Llangybi Fawr Community Council
Meeting Minutes
Monday 5th October 2026
Llangybi Village Hall at 7pm

COED Y PAEN	Cllr Graham Rogers	07775 644527	LLANGYBI	Cllr Peter Marshall	07415892161
LLANDEGVETH	Cllr Lorna Savidge	07809292564		Cllr Linda Lewis	07508156516
LLANHENNOCK	Chair Neil Statham	07792371624		Cllr Sean Jones	07714283690
TREDUNNOCK	Cllr Caroline Watts	07779503052	LLANGATTOCK N.C.	Vice Ieuan Williams	07790285572
CLERK	Kate Burdge	07450229019			

Present: Chair Statham, Cllr Williams, Cllr Jones, Cllr Rogers, and Clerk Burdge
Apologies:, Cllr Lewis, Cllr Watts Cllr Marshall, Cllr Savidge, C. Cllr Bromfield
Declarations of interest:
Members of the public present:, Peter Dale
Minutes of the last meeting: Chair Statham 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. Cllr Jones arrived late to 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.

105/126: DM/2026/01093 Collingwood, Llangybi: No objections
106/126: DM/2026/00872 8 Cwrt Ffynnon Gybi, Llangybi: No objections
107/126: DM/2026/00367 Field Adjacent To Ash Cottage And Newbridge Inn: No objections
108/126: DM/2026/00660 3 St Cybi Drive, Llangybi: The Council wishes to query the proximity of the proposed extension to the neighbouring plot, which appears to be approximately 1 metre from the boundary. The scale and massing also appear substantial. Please confirm whether the proposal complies with the relevant extension volume and size policies, and whether its proximity and scale would adversely affect the neighbouring property.

Correspondence:
107/126: Audit Completion Report: Audit Wales provided its conclusion on the Annual Return, with a qualified opinion. A number of points were highlighted for review, including arithmetic/rounding corrections and the dates of signatures in relation to the Annual Governance Statement. Cllrs approved the Annual Return and agreed that no further action was required. Clerk confirms the audit notice and annual return has been added to the website.
108/126: Litter Bin in Llandegfedd: Prior to the meeting, Cllr Savidge reported that the litter bin in Llandegveth is damaged, with the front casing having rotted away, although the bin remains operational. The Clerk contacted MCC's Sue Parkinson to enquire whether replacement front screening could be provided. Sue Parkinson will check the storage facility, although a replacement is not considered likely to be available.

Policy Updates:
109/126: Action Log: Clerk presents the action log and asks Cllrs if there are any outstanding issues that need to be chased for an update. Cllr Rogers to check if the blocked drains have been cleared in Coed Y Paen.

Reports:
110/126: Police Report: The police report for September had not yet been received. Clerk to circulate once received.

Updates & Any Other Information

111/126: Candwr Solar Project: Cllr Williams informed the Council that over 400 comments had been submitted regarding the Candwr Solar project to the project communication team. Cllr Williams raised further concerns including the proposed transformer delivery and the need for local bridges to be reinforced to accommodate the abnormal load. A residents' meeting in September was well attended, with over 150 attendees. The key concerns included flooding, transport infrastructure and landscape impact. The Council will await the planning application, currently expected in December 2026.

112/126: Overgrown vegetation in Llangybi Park: Clerk confirmed that clearance of the overgrown vegetation had been scheduled with the MCC Grounds Team for the autumn but, following a visit the previous week, it appeared the work had not yet been undertaken. Chair Statham noted that autumn had only recently begun and agreed to wait until the next meeting before requesting an update.

113/126: One Voice Wales Area Committee meetings: Cllr Marshall had previously agreed to act as the Council's representative. Concerns were raised regarding attendance, and the Clerk contacted Cllr Marshall to confirm whether they wished to continue in the role; no response has been received. Cllr Rogers agreed to attend the next online meeting on 22 October, if available.

