



Llangybi Fawr Community Council Meeting Minutes

Monday 1st June 2026

Llangybi 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 Jones, Cllr Rogers, Cllr Watts, Cllr Lewis, and Clerk Burdge

Apologies: Cllr Marshall, C. Cllr Bromfield

Declarations of interest: Cllr Lewis – planning application DM/2026/00600 Rose Cottage, Llangybi

Members of the public present: Alex Kulkar

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

Chair Statham welcomed everyone to the meeting and asked if there were any particular matters they wish to discuss principally.

32/56: Overgrown footpath in Llangybi: Cllr Lewis reported that the footpath running from the bus shelter toward the new estate had become heavily overgrown, making access difficult. C.Cllr Kear has since cleared a substantial amount of the vegetation to reopen a safe walking route and has requested MCC machinery to attend and remove the remaining overgrowth to complete the job.

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.

33/60: Listed Building Consent Heritage DM/2026/00649 Tregrug Farm, Llangybi: No objections

34/56: DM/2026/00660 3 St Cybi Drive, Llangybi: Llangybi Fawr Community Council registers no objection in principle to this application. However, the Council wishes to highlight significant concerns raised by local residents regarding potential overdevelopment and the negative impact of such a sizeable extension on neighbouring properties. We respectfully request that the Planning Officer rigorously assess whether the proposed scale and footprint are appropriate for the site and sympathetic to the immediate residential context.

35/56:DM/2026/00600 ROSE COTTAGE: Cllr Lewis declared an interest as prejudicial and took no further part in discussion.

Llangybi Fawr Community Council wishes to note that serious concerns have been raised regarding the potential overdevelopment of the site. We respectfully request that the Planning Officer carefully evaluate these concerns and assess whether the scale of the proposed development is appropriate for the location.

Correspondence:

37/56:Glen Usk Estate, Llanhennock Complaint: The Clerk reported that concerns had been raised by residents of Llanhennock regarding activities at the Glen Usk Estate. Residents noted that speedmonitoring strips had been installed on the bottom road past the Glen Usk House entrance and queried whether these had been placed at the request of Monmouthshire County Council. In addition, the Clerk reported that online advertising had been identified for "Glen Usk Weddings, Llanhennock", promoting wedding car services, helicopter landing opportunities, and photoshoot packages, with options to request a brochure and arrange viewings. Councillors expressed concern that these activities may constitute a change of use for the site. Councillors confirmed that helicopter landings require planning permission, and noted that no planning application for a change of use at Glen Usk has been submitted or approved to their knowledge. The Clerk has reported these matters to C.Cllr Bromfield. Councillors agreed that if no response is received from MCC Enforcement, the matter should be referred directly to MCC Planning for clarification and potential enforcement action, given residents' concerns that the operator may seek retrospective approval. Clerk to await response from C.Cllr Bromfield; however, if no update is received, Clerk to refer the matter to MCC Planning for investigation.

Policy Updates:

38/56: Risk Register; Whistleblowing Policy: Clerk circulated all policies prior to the meeting. Cllrs approved policy to be placed on website.

Reports:

39/56: Police Report: The police report for May had not yet been received. Clerk to circulate once received. Cllr Savidge informs CC there has been an incident in the ward where a break-in has been reported on Treherbert Road and garden machinery was stolen.

Updates & Any Other Information:

40/56: Candwr Solar Project: Cllr Williams highlights that no finalised proposals have been submitted for the Candwr Solar project at this time. Despite the absence of a formal submission, a newly presented map showing the proposed solar panel layout was presented to all councillors. Councillors raised concerns regarding the colour scheme used to represent the solar panels, noting that the chosen colours made interpretation difficult. The difficulty in identifying roads and access routes within the boundary plan, as the visual presentation did not clearly distinguish between internal tracks, roads, and other features. These issues contribute to ongoing uncertainty about the project's actual stage of development and the completeness of the information being shared. TotalEnergies has indicated that revised plans are being developed, with a further scheme expected towards the end of June, followed by a preapplication consultation. Cllr Williams reports the stated strategy from Total Energies aims to reduce traffic impacts by using field access routes. Cllr Williams reports as far as the CC are confirmed no flood risk assessments results have been provided. This remains a significant concern, particularly given the lack of clear and accessible information. Cllrs agree black panels are considered the most representative depiction of the proposed arrays and the yellow tracks shown on the plans do not differentiate between access types. In addition, the development tracks should be shown in darker colours for clarity. The boundary and internal track layout are shown as red lines on the plans but confusion if these are to indicate roads. The project proposal had proposed to include approximately 6 km of internal tracks, which may mislead readers reviewing the documentation due to the colour scheme provided. Cllrs agree the engagement from Total Energies remains limited, with few formal meetings held to date. Peter Fox MS has posted publicly about the project and is in contact with the new CEO of Welsh Water, who was previously unaware of the development. A meeting is scheduled with Lynne Neagle MS (Labour) for residents to attend to discuss the wider implications of the project including the substantial flood risk on Monday at 3:00 PM, with several politicians present. Cllr Williams mentions the statutory deadline for the application remains until December 2026. After the last CC meeting a public meeting at Ponthir Village Hall was attended by approximately 150 residents. Clerk to request confirmation from TotalEnergies regarding the status of proposals referenced in correspondence to Cllr Williams. Cllrs await the revised scheme expected at the end of June. Clerk to continue monitoring political engagement and public communication.

41/56: Internal Audit Report 2026: Rachel Bundy provided a written summary of her internal audit findings for councillor review and approval. Rachel had identified minor rounding discrepancies within the annual return. Although the variance was only £1, Audit Wales had raised this issue in the previous year. Therefore, Rachel recommended that the rounding be corrected. Councillors agreed to the amended figures and clerk provided an updated copy of the annual return. Reference was made to the 'Proposed Changes to Return' tab within the attached document. These included:

- February 2026 Payments – Rent and Donations During testing, Rachel noted that the February 2026 payments for Rent and Donations had been approved in the minutes; however, the record did not specify which two councillors had approved the payments. This omission should be corrected for audit completeness.
- Clerk's Amendments The Clerk confirmed that the annual return figures had been updated to reflect the rounding adjustment, increasing the total from £6,556 to £6,557.

Cllr Rogers proposed approval of the internal audit; Cllr Savidge seconded the proposal. Chair Statham signed the internal audit documentation. Clerk will send the updated annual return and supporting documents to Audit Wales.

42/56: Playground equipment in Llangybi Park: Cllr Jones reported no change since the previous meeting regarding the condition of the play area. Weeds are coming through the surface, and although equipment has been moved to the MCC area, it has not been painted as expected. The bench remains inaccessible, preventing proper use by

residents. The work completed to date falls short of the plans previously presented and does not meet the Council's aspirations for the site. Clerk is to raise these issues with Fay and request clarification and remedial action.

43/56: Darren Picnic Site, Coed Y Paen: Clerk reported that, following enquiries with MCC (Sue), confirmation had been received that the picnic site on Darren Road has been gated off to prevent public access. MCC advised that they would need to consider whether installing a litter bin at this location would be feasible. It was noted that Welsh Water is unlikely to empty a bin at this site, as they do not have personnel assigned to undertake such work. Sue confirmed she would speak with colleagues and consult the MCC depot to determine whether they would be able to empty a bin if one were installed. Clerk to share any updates.

44/56: Smart Water: Cllr Rogers reported that the Smart Water pens purchased by the Community Council in 2024 had expired in September 2025. Councillors expressed surprise, as the kits were believed to have a lifespan of at least a decade once in use. Clerk was asked to investigate the expiry issue and contact DeterTech to confirm the correct expiry period or request an exchange of the expired kits. Following the previous meeting, Clerk had contacted Lisa Muir (Gwent Police) regarding the expiry dates. Lisa provided the following guidance from the Smart Water manufacturers:

- The 5year guarantee applies after Smart Water is applied to an item or surface, not to the shelf life of an unused Smart Water unit.
- Smart Water contains a polymer (glue) which may become thick or "gloopy" over time if left unused.
- The fluorescence in unused Smart Water may deteriorate, although in practice this is often not visible.
- If the Smart Water bottle has not been opened and the liquid remains fluid, it should still be usable.
- The unique forensic code is made from elements of the periodic table and cannot deteriorate, meaning the identification integrity remains intact.

