



Llangybi Fawr Community Council **Meeting Minutes**

Monday 3rd August 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 Rogers, Cllr Lewis, Cllr Jones, Cllr Marshall, Cllr Watts and Clerk Burdge

Apologies: C. Cllr Bromfield

Declarations of interest:

Members of the public present:

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

Chair Statham reviews the minutes of the meetings and agrees all the points previously discussed are either included in the agenda or have been closed for discussion at the previous meeting.

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

71/95: DM/2026/00761 Carreg Wen, Llandegveth: Llangybi Fawr Community Council formally submits this objection to planning application DM/2026/00761 regarding proposed developments at Carreg Wen, Llandegveth. The objection is based on the following material planning considerations:

The proposed garage structure is disproportionately large in relation to the footprint of the main dwelling. Its elevated positioning and close proximity to the road create an overly dominant visual presence that harms the rural street scene. The overall scale and form fail to respect, complement, or preserve the established rural character and settlement pattern of Llandegveth. The layout risks impinging directly upon the established public footpath, creating safety hazards and restricting clear, unhindered pedestrian passage. The proposed planting scheme (including non-native species such as Privet) lacks ecological value, failing to support local biodiversity. Privet and similar non-native hedge species are toxic to livestock grazing in the directly adjoining agricultural field, posing a severe risk to farm animal health and welfare. Uncontrolled growth from the proposed hedge layout threatens long-term encroachment onto the public right of way. Llangybi Fawr Community Council strongly requests that the Local Planning Authority refuse this application in its current form or require substantial amendments regarding scale, positioning, and planting schemes to safeguard the village's character, public access, and surrounding farmland.

72/95: DM/2026/00801 Land North East Of Ty Perrot Farmhouse, Coed y Paen: Llangybi Fawr Community Council submits the following comments regarding planning application DM/2026/00801 for the proposed agricultural development at Land North East of Tŷ Perrot Farmhouse, Coed y Paen: The Council notes that the proposed structure is exceptionally large, raising concerns regarding its visual impact on the surrounding rural landscape and countryside setting. There appears to be little supporting evidence or detailed agricultural justification submitted within the application to warrant a building of this significant magnitude on the site. The Community Council requests formal clarification from the applicant and Local Planning Authority regarding the intended agricultural use of the structure—specifically whether livestock will be housed or overwintered inside the building. The clarification details on animal housing are required to properly assess potential impacts on environmental, highways, slurry/waste management in the surrounding area. The Community Council requests that the Local Planning Authority seek comprehensive functional justification and operational details regarding livestock management before making a final determination on this application.

Correspondence:

73/95: Councillor Allowances Option: Members reviewed the annual entitlement for all councillors to receive their standard £156 council allowance and/or the £52 expenses payment, scheduled for disbursement in September 2026. The Clerk distributed One Voice Wales declaration forms for each member to complete, sign, and return, formally recording whether they choose to opt in to or decline either payment. Additionally, members considered the Chairman's Allowance previously budgeted for in December; following a review of the ongoing precedent of awarding a £500 Chairman's Allowance alongside the mandatory councillor allowance, members unanimously agreed to maintain the Chairman's Allowance at £500.

74/95: Overgrown vegetation in Llangybi Park: Prior to the meeting, Chair Statham reported concerns raised by local residents in Llanhennock regarding a large boulder placed at the base of a oak tree protected by a Tree Preservation Order (TPO), which residents feared could adversely impact the tree's stability. The Clerk reported the matter to Monmouthshire County Council (MCC) Tree Officer Nick Jones, who subsequently inspected the site and agreed to contact the owners of Cheshire Home to request the prompt removal of the boulder.

75/95: TPO at Cheshire home, Llanhennock: Prior to the meeting, Chair Statham reported receiving resident concerns regarding thick nettles and brambles growing from the park against private boundary fencing, causing damage and preventing access for inspection and maintenance. Residents also raised safety concerns about dead overhanging tree branches above their properties, requesting their removal alongside a full tree survey with results shared publicly. The Clerk contacted Monmouthshire County Council (MCC) Park Officer Jonathan Wassall, who inspected the site and provided service request updates. The Clerk will update local residents that MCC will remove the dead branches promptly, while the clearing of overgrown vegetation will take place in the autumn after the growing season to protect local biodiversity within the park.

