



Llangybi Fawr Community Council Meeting Minutes

Monday 11th May 2026

Llanhenock 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 Savidge, Cllr Marshall, Cllr Rogers, Cllr Watts,
Cllr Lewis, C. Cllr Bromfield and Clerk Burdge

Apologies: Cllr Jones,

Declarations of interest: None

Members of the public present: None

Minutes of the last meeting: Cllr Watts proposed; Cllr Rogers seconded

07/32: C.Cllr Bromfield discloses that the applications requested at the last meeting have been sent to Planning Committee for review. Cllr Jones plans to register to speak at the Committee meeting for one application; C.Cllr Bromfield asks if any other Cllrs wish to register to speak at Committee and to contact in the next few days.

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.

08/32: DM/2026/00428 Ysgubor Y Gwynt, Llangybi: No objections

09/32: DM/2026/00440 Dale Brow, Llangybi: No objections

10/32: DM/2026/00367 Field Adjacent To Ash Cottage And Newbridge Inn: No Objections but Cllrs note the concerns submitted by another local resident in consideration to the excess surface run off that may result from the installation of the track in the field.

11/32: DM/2026/00452 Glen Usk House, Llanhenock: No objections

Correspondence:

12/32: Llangybi Church Event Request: Prior to the meeting, Clerk had circulated a request that Llangybi Church is home to important medieval wall paintings that require ongoing and costly conservation work. To support this effort, a fundraising concert in January 2027 was being organised. As the Church has no toilet facilities, a portaloos hire will be necessary for the event and organiser requests financial support for this event. The Community Council considered the request for support and agreed to donate £150 towards the hire cost, proposed by Cllr Savidge and Cllr Marshall.

13/32: One Voice Wales Civility and Respect Pledge: Prior to the meeting, the Clerk circulated a new pledge proposed by One Voice Wales. Councillors agreed that because they already have access to a monitoring officer and the public ombudsman, signing the specific Civility and Respect pledge was deemed unnecessary.

14/32: Japanese Knotweed in Llangybi: Prior to the meeting, a report was received from a concerned resident stating the plant was returning and required further treatment. Monmouthshire County Council (MCC) provided two images from last September showing improvements after successful treatment. MCC explained that additional herbicide may be needed in the coming years because the plant had been disturbed in the gateway previously. MCC confirmed more treatment would be conducted and MCC has scheduled further treatment for Japanese Knotweed on Ton Road, Llangybi in the following months.

Policy Updates: None

Reports:

15/32: Police reports for March 2026: Prior to the meeting, Clerk had circulated the report received.

16/32: Glan-y-Nant, Llangybi Dispute: Within the report Clerk highlighted a note whereby officers attended a neighbour dispute in Glan y Nant and provided suitable advice to both parties. Clerk and Cllr Jones had arranged a meeting with Monmouthshire Housing Association (MHA) to highlight disputes and issues involving neighbours and Monmouthshire Housing Association has now taken responsibility for the matter and is conducting its own investigation. The Community Council (CC) noted these concerns and expressed support for all affected residents.

17/32: Suspicious Van in ward: Cllr Savidge shares a white van had been reported at Rich Hill Farm and Craft Renaissance was captured on camera six times in the previous weeks acting suspiciously. This has been shared on Facebook and is expected to be included in the next police report and asks for all resident's to be vigilant.

Updates & Any Other Information:

18/32: Misuse of Llangybi litter bins: Clerk confirms MCC had responded that no modifications will be made to the litter bins to prevent the disposal of household waste. Cllr Lewis had flagged the litter bin abuse in Llangybi had continued leading to further littering in Llangybi. During the CC meeting, Cllrs agreed to try address the issue with internally via a Facebook post to ask all residents to use the bin appropriately.

19/32: Candwr Solar Project: Cllr Williams mentions a meeting is scheduled for Friday at 6:00 PM at Ponthir Village Hall to provide an update to residents on the solar proposal. C.Cllr Bromfield states the updates shared from the developer are providing minimal information and Cllr Williams agrees there is currently nothing significant to report, though background work continues from Total Energies. Cllr Williams highlights the strategy of the Candwr Solar protest group continues to focus on increasing funding and community membership. Cllr Williams attests the main objections remain to be the issues of poor infrastructural access; demonstrated in the recent highway report commissioned deeming the local roads as unsuitable. Additionally, there is real concern regarding flood risk with the Sor Brook flooding in the village of Ponthir, endangering local properties if the solar panels are installed. A flood risk assessment is to be commissioned. Cllr Williams indicates previous flood risk assessments carried out by the developer had not yet been completed. A revised plan is expected from Total Energies Solar Development by the end of May or early June. All Cllrs are welcomed to attend the meeting on Friday where the newly elected MS are expected to attend.

20/32: Highway Repairs in ward: Clerk mentions the road repairs are currently underway in Tredunnock. Cllr Rogers agrees the road repairs have been carried out in Coed y Paen. C.Cllr Bromfield provides update in regards to the concerns of speeding in Llangybi. C.Cllr Bromfield confirms speed strips are scheduled to be installed in Coed Y Paen. C.Cllr Bromfield had attempted to arrange a meeting with MCC highways to organise a public meeting to discuss the results of the speed monitoring data. However, MCC had declined to arrange a meeting stating there is no need for traffic calming based on one set of data collected. C.Cllr Bromfield declared the next step is to take the matter to the Place Scrutiny Committee and awaited how to proceed with this. C.Cllr Bromfield had requested drawings for Cc to review to be added to the entry and exits of the villages to try change perception of drivers and reduce speed of traffic. Cllr Savidge asks how Goytre village have managed to install a zebra crossing and C.Cllr Bromfield confirms this is a trunk road that is handled by Sutra. Cllr Bromfield had further requested a review of data showing speeding issues and suggested the installation of traffic calming measures exemplified as chicanes. Cllrs respectfully disagreed with MCC's stance on speeding. Cllr Williams questioned how the newly built estate was passed with MCC as speeding checks are vigorously tested especially with the visual splay. C.Cllr Bromfield explained MCC received Section 106 funding from this housing development.

