainability**

**Isolation and Lack of Amenities:** The site is located in a highly isolated area with no local amenities or facilities within walking distance. This environment is unsuitable for vulnerable children who require integration and access to community services.

**Inappropriate Environment:** Living in a building immediately adjacent to an active farm—where the lifestyle is not farm-oriented—creates a conflict of use. The site does not offer a traditional residential environment suitable for a care setting.

**2. Access and Highways Safety**

**Difficult Access:** The access road is inadequate for a commercial operation. It is currently difficult to navigate and lacks essential infrastructure, such as street lighting, posing a significant safety risk to children, staff, and visitors.

**Winter Accessibility:** There are crucial concerns regarding access during winter months, particularly for emergency services and staff vehicles, which could leave vulnerable children and carers stranded.

**Traffic Volume:** The transition from a residential dwelling to a commercial operation will result in a significant increase in vehicle movements (staff shift changes, visitors, and deliveries). This will negatively impact the private drive and the road network in Llangybi village,

**3. Operational Impact and Local Amenity**

**Noise and Disturbance:** The shift from a domestic residence to an operational business will generate "operational noise" inconsistent with the quiet, rural character of the area. The site shares proximity with equestrian activities and local neighbours. The increase in traffic and activity poses a safety risk to horses and riders and demonstrates an immediate impact for the established rural way of life.

**Commercial Intensity:** The proposal indicates a high-turnover staffing model and multiple vehicle requirements, effectively turning a residential site into a high-intensity commercial hub.

**4. Deficiencies in the Application**

**Lack of Detail:** The current application is vague and open to wide interpretation. It fails to provide sufficient detail on how the 2:1 care ratio will be managed or how safety concerns regarding the private drive and site boundaries will be mitigated.

**Lack of Consultation:** It is noted with concern that no formal notices were put forward to the community, and there has been a lack of transparency regarding the display of notices of this planning application since its validation on the 16<sup>th</sup> March.

Llangybi Fawr Community Council finds this proposal to be inappropriate for this location. It places vulnerable children in an isolated, poorly lit, and inaccessible environment while placing an undue burden on the local infrastructure and the tranquillity of Llangybi village.

**261/266: DM/2026/00350 Pentrewaun Farm, Coed y Paen:** Llangybi Fawr Community Council wishes to record its objection to the proposed residential extension based on the following material considerations:

The Council questions the significant mass and scale of the proposed extension. The increase in the footprint is disproportionate to the original dwelling, leading to a sense of over-development on the site.

The extension is not in character with the existing property or the surrounding properties. The significant extension fails to respect the scale of the original building. Llangybi Fawr Community Council raises concerns due to its size, the extension will have a negative impact on the visual amenity of the immediate area, appearing dominant and out of scale with the rural landscape. The Council requests that the applicant submits revised plans that significantly reduce the development to ensure the extension remains subservient to the original dwelling and in keeping with the local character.

**262/266: DM/2026/00393 Pentrewaun Farm, Coed y Paen:** Llangybi Fawr Community Council objects to the application for a new agricultural building and associated access track based on the following concerns:

**Size and Justification:** The proposed building is substantially larger than required for a holding of this size. The Council requests further justification for the "excess storage" capacity and increased footprint, as the scale appears more than agricultural in nature.

**Impact on the Sunken Road:** The proposed access track joins a traditional "sunken road." The engineering works required to create a viable visibility splay—including grading and bank removal—will fundamentally and irreversibly change the historic character and topography of this single-track road.

**Highway Safety:** The Council is concerned about the safety implications of heavy agricultural machinery and increased vehicle movements entering and exiting onto a narrow, single-track sunken road with restricted visibility, particularly where it must serve agricultural functions.

