



Llangybi Fawr Community Council **Meeting Minutes**

Monday 7th September 2026

Llanhenock 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 Savidge, Cllr Rogers, Cllr Lewis, Cllr Watts and Clerk Burdge

Apologies: Cllr Williams, Cllr Jones, Cllr Marshall, C. Cllr Bromfield

Declarations of interest:

Members of the public present: Tony Kear, Peter Dale

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. Monmouthshire County Council County Councillor Tony Kear confirmed that he was attending the meeting on behalf of County Councillor Bromfield and would assist with any further actions arising from the 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.

86/104: DM/2026/01039 Pentrewaun Farm, Coed y Paen: This was an information only application so no comment was agreed by the Community Council.

Correspondence:

87/104: Full Fast fibre – Tredunnoch Exchange: Peter Dale highlighted the current availability of full-fibre broadband across Llandegveth and Llangybi. It was noted that the service is now available to all properties in the area, with the exception of three properties. Although previous communications had indicated that these three properties would be included within the rollout, Openreach has now formally declined to extend the service to them. Significant infrastructure works have already been undertaken, including the installation of new poles. Landowners had also received compensation for the use of their land, based on the expectation that the full-fibre installation would proceed. Peter Dale estimated that compensation of approximately £500 had been paid to each landowner. Peter Dale also raised concerns regarding the voucher pledge scheme associated with postcode **NP15 1PH**, where only one property had been included within the application area. It was reported that Openreach had attributed this to an administrative error. Cllrs expressed concern regarding the exclusion of the three affected properties. It was noted that an Openreach engineer had previously provided a verbal assurance to Peter Dale that the properties would be connected. Peter Dale considered the decision to be unfair to the three households and explained that their inability to participate in the voucher pledge scheme had resulted from the properties being omitted from the original application process. Cllrs noted that, given the significant infrastructure already in place, including the necessary poles, a substantial proportion of the required infrastructure expenditure had already been incurred. Cllrs therefore questioned Openreach's justification that the cost of connecting the three properties was prohibitive. Peter Dale further noted that the area should be considered rural rather than remote, and therefore felt that the exclusion of the properties was unreasonable. The CC agree to write formally to Openreach on behalf of the affected residents appealing the decision and requesting that the three properties be reconsidered for inclusion in the full-fibre broadband rollout. Peter Dale agrees to contact the local Assembly Member to escalate the matter and seek further support in pursuing a resolution with Openreach.

88/104: Cwm-Ffrwd Brook Concerns: Prior to the meeting, Peter Dale raised concerns regarding public safety on the road between Llandegfedd and Llangybi, following damage sustained to the Cwm-Ffrwd Brook bridge approximately one year ago. The Clerk displayed a photograph of the damaged bridge, noting

that the hazard is currently highlighted to road users only by red and white warning tape. Cllrs expressed concern regarding the length of time the bridge had remained in this condition and the potential safety implications for road users. Cllr Rogers also raised concerns regarding the condition of the bridge over Sor Brook at Coed-y-Paen, located at the Darren Road picnic site, and appealed for action to address the matter. MCC Tony Kear agreed to raise concerns regarding both bridges to be raised with the relevant authority for investigation and appropriate remedial action.

89/104: New Footbridge in Llandegveth: Cllr Savidge reported that a new footbridge had been installed in Llandegveth, constructed using recyclable plastic materials. Councillor Savidge expressed the Council's appreciation to Monmouthshire County Council (MCC) for undertaking the work.

90/104: Annual Pay Settlement 2026/27: Prior to the meeting, the Clerk had received notification of the 2026 Annual Pay Settlement, with the revised pay scales effective from 1 April 2026. Cllrs agreed that the Clerk should have progressed from Scale Point 6 to Scale Point 7 with effect from 1 February 2026, increasing the hourly rate from £13.47 to £13.69. Under the revised 2026 pay scales, the Clerk's hourly rate would then increase to £14.14 with effect from 1 April 2026. It was noted that Les is employed on a fixed salary point and, therefore, the only adjustment required would be to apply the revised hourly rate applicable under the new pay scales from 1 April 2026. Cllrs agreed that the revised pay scales should be implemented, together with any applicable back pay. The adjustments and back pay due would be reflected in the September 2026 payslip. Cllrs approved the implementation of the revised 2026 pay scales and payment of any back pay due.