Policy Updates:

76/95: Biodiversity Action Plan: Councillors reviewed local environmental initiatives and confirmed that the following activities, carried out during 2026, have been formally agreed for inclusion in the Biodiversity Plan (established 2025): Regular Litter Picks: Ongoing community clean-ups executed across the council area to safeguard local wildlife habitats. Village Hall Wildflower Grounds: Completion of wildflower planting within the grounds of the Village Hall to support local pollinators. Millennium Bench Enhancement: Addition and establishment of wildflower planting around the Millennium Bench area. Llanhennock Village Hall Planters: Installation of planters in front of Llanhennock Village Hall featuring bee-friendly flora to boost local biodiversity. Coed y Paen Community Bench: Maintenance of planting areas positioned on either side of the community bench in Coed y Paen, which are replanted twice annually to actively encourage further biodiversity. The Council formally noted the successful execution of these 2026 initiatives and unanimously approved their addition to the 2025 Biodiversity Plan framework.

Reports:

77/95: Police Report: The police report for May had not yet been received. Clerk to circulate once received.

Updates & Any Other Information:

78/95: Candwr Solar Project: Members discussed the ongoing development of the Candwr Solar project and expressed notable public concern regarding community feedback, with local residents unhappy at the lack of direct responses to emailed queries. TotalEnergies reported being inundated with correspondence, leaving them unable to reply individually to every message. Regarding the planning process, Councillor Williams determined that the application will be submitted directly to Planning and Environment Decisions Wales (PEDW) for decision. Further concerns were raised regarding heavy transport and infrastructure, specifically the proposed substation—noted at approximately 180 tonnes and measuring 8m x 5m wide—and the recorded inability to provide police escorts for transportation. Members were reminded that the statutory consultation period closes on 20th August, with the final application submission expected by the end of the year. Once formally submitted, the Community Council will review the full details and submit its official comments.

Local Matters Arising:

79/95: Llangybi Well Overgrowth: Llangybi Well Maintenance: It was noted that Llangybi Well is currently overgrown. Cllrs Jones and Lewis offered their assistance to clear the site. Cllr Watts requested that long-term regular care and maintenance be arranged for the area.

80/95: Croes-Hywel Maintenance: Chair Statham reported that Croes-Hywel junction is overgrown from the heather either side of the junction. The Clerk was instructed to email Morgan regarding its clearance and ongoing upkeep.

81/95: Reservoir Road Closure: Cllr Rogers had reported during the previous weeks that the road between Llandegveth reservoir and the village had been closed with no notice. Members discussed the current road closure leading to the reservoir, which Welsh Water (DWR) noted is required to repair ongoing leaks. Residents had expressed their frustration regarding recent, sudden road closures in Coed y Paen, which have been classified as emergency works.

82/95: Abandoned/Untaxed Van outside Old Village Hall: Local councillors raised concerns that an abandoned van remains parked on public land outside the Old Village Hall. Cllrs reported this was causing an obstruction to accessing Ynys Lane and was without MOT and untaxed for 2 years. It was agreed to report the issue to Gwent Police and contact the DVLA via GOV.UK regarding the untaxed vehicle.

83/95: Potholes on Llanhennock: It was reported that severe potholes remain in Llanhennock. The Clerk will request an update to the highways department for repair.

Finances:

84/95: Raise cheques: the following cheques were raised:

- a) Clerk Burdge Salary for July 2026 £404.10 (proposed by Cllr Savidge seconded by and Cllr Lewis)
- b) Website Manager Salary for July 2026 £55.88 (proposed by Cllr Savidge seconded by and Cllr Lewis)
- c) Merlin Environmental Services Ltd for August 2026 Dog waste Collection £59.68 (proposed by Cllr Savidge seconded by and Cllr Lewis)
- d) Audit Wales for the audit fees of 2023-2024 and 2024-2025 £831.17 (proposed by Cllr Savidge seconded by and Cllr Lewis)
- e) Steven Savidge for £150 for the reimbursement of the hire of the portaloo for Llandegveth Village Committee annual event (proposed by Cllr Jones seconded by and Cllr Lewis)

85/95: Bank Reconciliation: The bank statement for July 2026 was yet to arrive so bank reconciliation could not yet be completed. Cllr Rogers to sign the June 2026 Reconciliation and associated bank statement at the next meeting.

Meeting closed at 8.15pm

Date of Next Meeting: Monday 7th September 2026 at Llanhennock Village Hall