



## COITY HIGHER COMMUNITY COUNCIL

### MINUTES OF THE ORDINARY MEETING OF THE COUNCIL HELD ON THURSDAY 10<sup>th</sup> OCTOBER 2024 AT 6.30 PM AT LITCHARD PRIMARY SCHOOL AND VIA ZOOM

Present: Councillor A Wathan (Chair)

Councillors: S Bletsoe (zoom)  
Y Walton-Davies  
N Deere (zoom)  
G Langdon (zoom)  
L Richards (zoom)  
A Williams (zoom)  
J Williams  
M Williams (zoom)  
D Wingar

Apologies: Councillor L Jeffreys

No Apologies: Councillor L Lewis

Public: Two for Item 13 Planning

Minute 66/24-25

**67/24-25 DECLARATIONS OF INTEREST**

<b>Councillor</b>	<b>Item</b>	<b>Minute</b>	<b>Interest</b>	<b>Speak/Vote</b>
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  Proposals by M Williams Co-option Pendre Ward	All relevant 7624-25  All relevant 69/24-25	Member Chair of Governors Wife Personal	No/No No/No  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  Co-option Pendre Ward	All relevant All relevant 69 & 71/24- 25 69/24-25	Member Husband Member  Personal	No/No No/No No/No  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

**68/24-25 TO RATIFY THE MINUTES OF THE SEPTEMBER 2024 ORDINARY MEETING**

The Minutes of the September 2024 Ordinary Meeting were presented for approval.

**Resolved:** 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 MEETING**

**Minute 52 Matters Arising from the July 2024 Ordinary Meeting**

**Electricity Supply Coity Castle:** The Clerk is waiting on a copy of the licence from CADW to enable the Chair to sign.

**Coity Castle:** CADW hopes that the fencing will be removed and the gate opened in the new year before April. They also informed the Clerk that once the gate is opened, vandalism will be monitored.

**Noticeboards:** Consent has been given and the noticeboards can now all be installed.

**Llys Gwyn/Road Safety:** Councillor A Williams gave an update on the request for bollards or planters outside 1 Llys Gwyn. Councillor Williams requested that CHCC purchase and request licences for planters. This was discussed but the cost could not be incurred by CHCC for one resident.

**Poppy Wreaths:** these have been purchased and distributed to the two councillors.

**Minute 54 Christmas 2024**

All external fixture forms have been completed and passed on to Centre Great for their input regarding size, weight, loading weight etc. As soon as they are received they will be forwarded to BCBC.

**Minute 55 Remote Meeting Equipment**

This has been purchased but not received. As previously requested the Clerk will ask Garw Valley CC and St Brides Minor CC if they would like to purchase the equipment in partnership so that they can share its use and cost.

**Minute 56 Co-option Pendre Ward**

Unfortunately due to a change in circumstances the successful co-optee declined the offer and so the Clerk has re-advertised the vacancy.

**Resolved:** 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**

Councillor A Williams informed Members that the next meeting with Persimmon would take place on 24<sup>th</sup> October 2024. Councillor Williams gave an update on some matters at Parc Derwen including when the grass cutting would end for the year and when landscaping will start.

**Resolved:** The information was noted.

**71/24-25     COITY WALLIA BOARD OF CONSERVATORS incl. 2<sup>nd</sup> COMMUNITY COUNCIL REPRESENTATIVE**

Councillor A Williams requested that the Council asks for a summary of the Act to be obtained by CHCC from a solicitor and to ask St Brides Minor CC to work in partnership with them in this request and any costs?

CHCC is entitled to two representatives on the Board and Councillor D Wingar agreed to be the second representative.

**Resolved:** It was unanimously agreed that 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**

Councillor M Williams suggested that CHCC writes a plan for its green spaces for discussion at the November 2024 meeting.

**Resolved:** This was agreed.

**73/24-25     FINANCE & ACCOUNTS**

1.Payment of Cheques

Authority was requested for the payments of all the invoices listed on the expenditure sheet and on the additional sheet as agreed for inclusion by the Chair.

2.Budget Monitoring, Accounts & Budgets

The Clerk ran through the budget monitoring sheet and answered any questions raised.