91/104: One Voice Wales Area Committee meetings: Cllrs discussed representation of Llangybi Fawr Community Council at the One Voice Wales Area Committee meetings. It was noted that the standard meeting schedule comprises two face-to-face meetings and two online meetings each year. Cllr Marshall had previously agreed to act as the Council's representative. However, concerns were raised regarding attendance at the meetings. Clerk to contact Cllr Marshall to confirm whether they wish to continue as the Council's representative. Chair Statham asks for the matter will also be included on the agenda for the next meeting.

92/104: Election Costs: Prior to the meeting, the Clerk circulated information from Democratic Services regarding the indicative costs of the May 2027 elections. It was noted that poll cards are expected to be issued at the outset of the election process, with printing and postage costs shared between the County Council and Community/Town Councils. Cllrs were advised that the costs provided are indicative only and are intended to assist with budget planning. Final costs will depend on whether elections are contested and on other factors outside the Council's control. Cllr Rogers suggested that the election budget costs be reviewed prior to the precept meeting. Clerk advised a Clerks' webinar has been scheduled for later in the year which would provide further information on the election process and associated costs. Chair Statham agreed that it would be preferable to await the outcome of the webinar before finalising the election budget. The Clerk suggested that the matter be considered at the December meeting, when the precept and annual budget would be set. Chair Statham suggested that, for planning purposes, the Council should consider budgeting for the full potential cost of a contested election in each ward, while agreeing that the final position should be reviewed later in the year once further information is available.

Policy Updates:

93/104: Prior to the meeting, the Clerk circulated an amended version of the Standing Orders. Cllrs agreed that the Clerk would review the proposed amendments and circulate the updated Standing Orders. Consideration and approval of the revised Standing Orders would be deferred to the next meeting. Clerk to review and circulate the updated Standing Orders for consideration at the next meeting.

Reports:

94/104: Police Report: The police report for August had not yet been received. Clerk to circulate once received.

Updates & Any Other Information:

95/104: Candwr Solar Project: Cllrs discussed the proposed Candwr Solar Site and noted that a public meeting is scheduled for Friday, 11 September, following the conclusion of the statutory consultation period on 20 August. A series of informative videos relating to the proposal was highlighted. Cllr Savidge recognised the local protest group for providing detailed information on local Facebook pages, particularly regarding site access points, visibility splays and road safety. Cllrs were encouraged to attend the forthcoming public meeting. Clerk reported that an

email had been sent to Grasshopper, the project communications team. A response was received confirming that they are currently analysing all feedback and correspondence received during the consultation, preparing the consultation report and finalising the application for submission. Grasshopper advised that further information regarding the anticipated submission timetable would be shared when available and that they would be willing to discuss the progress of the project with the Community Council. Clerk to continue to monitor updates from Grasshopper and report any relevant information to the Council.

96/104: Overgrown vegetation in Llangybi Park: The overgrowth at Llangybi Park has been assessed by the Grounds Team at Monmouthshire County Council (MCC). The MCC Grounds Team is due to cut the maintenance strip along the fence line in due course. The Clerk will monitor the situation over the coming weeks and follow up as necessary.

97/104: TPO at Cheshire home, Llanhennock: At the previous meeting, Chair Statham reported concerns raised by local residents in Llanhennock regarding a large boulder that had been placed at the base of a horse chestnut tree protected by a Tree Preservation Order (TPO). Chair Statham confirmed that the boulder has since been removed from the site.

98/104: Overgrown vegetation in Llangybi Well: It was noted at the previous meeting that **Llangybi Well** was significantly overgrown. Councillor Watts expressed her thanks to Councillor Lewis, who had cleared the debris since the last meeting. Councillor Watts also conveyed the appreciation of church attendees for the work undertaken to improve the condition and appearance of the well.

99/104: Abandoned/Untaxed Van Outside Old Village Hall: At the previous meeting, concerns were raised regarding an abandoned van parked on public land outside the Old Village Hall. Councillors reported that the vehicle was causing an obstruction to access to Ynys Lane and had been without a valid MOT and road tax for approximately two years.

Councillor Watts expressed her appreciation that the vehicle had since been removed. County Councillor Tony Kear advised that Monmouthshire County Council had contributed to the removal of the van in recent weeks.