114/126: Full Fast fibre – Tredunnock Exchange: Clerk provided an update on the concerns regarding full fibre raised at the previous meeting. An update had been received confirming that the matter is still being reviewed with the build teams. A further update is expected by 14 October 2026.

115/126: Cwm-Ffrwd Brook Concerns: Prior to the meeting, Clerk had raised concerns regarding public safety on the road between Llandegfedd and Llangybi, following damage to the Cwm-Ffrwd Brook bridge reported by Peter Dale at the last meeting. Cllr Bromfield confirmed that the matter had again been raised with MCC's Carl Touhig and that a response was awaited.

116/126: Patching works from Tollgate House to Tredunnock: Clerk confirmed that patching works from Tollgate House to Tredunnock were scheduled to continue until 21 October. The road surface was noted to appear much improved.

117/126: School Transport and Safety Concerns: The Clerk confirmed that the concerns had been reported to the School Transport Team. The Council is awaiting confirmation as to whether the matter will be referred to the Place Scrutiny Committee. The issue has also been raised by MCC's Tony Kear, who is aware of the concerns discussed at the previous meeting.

Local Matters Arising:

118/126: Debris on Darren Road, Coed Y Paen: Cllr Rogers raises concerns regarding Natural Resources Wales (NRW), issues were raised concerning larches that were cutback above Sor Brook, leaving messy access tracks, muck and debris being brought onto the highways, in order to eradicate trees suspected of ash dieback. It was agreed to email Monmouthshire County Council (MCC) regarding these matters.

119/126: Remembrance Day: Clerk mentions next month it is remembrance day and a wreath is always placed in Llangybi. Clerk to email Cllr Watts and Cllr Lewis in relation to Remembrance Day and the purchase of a wreath.

120/130: Telephone box in Llanhennock: Chair Statham reports concerns with the telephone box in Llanhennock, the wood is rotted and the paint is peeling. An action was noted to ask Jason for a quote to carry out the necessary repairs.

121/126: Welsh Water Road Leak: Cllr Rogers reports on Parc Road from Parc Farm, running water was seen coming down the road, which will need to be reported to Welsh Water (WW). Wider concerns were also highlighted regarding low water levels in the local area and ward.

122/126: Overgrown Vegetation on Llandegveth crossroads: Safety concerns were raised regarding Llandegfedd Crossroads, specifically around visibility near the signposts and when looking up and down the hill. Cllr Williams requests Morgan to cutback the junction. Clerk to contact.

123/126: Flytipping on Ton Road: Peter Dale raises issues regarding flytipping waste; including building materials deposited at the entrance of Dales Wood estimated to be a car boot load on Ton Road.

Finances:

124/126: Raise cheques: the following cheques were raised**:**

a) Clerk Burdge Salary for September 2026 plus backpay £573.76 (proposed by Chair Statham seconded by and Cllr Williams)

b) Website Manager Salary for September 2026 plus reimbursement for Krystal Hosting Charges £66.88 (proposed by Chair Statham seconded by and Cllr Williams)

c) HMRC PAYE for July-September £44.40 (proposed by Chair Statham seconded by and Cllr Williams)

d) Merlin Environmental Services Ltd for October 2026 Dog waste Collection £59.68 (proposed by Chair Statham seconded by and Cllr Williams)

e) Beverly & Williams Accountancy for payroll July-September £86.40 (proposed by Chair Statham seconded by and Cllr Williams)

f) Llangybi Village Hall for rental charges to include Post Office Sessions £540.00 (proposed by Chair Statham seconded by and Cllr Williams)

125/126: Bank Reconciliation: The bank statement September had not yet arrived so the bank reconciliation was yet to be completed.
126/126: Budget Review Clerk displayed the budget review calculated for the actual spend of the CC between July-September at £3951. Clerk to circulate after the meeting.

Meeting closed at 7.50pm
Date of Next Meeting: Monday 2nd November 2026 at Llanhennock Village Hall