



Llangybi Fawr Community Council Meeting Minutes

Monday 2nd February 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 Statham, Cllr Williams, Cllr Lewis, Cllr Savidge, Clerk Burdge

Apologies: Cllr Jones, Cllr Rogers, Cllr Watts, Cllr Marshall, C. Cllr Bromfield.

Declarations of interest:

Members of the public present: Irene Rogers, Cliff Brace, Peter Dale

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

Minutes of December 2025 meeting: Chair Statham proposed; Cllr Williams seconded.

Chair Statham welcomes members of the public to share any concerns at the start of the meeting.

200/223: Obstruction at Ynys Lane: Public Participation & Rights of Way: Irene Rogers reported that a historical right of way used by generations of walkers has been blocked with barbed wire before the first bridge down Ynys Lane past the sewage works. Cllr Savidge queries who is responsible for the land ownership and whether the local farmers have blocked access and questions if Cwrt Perrot are renting the fields. Irene states this has been a historical customary use for all users over at least the last two generations. Irene presents photo evidence to councillors. The Community Council agree to report the matter to the Rights of Way Officer at MCC and C.Cllr Bromfield.

201/223: Oak Tree in Llangybi village: Irene Rogers reports the Commemorative Oak tree at the centre of Llangybi Village (next to the White Hart Pub) had outgrown into the metal seating surround and questioned if this could be adjusted to allow the seating to be used without impacting the health of the tree. Clerk to request MCC review to see if the wrought iron can be removed without harming the tree growth.

202/223: Poor Road surface in Tredunnoch: Cliff Brace reported the road is poorly degraded from the Cwrt Bleddyn turn off travelling into Tredunnoch village and suggested this was following the installation of BT fibre optic works. Cllrs agree, the road is extremely hazardous to road users and state this has been reported for review. Clerk mentions C.Cllr Bromfield has requested a full inspection of the road in the ward and requested prompt attention. Clerk to chase for update.

203/223: Request for Road sweep of Tredunnoch: Cliff requests a road sweep of the village of Tredunnoch to collect the debris located along the road side. Cliff also asks if there is a service that will maintain the small green area where the well is located as this is currently only in a good condition due to volunteers.

204/223: Highways: Ton Road to Llandegveth: Peter Dale noted that Ton Road leading to Llandegveth contains some of the largest potholes in the area, with significant bank erosion. Peter states the bridge over Cwmffrwd Brook (located just after Brook Cottage) remains in a state of collapse after being struck by an HGV over 3 months ago. Peter mentions the road should be deemed unsafe for all road users; as the only warning present is a thin strip of tape, which is considered insufficient for the level of risk. This incident occurred three months ago and was reported promptly by residents at the time but no further action has been taken by the authorities to resolve the issue or secure the site properly since the initial incident. Clerk is to contact MCC Highways to demand a prompt resolution and immediate safety improvements.

Correspondence:

205/223: Noticeboards in Llangybi:

Following on from the previous meeting, Clerk had ascertained confirmation the smaller noticeboard was a temporary board whilst the church repairs took place. The churchwardens provided permission for the smaller

noticeboard to be removed. Secondly the larger of the noticeboard was the responsibility of the Community Council with the church using the left hand side for notices. Cllr Lewis mentions the noticeboards were used when the post office was in use but as this now resides in Llangybi Village Hall the noticeboard situated there is the practical alternative and is popular with residents. Therefore, due to the poor condition of both noticeboards the Community Councillors agreed with the removal of both noticeboards. Chair Statham proposed; Cllr Lewis seconded.

206/223: Copyright Notes from One Voice Wales: Prior to the meeting, Clerk had circulated notes from One Voice Wales with recommendations to be added to the website. Les Taylor (website manager) had circulated proposed additions to the website including a copyright policy. Cllrs agree to add the recommendations to the website.

207/223: Welsh Church Fund: Prior to the meeting, Clerk circulated a recommendation from MCC to include funding opportunities for community projects. Cllr Lewis had suggested this to be used for a replacement noticeboard or other community ideas. Cllr Lewis agreed to take the lead for the Welsh Funding application.

