

**Draft Summary of the Ordinary Meeting of Coity Higher Community Council held on Thursday
10th October 2024 at 6.30 pm at Litchard Primary School and via Zoom**

Attendance: Councillors S Bletsoe*, Y Walton-Davies, N Deere*, G Langdon*, L Richards*, A Wathan (Chair), A Williams*, J Williams, M Williams* and D Wingar

*Attended via zoom

Apologies: Councillor L Jeffreys

No Apologies: Councillor L Lewis

Public: Two members of the public for item 13 Planning

Declarations of Interest:

Councillor	Item	Minute	Interest	Speak/Vote
Steve Bletsoe	BCBC Bridgend TC	All relevant 77/24-25	Member Member	No/No No/No
Alan Wathan	BCBC Matters Parc Derwen	All relevant 70 & 76/24- 25	Member Resident	No/No No/No
Amanda Williams	BCBC Matters Coety Primary School	All relevant 76/24-25	Member Chair of Governors	No/No No/No
	Proposals by M Williams Co-option Pendre Ward	All relevant 69/24-25	Wife Personal	No/No No/No
John Williams	Parc Derwen	All relevant incl. 70 & 76	Resident	No/No
Martin Williams	BCBC Matters Proposals by A Williams St Brides Minor CC	All relevant All relevant 69 & 71/24- 25	Member Husband Member	No/No No/No No/No
	Co-option Pendre Ward	69/24-25	Personal	No/No
Yvonne Walton-Davies	St Brides Minor CC	69 & 71/24- 25	Member	No/No
David Wingar	Co-option Pendre Ward	69/24-25	Personal	No/No
Gareth Langdon	Co-option Pendre Ward	69/24-25	Personal	No/No
Nathan Deere	V2C	69/24-25	Employee	No/No

Minute Number	Agenda Item	Action
66/24-25	Apologies for Absence	<ul style="list-style-type: none"> • Councillor S Charles
67/24-25	Declarations of Interest	<ul style="list-style-type: none"> • As above
68/24-25	To ratify the minutes of the September Ordinary Meeting	<ul style="list-style-type: none"> • The Minutes were accepted and approved as a true record of the meeting and were signed by the Chair.
69/24-25	Matters Arising from the September 2024 Ordinary Minutes	<ul style="list-style-type: none"> • All information was noted. • It was agreed that Councillor A Williams would revisit the idea with V2C, that the Clerk would make provisional enquiries to see if BCBC would grant a licence and check the cost implications and write to BCBC to request the installation of bollards in this location.
70/24-25	Parc Derwen Update	<ul style="list-style-type: none"> • The information was noted.
71/24-25	Coity Wallia Board of Conservators incl. 2 nd Community Council Representative	<ul style="list-style-type: none"> • The Clerk would seek legal advice and inform the Board of Conservators that a second representative has been elected and pass on their details. • The Clerk would also ask SBM CC to work in partnership with them.
72/24-25	Green Spaces	<ul style="list-style-type: none"> • It was agreed that a plan for Green Spaces would be drafted for discussion at the November 2024 meeting.
73/24-25	Finance & Accounts	<ul style="list-style-type: none"> • Authority was given for the payments for September 2024 and the budget monitoring sheet was accepted and approved. • Authority to publish the Conclusion of Audit was given and that no charge would be made for copies of the Audit Statement.
74/24-25	Clerk's Report including Project Updates	<ul style="list-style-type: none"> • All information was accepted. • The Clerk was asked to include the Black Path project on the November agenda. The Clerk was asked to obtain a definite date for the footpath work and to write to the farmer asking permission for the

		<p>specific date and suggest the installation of electronic fencing. Councillors N Deere and L Richards agreed to take responsibility for the defibrillators.</p>
75/24-25	Member Reports	<ul style="list-style-type: none"> • The information was noted. • Councillor M Williams requested that the Larger Council Meeting feedback be included on the November agenda.
76/24-25	Borough Council Updates	<ul style="list-style-type: none"> • All information was noted. • The Clerk was asked to see if the Amberol funding was suitable for any CHCC projects.
77/24-25	Correspondence	<ul style="list-style-type: none"> • The correspondence was noted. • Councillor M Williams will attend the Larger Councils meeting on 9th October, the Ovw National Conference and the Welsh Government stakeholder event. • The Chair and Clerk will attend the meeting at BCBC on 22/10/24. The Chair will attend BTC's Civic Service.
78/24-25	Development Control & Planning	<ul style="list-style-type: none"> • The applications, decisions and appeal were noted. • A vote was taken and all but Cllr D Wingar, who abstained, agreed that the Clerk would write and object to P/24/547/FUL and seek advice from a solicitor. The reasons for the objection were: <ul style="list-style-type: none"> ➤ The location cannot provide sufficient parking to comply with the LDP. The conversion of the garage removes a parking space. ➤ The repurposing of the garage to become a bin store/bike store is impractical and unworkable. ➤ A HMO in this location is contrary to the character of the immediate location and the planning principles of the overall Parc Derwen planning and design philosophy. ➤ Houses in this location have restrictive covenants and conditions in place which prohibit conversion into HMOs. ➤ There are factual errors in the submission relating to local

		<p>amenities, active transport links and other matters.</p> <ul style="list-style-type: none"> ➤ Errors in the application (including the initial error in the applicant's name) suggest, that rather than being an application by an individual householder, it is in fact part of a broader enterprise to create HMOs in the Bridgend area. ➤ Planning consent cannot restrict the cohort of tenants who may reside at this location. Given the close proximity of this property to family homes it is inappropriate to house up to 5 unrelated adults at this property due to legitimate concerns regarding antisocial behaviour. ➤ The house is unsuitable for conversion to a 5 bed HMO. There will be insufficient communal space and the small garden offers insufficient amenity for residents.
79/24-25	Items for the Next Meeting	<ul style="list-style-type: none"> • Plan for Green Spaces (MW) • OVW Larger Councils Meeting (MW) • Black Path Project <p>The next ordinary meeting will be held on Thursday 14th November 2024 at 7.00 pm at Litchard Primary School and via Zoom.</p>