100/104: Potholes on Llanhennock: Potholes had been repaired in Llanhennock.

Local Matters Arising:

101/104: School Transport and Safety Concerns: Clerk reported significant concerns regarding school transport arrangements for both primary and secondary school pupils. Following numerous communications with Murrays Coaches and the Monmouthshire County Council (MCC) Schools Transport Team, the location of the school transport drop-off and collection point for Llangybi had been reviewed. Following advice and concerns raised by parents regarding the safety risks associated with children being dropped off on the side of the Usk Road, the arrangements had subsequently been amended. It was noted that the school transport issues affecting Usk Primary School had now been resolved. However, ongoing concerns remained regarding the Newport 60 bus service used by secondary school pupils, particularly in relation to overcrowding and insufficient seating. MCC County Councillor Tony Kear explained that current local government guidance permits standing passengers on buses; advising that a larger vehicle had been introduced on the route. However, this had increased standing capacity rather than the number of available seats.

It was reported that MCC officers were being assigned to monitor bus routes. MCC County Councillor Tony Kear advised the matter had been requested to be referred to the Scrutiny Committee, expressing concern that the current process was unsatisfactory. It was also suggested that Becky Pritchard at MCC should be contacted regarding the matter. Cllrs supported the need for greater transparency in relation to the decision-making process.

Further concerns were raised by parents regarding inadequate street lighting in Llangybi, particularly along routes used by children travelling between their homes and school transport pick-up and drop-off points. Cllrs considered that this presented an additional safety concern. Clerk reported that it was advised that the existing risk assessment applied only to children travelling on the school transport route and that responsibility for ensuring children travelled safely to and from the designated bus stop rested with parents. Cllrs expressed concern that this placed an unfair additional responsibility on parents, particularly where inadequate street lighting was already presenting a safety concern.

1. The school transport and overcrowding concerns to be pursued with MCC, including consideration by the Scrutiny Committee.
2. The Council to seek clarification and greater transparency regarding the school transport review and risk assessment process.
3. Concerns regarding street lighting in Llangybi to be referred to the relevant Local Government Member of the Senedd (MS).

Clerk to continue to liaise with MCC and relevant parties and report any further developments to the Council.

Finances:

102/104: Raise cheques: the following cheques were raised:

- a) Clerk Burdge Salary for August 2026 plus stamps and reimbursement for defibrillator pads in Llandegveth £523.60 (proposed by Cllr Savidge seconded by and Cllr Watts)
- b) Website Manager Salary for August 2026 plus reimbursement for Krystal Hosting Charges £108.48 (proposed by Cllr Savidge seconded by and Cllr Watts)
- c) Merlin Environmental Services Ltd for September 2026 Dog waste Collection £59.68 (proposed by Cllr Savidge seconded by and Cllr Watts)
- d) Chair Statham for Chair and Councillor Allowance £708.00 (proposed by Cllr Savidge seconded by and Cllr Watts)
- e) Cllr Williams for £208 for Councillor Allowance (proposed by Cllr Savidge seconded by and Cllr Watts)
- f) Cllr Rogers for £208 for Councillor Allowance (proposed by Cllr Savidge seconded by and Cllr Watts)
- g) Cllr Watts for £208 for Councillor Allowance (proposed by Cllr Savidge seconded by and Chair Statham)
- h) Cllr Savidge for £208 for Councillor Allowance (proposed by Chair Statham seconded by and Cllr Watts)
- i) Cllr Marshall for £208 for Councillor Allowance (proposed by Cllr Savidge seconded by and Cllr Watts)
- j) Cllr Lewis for £208 for Councillor Allowance (proposed by Cllr Savidge seconded by and Cllr Watts)
- k) Cllr Jones for £208 for Councillor Allowance (proposed by Cllr Savidge seconded by and Cllr Watts)

103/104: Bank Reconciliation: The bank statement for July and August had arrived and the bank reconciliation was completed. Cllr Rogers signs July and August 2026 Reconciliation and associated bank statement at the meeting.

104/104: Precept Payment: The precept payment of £6167.00 had been received from MCC.

Meeting closed at 8.05pm

Date of Next Meeting: Monday 5th October 2026 at Llangybi Village Hall