208/223: Repair Café Wales: Prior to the meeting Clerk had circulated a poster proposing a new session taking place as a part of the project Repair Café Wales. Clerk highlights it is a community focused organisation that supports the creation of volunteerrun repair cafés, where people can bring household items to be fixed rather than thrown away. The initiative aims to reduce waste, share practical skills, strengthen community connections, and promote sustainable living. Former Cllr Andy Hunt hosted a welcome meeting at the end of January to seek volunteer repairers for a potential local project. He advised that, if the upcoming trial session in Usk (proposed for March) proves successful, similar sessions could be rolled out to Llangybi Village Halls in the following months. Cllr Lewis shared concerns for the project with reservations if items were fixed and then accidents happened who would be responsible for any impacts. Cllr Lewis shared issues of storage of tools and equipment for the project may be difficult at Llangybi Village Hall. Cllrs agree to receive the feedback from the Usk session before any decisions are made for monetary contributions.

209/223: Engagement Letter 2026: Prior to the meeting, Rachel Bundy had shared an engagement letter to carry out the internal audit for Llangybi Fawr CC. Chair Statham agreed to sign and Clerk to return to Rachel Bundy.

Policy updates:

210/223: Community Engagement Strategy; Complaints procedure; social media policy; Welsh language policy; Publication Policy: Clerk circulated all policies prior to the meeting. Cllrs agree to the changes and to be added to the website.

Reports:

211/223: Police reports for January 2026: Prior to the meeting, Clerk had circulated the report received.

Updates & Any Other Information:

212/223: Candwr Solar Farm: Cllr Williams noted that the planning application deadline for the project has been officially extended to December 2026 and mentions no significant development has been received from Total Energies in terms of the project. Cllr Savidge remarked that a significant sum of money must have been spent so far on the project, given the extensive technical reports and surveys undertaken. A discussion was held regarding whether the developers (TotalEnergies and Dŵr Cymru Welsh Water) are still likely to submit a full planning application with the substantial issues that have arisen with the project; particularly that of inadequate access. Cllr Williams highlighted the project's poor viability considering the vast issues currently arising, including: the lack of mitigation for surface water runoff from the panels. Cllr Williams mentions there are ongoing winter wild bird studies. Cllr Williams mentions a public meeting is scheduled for February 27th at 6:00 PM at Ponthir Village Hall to provide residents with a full update. Cllr Savidge remarked these public meetings are extremely valuable to local residents to maintain the transparency of the project status.

213/223: Playground equipment in Llangybi Park: Clerk affirms the community council playground equipment has been removed for professional repair and repainting from Llangybi Park. The two pieces of equipment will be relocated to the main section of the park once weather conditions improve. The Clerk raised an urgent concern regarding the exposed concrete block foundations left at the former site of the two pieces of equipment. Clerk states currently, exposed concrete foundations remain presenting a significant hazard close to a children's play area with only a strip of orange tape to warn users. Cllrs agree given the park is used by children, the safety risk is considered more significant. Clerk to report to MCC immediately for attention to make the foundations safe.

214/223: Dog waste bags distribution: Clerk reports the dog waste bags previously ordered before Christmas have arrived and been collected ready for distribution to the local villages within the ward. Cllr Savidge agrees to take

some for Llandegveth. Clerk notes this may be the last order for the 5000 dog waste bags due to the lack of orders in Monmouthshire.

Local Matters Arising:

215/223: Grit Bin on Pen-y-wain Pitch: Cllr Williams reports the grit bin has been destroyed due to a recent vehicular fire. Clerk states a new grit bin has been ordered for Pen-y-wain Pitch.

216/223: Green Lane, Llandegveth: Cllr Savidge provided an update regarding the Green Lane, Llandegveth. During the most recent period of heavy rainfall, a substantial volume of silt and mud washed downhill along Green Lane into the brook, causing notable environmental impact. Natural Resources Wales (NRW) is now engaged and intends to hold discussions with the adjacent landowner to identify measures to mitigate the issue. Concerns were raised regarding the effect on wildlife within the brook, which may have been adversely affected by the increased sediment. Cllr Savidge expressed the view that the volume of silt and mud entering the brook has increased significantly since the installation of the new milk parlour situated at the top of the hill. It was further noted that properties in the lower village have experienced recent flooding, which is believed to be linked to increased surface water runoff from the same area. The culvert is reported to require emptying, as its current condition may be contributing to the flooding and runoff issues. Cllr Savidge also highlighted that significant debris has accumulated on the footbridge above the brook, with deposits several inches deep. Due to the volume and nature of the debris, it was noted that a road sweeper would be unable to clear the material effectively. Cllr Williams offered practical support, stating he could bring a tractor equipped with a front bucket to remove the debris from the footbridge. Cllr Savidge to keep the Community Council updated on any progress.