21/32: Internal Audit: Clerk had submitted all documents to Rachel Bundy, the appointed internal auditor for review and mentions all queries are planned to be received by Wednesday 13th May ready for approval at the next CC meeting on Monday 1st June 2026.

22/32: Llangybi precept payment: Clerk informs the CC the initial payment of £8166.00 has been received from MCC.

23/32: Overgrown hedges in Court Farm Reservoir: C.Cllr Bromfield mentions to the CC that MCC have written to Welsh water to urgently request the cutback of the hedges encroaching the highways. C.Cllr Bromfield confirms the hedges had been cutback minimally but no further action could be taken until nesting season was completed.

Local Matters Arising:

24/32: Darren Picnic Site, Coed Y Paen: Cllr Rogers reported the picnic site at the bottom of Darren Road was no longer accessible as the gate has been permanently closed by Welsh Water. At present there is no litter bin; but litter frequently accumulates at this area due to the significant layby where drivers congregate. Cllr Rogers attests there is a wheelie bin been abandoned at the gateway and consequently filled with litter. C.Cllr Bromfield confirms MCC will not empty the current wheelie bin as it is Welsh Water (WW) property. C.Cllr Bromfield suggests to contact Welsh Water to request the installation of a litter bin to try overcome this issue.

25/32: Llandegfedd Reservoir: Cllr Lewis implies a change of use application may be imminent from Welsh Water as water activities had notably been winding down at the reservoir. In addition, Cllr Lewis states employed staff are

now on zero-hour contracts and the site is operating on reduced opening days. Cllr Rogers noted that Dragon Boat races had been advertised, C.Cllr Bromfield confirms the SSSI site status prevents it from becoming a full-scale venue and had dealt with historical planning applications with the site management.

26/32: Smart Water: Cllr Rogers reports the Smart water pens bought by the CC in 2024 had expired earlier this year. Cllrs were shocked as the pens were believed to last for at least a decade during use. Clerk to investigate and email DeterTech to confirm details regarding expiry dates or to request an exchange of Smart Water kits.

27/32: Phone box Refurbishment, Coed y Paen: Cllr Rogers declares the phone box in Coed y Paen required repair and a refresh of paint following an email circulated for sandblasting and repairs of old telephone boxes costing £750.00. Cllr Rogers mentions there are several volunteer painter's available in Coed Y Paen. Cllr Savidge mentions Llandegfedd had previously been provided with a voucher to help cover costs. The CC gave unanimous approval to cover the remaining costs for paint to complete the repair of the phone box in Coed y Paen. Cllr Savidge suggests there may be leftover paint from this repair. Cllr Savidge to update on colours ordered previously to ensure correct colour purchase for the telephone box.

28/32: Land for Play Area: Cllr Rogers explained the plot of land opposite the church, formerly used as a play area, is now privately owned land, leaving local children with nowhere to play. Cllrs discussed whether the CC would fund the purchase of land to provide a new play area. C. Cllr Bromfield had identified an area of land further away from Coed y Paen towards Llangybi that could be suitable; with two specific plots could be supported for this provision. Cllr Williams noted they are competing with housing developments in an affluent area so the cost of purchasing land may be significantly higher than what the CC can afford. C.Cllr Bromfield is working with MCC to ascertain if the provisional plots chosen are suitable for a park facility.

Any Other Business

29/32: Playground equipment in Llangybi Park: Prior to the meeting, Cllr Jones had reported issues with the two pieces of CC equipment at Llangybi Park. The two pieces of equipment had recently been reinstalled in the MCC area of the park, however as previously agreed with MCC had not been refurbished and repainted. Cllrs were extremely disappointed. Clerk to request MCC to refurbish both pieces of equipment in Llangybi Park. In addition, Cllr Jones had highlighted the grass had not yet been cut so access to the other pieces of equipment were nearly inaccessible for children in the park. Cllr Lewis requested that the repairs and grass cutting needed to be completed before a fundraising event that had been scheduled for June 13th by Llangybi Village Committee.

Finances:

30/32: Raise cheques: the following cheques were raised:

- a) Clerk Burdge Salary for April 2026 plus reimbursement of stamps and replacement defibrillator pads for Llangybi (purchased from Imperative Training- £180.00) £ (proposed by Cllr Savidge seconded by and Cllr Marshall)
- b) Website Manager Salary for April 2026 £55.68 (proposed by Cllr Savidge seconded by and Cllr Marshall)
- c) Merlin Environmental Services for March 2026 £59.68 (proposed by Cllr Savidge seconded by and Cllr Marshall)
- d) Information Commissioner's Office £52.00 (proposed by Cllr Savidge seconded by and Cllr Marshall)
- e) Audit Wales for 2021-2022 audit fees for Llanhennock Community (proposed by Cllr Savidge seconded by and Cllr Marshall)

31/32: Bank Reconciliation: Prior to the meeting, Cllr Rogers approved and signed the bank reconciliation for April 2026.

Meeting closed at 8.30pm

Date of Next Meeting: Monday 1st June 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