**Engineering Suitability:** The "grading work" required for the new track is deemed inappropriate for this landscape. The Council believes the level of engineering required to make this access viable is a sign that the location is unsuitable for a development of this intensity. In addition, the existing access would be adequate to serve the limited anticipated agricultural movements associated with a 26 acre holding (proposed to be enlarged). However, since this is agricultural land it would be very difficult to control movements of agricultural vehicles using the site to undertake operations.

We request that this application be refused in its current form or, at minimum, be brought before the Planning Committee for a full site inspection to assess the impact on the historic road network.

### **263/266: DM/2026/00357 Llanhennock Lodge Nursing Home, Llanhennock:**

Llangybi Fawr Community Council formally objects to the proposed redevelopment of Llanhennock Lodge. While the Council supports the principle of bringing redundant sites back into use, the current density and scale of the 10-unit proposal are deemed unacceptable for this specific location.

Our objections are based on the following material considerations:

#### **1. Overdevelopment and Site Density**

**Excessive Unit Count:** The proposal for 10 individual dwellings represents an over-intensification of the site. The Council believes this density is an attempt to maximize the site's footprint at the expense of sustainable planning and local character.

**Conversion vs. New Development:** The current plans appear to prioritize aggressive development over sympathetic conversion. A lower-density approach would be far more appropriate to preserve the integrity and footprint of the original site.

#### **2. Conservation Area Standards**

**Impact on Character:** As the site is situated within a Conservation Area, it is subject to stringent design standards. The proposed 10-unit layout is "out of keeping" with the established rural and historic character of Llanhennock.

The Council is concerned that the design and density do not meet the statutory requirement to "preserve or enhance" the character of the Conservation Area.

#### **3. Parking and Highways Safety**

**Inadequate Parking:** With 10 dwellings, there is a significant concern regarding whether there is adequate space for resident and visitor parking. Insufficient on-site parking will inevitably lead to overspill onto the narrow surrounding lanes, which are already constrained.

**Difficult Access:** The road access to Llanhennock Lodge is notably difficult. Increasing the volume of daily domestic traffic—including delivery and service vehicles for 10 separate households—poses a significant risk to highway safety and will cause congestion on roads unsuitable for this level of use.

Due to the significant size of this proposal and the potential impact on the Conservation Area, Llangybi Fawr Community Council formally requests that this application be referred to the Planning Committee for determination.

### **Finances:**

**264/266: HSBC Business Internet Banking:** Clerk attempts to make first online payment but entitlements for the approval of payments were not yet in place so unable to complete. Therefore, the issue of cheques to all invoices were carried out. Clerk to speak to HSBC to sort out payment entitlements.

**265/266: Raise cheques:** the following cheques were raised:

- a) Clerk Burdge Salary for March 2026 plus reimbursement of extra costs of defibrillator pads for Coed y Paen as the CC had to exchange to 5 year defibrillator pads due to global shortage (purchased from Imperative Training- £103.58) £ (proposed by Cllr Lewis seconded by and Cllr Watts)
- b) Website Manager Salary for February 2026 £55.68 (proposed by Cllr Lewis seconded by and Cllr Watts)
- c) Merlin Environmental Services for March 2026 £57.34 (proposed by Cllr Lewis seconded by and Cllr Watts)
- d) HMRC PAYE £41.80 (proposed by Cllr Lewis seconded by and Cllr Watts)
- e) Beverly & Williams Accountants for accountant fees to inc P60 submissions (proposed by Cllr Lewis seconded by and Cllr Watts)
- f) Sean Jones for noticeboard removal £140.00 (proposed by Cllr Lewis seconded by and Cllr Watts)
- g) One Voice Wales annual membership £274.00 (proposed by Cllr Lewis seconded by and Cllr Watts)

**266/266: Bank Reconciliation:** Prior to the meeting, Cllr Rogers approved and signed the bank reconciliations for February and March 2026.

**Meeting closed at 8.45pm**

**Date of Next Meeting:** Monday 11<sup>th</sup> May 2026 (AGM) at Llanhennock 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)*