Llangybi Fawr Community Council currently holds 21 Smart Water packs. Clerk to contact DeterTech to ask whether the remaining unused packs can be exchanged for kits with updated expiry dates.

Local Matters Arising:

45/56: Darren Road Crash Barrier, Coed Y Paen: On Darren Road, adjacent to the picnic site, the crash barrier has been damaged for at least two years. Cllr Rogers requested that the matter be reported to Highways and that a definitive date for the repair be obtained.

46/56: Darren Road Mud on Highway: Cllr Rogers reported significant mud encroachment on Darren Road following the Larch Tree Removal undertaken during previous months. The removal works have left the roadside bank unstable, resulting in mud spreading onto the carriageway. Concerns were raised that, without remedial action, the affected area may deteriorate further and could pose a risk of a mudslide during periods of severe weather.

Clerk to contact Highways to request a full tidyup of the site and to ensure appropriate works are carried out to stabilise the bank and prevent further encroachment onto the highway.

47/56: Blocked drains on Parc Road: Cllr Rogers reported ongoing concerns regarding water runoff on Parc Road, on the stretch leading from Coed y Paen. Water is frequently pouring down the road and entering the property of Sycamore Cottage, causing distress to the residents and raising safety concerns for road users.

The issue is occurring opposite the entrance to the prison farm, where drainage appears to be inadequate.

Councillors noted that the persistent flow of water suggests blocked or insufficient drainage infrastructure along this section of road. Clerk is to request a full drain clearance from Highways for the entire stretch of Parc Road affected, and to highlight the risk of further property damage if the issue is not addressed.

48/56: Llandegfedd Crossroads Overgrown Junction: Cllr Savidge reported that the crossroads leading into Llandegfedd Village has become overgrown, causing concern for visibility and general maintenance standards in the area. Clerk is to contact Morgan regarding Llandegveth to request that the overgrown area be inspected and appropriate clearance work arranged.

49/56: Potholes on Nantsor Road: Cllr Savidge reported that potholes on Nantsor Road have reopened, largely due to the impact of intense agricultural vehicle use along this stretch. The condition of the road is deteriorating and requires further attention. Clerk is to report the potholes to Highways for repair.

50/56: Overflowing Litter Bin, Llandegfedd: Cllr Savidge also highlighted that an overflowing litter bin had been reported to MCC. Clerk confirmed that MCC has scheduled the bin to be emptied tomorrow.

51/56: Right of way Infringement: Cllr Savidge reported a right of way infringement opposite the Farmer's Arms in Llandegveth. A retaining wall is being constructed where a hedge has been removed, and the public right of way is currently blocked with chicken wire. A resident advised that MCC officers were present at the site, although this has

not yet been confirmed. The applicant has indicated that a planning application for a garage is expected. Neighbours have expressed concern regarding the removal of the hedgerow and conifers, and the potential impact on the right of way. Clerk is to contact MCC to confirm whether officers attended the site and whether a formal site visit has taken place.

52/56: Flytipping in Llangattock-Nigh Caerleon: Cllr Savidge highlights there has been online posts reporting flytipping of Christmas trees in the ward. C.Cllr Bromfield has reported this to MCC Highways for removal.

Any Other Business: None

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Finances:

54/56: Raise cheques: the following cheques were raised:

- a) Clerk Burdge Salary for May 2026 £431.04 (proposed by Cllr Savidge seconded by and Cllr Lewis)
- b) Website Manager Salary for May 2026 £55.68 (proposed by Cllr Savidge seconded by and Cllr Lewis)
- c) Rachel Bundy for Internal Audit fee £525.00 (proposed by Cllr Savidge seconded by and Cllr Lewis)
- d) Morgan Davies for Junction maintenance £60.00 (proposed by Cllr Savidge seconded by and Cllr Lewis)

55/56: Bank Reconciliation: The bank statement was yet to arrive so bank reconciliation could not yet be completed. Clerk to circulate to Cllr Rogers once banking statement had arrived and approve at next meeting.

56/56: Financial Regulations Guidance: After review of the Financial guidance Cllr Rogers agreed not to sign any cheques for the Community Council as stipulated in the policy document.

Meeting closed at 8.10pm

Date of Next Meeting: Monday 6th July 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