217/223: Road markings, Llangybi: Clerk reports the road markings on Ton Road specifically St Cybi rise has been washed away in the recent weather. Clerk to report to MCC highways.

218/223: Disability Parking at the Village Hall: Cllr Lewis sought the Community Council's views on a proposal to remove the hedge at the Village Hall to create additional disabled parking spaces and install an electric vehicle charging point for residents. Overall, councillors were supportive of the idea. Cllr Williams advised that the Monmouthshire County Council Biodiversity Team would need to be consulted, noting that the removal of the hedge would likely require appropriate biodiversity enhancements. He also stressed that early engagement with MCC Planning would be essential to ensure the proposal meets all relevant planning requirements.

219/223: Potholes in Llangybi: It was noted that residents have reported a significant increase in severe potholes throughout the ward. These defects have deteriorated rapidly due to recent inclement weather conditions. Clerk confirmed that all potholes specifically highlighted by residents have been formally reported to the relevant authorities. Cllr Savidge advised that residents should be encouraged to report any new defects directly via the My Monmouthshire App. Any reports submitted to the Community Council (CC) will be directed to Monmouthshire County Council (MCC) for scheduled repair.

220/223: Llangybi common land registration: The Community Council considered a suggestion to formally register a small parcel of land adjacent to Ynys Lane. The land is currently designated as common land. Cllrs discussed the potential benefits and liabilities associated with the acquisition and registration of this site. Following a full discussion, Councillors unanimously agreed not to proceed with the registration. It was determined that the parcel would not provide a valuable asset to the Community Council, and the costs or responsibilities of ownership would outweigh any potential utility.

Planning:

221/223:DM/2026/00060 Holly Lodge, Coed y Paen: No objections

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.

Finances:

222/223: Raise cheques: the following cheques were raised:

- a) Clerk Burdge Salary for December 2025 £431.04 (proposed by Cllr Lewis; seconded by Chair Statham)
- b) Website Manager Salary for December 2025 and the reimbursement of the domain name Llangybi.org £103.61 (proposed by Cllr Lewis; seconded by Chair Statham).

- c) Merlin Environmental Services for December 2025 and January 2026 £114.68 (proposed by Cllr Lewis; seconded by Chair Statham).
- d) Llangybi Village Hall for hall rental from October 2025-March 2026 including PO sessions £570.00 (proposed by Cllr Lewis; seconded by Chair Statham).
- e) Llanhennock Club and Reading Room for Village Hall rental £150.00 (proposed by Cllr Lewis; seconded by Chair Statham).
- f) Christchurch Coed Y Paen, Heart of Monmouthshire Church Maintenance Donations £400.00 (proposed by Cllr Lewis; seconded by Chair Statham).
- g) St John's the Baptist Llanhennock; Heart of Monmouthshire Church Maintenance Donations £400.00 (proposed by Cllr Lewis; seconded by Chair Statham).
- h) St Tegfedd Church Llandegveth and closed graveyard; Heart of Monmouthshire Church Maintenance Donations, £800.00 (proposed by Cllr Lewis; seconded by Chair Statham).
- i) St Cybi Llangybi; Heart of Monmouthshire Church Maintenance Donations, £400.00 (proposed by Cllr Lewis; seconded by Chair Statham).
- j) St Andrew's Church, Tredunnock, Heart of Monmouthshire Church Maintenance Donations, £400.00 (proposed by Cllr Lewis; seconded by Chair Statham).

223/223: Bank Reconciliation: Prior to the meeting, Cllr Rogers approved the bank reconciliations for December 2025. As absent from the meeting, Chair Statham agreed these to be signed in the March meeting.

Meeting closed at 8.30pm

Date of Next Meeting: Monday 2nd March 2026 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