3.Conclusion of Audit 2023/24

An unqualified audit has been received for 2023/24 and this was discussed. The Chair thanked the Clerk & RFO and the Asst. Clerk & FO for their work.

**Resolved:** 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 AND CAT UPDATES**

**CAT Update:**

Several meetings had been held since the last council meeting. Some concerns regarding the fulfilment of the REACH spec were clarified on the estimated cost of the project and confirmation of the suitability of the building to include a second storey.

A meeting had also been held which included the FAW to clarify the way forward. #

The Clerk confirmed that the Business Plan and Design have been submitted to BCBC and that the CAT Steering Group would consider them at a meeting in early October.

**Project Updates:**

**Black Path Project:** Still no update from BCBC. Councillor A Williams has raised this with BCBC's CEO, Leader and Cabinet Members.

**Footpath Castle/Church:** CADW has given permission for the installation of the solar lights on submission of a completed form. The Clerk had written to the Vicar to request permission to cut back the trees in the churchyard but had not received a response. Councillor M Williams had spoken to the farmer for permission to cross his land to carry out the footpath work.

**Coity Castle Play Area:** The Clerk confirmed that she'd made the claim for reimbursement of the match funding for the all-weather ground cover.

**Llys Gwyn Play Area Lease:** No draft Heads of Terms had been received.

**Other Matters**

**Wales in Bloom:** a certificate for CHCC's entry into the It's My Neighbourhood starting Level 3 Advancing had been received.

**Vandalism:** the play area management sign has once again been removed from Pendre Fields; the Clerk had arranged its re-installation.

**New Website Accessibility Rules:** the Clerk updated Members on the changes coming into effect in October. The web host will make the changes and add an accessibility statement free of charge.

**Defibrillators:** The Clerk asked if any of the councillors would be happy to take on the responsibility for the defibrillators ensuring that batteries are replaced and the pads are in date?

**Rights of Way:** the RoW department at BCBC had asked the Clerk to arrange for footpath 61 to be cut back (footpath from Prison entrance to Sainsburys) and the department will reimburse CHCC. This has been done.

**Resolved:** 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 specific

**date and suggest the installation of electronic fencing. Councillors N Deere and L Richards agreed to take responsibility for the defibrillators.**

#### **75/24-25    MEMBER REPORTS**

Councillor M Williams had attended the One Voice Wales Larger Councils meeting.

Councillor A Williams had attended the Coity Wallia Board of Conservators meeting and gave an update.

**Resolved: 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**

**Councillor A Williams:** gave feedback on Llys Gwyn issues, Parc Derwen and Coety Primary School extension including the tender closure date, the playground not being big enough for the extension, the use of the 4G pitch and BCBC funding proposals which might change. She noted that thefts have increased in Coity, Litchard and Pendre, that issues with the hospital roof continue with patients needing to be moved elsewhere which repairs take place, lot of confidential safeguarding issues, that The Voice Wales is being filed at Dragon Studios and funding from Amberol.

**Resolved: All information was noted. The Clerk was asked to see if the Amberol funding was suitable for any CHCC projects.**

#### **77/24-25    CORRESPONDENCE**

All correspondence was noted. With the permission of the Chair some additional correspondence received since the papers were distributed to Members were included.

The Clerk drew Members' attention to the following:

- One Voice Wales National Conference on 16/10/24
- Welsh Government Stakeholder event: Role, governance and accountability of the community and town council sector
- Invitation to the Chair to BTC Civic Service
- IRPW Draft Annual Report 2025/26
- Notification of essential hazard tree clearance work M4 Junction 35 and 37
- Senedd Inquiry into the role, governance and accountability of the T&CC Sector
- One Voice Wales Area Meeting agenda and information
- Audit Wales - Conclusion of Audit 23/24
- Invite to Chairs & Clerks to a meeting at BCBC on 24/10/24
- One Voice Wales National Conference on 16/10/24
- Larger Councils Meeting 9<sup>th</sup> October 2024

**Resolved:** The correspondence was noted. Councillor M Williams will attend the Larger Councils meeting on 9<sup>th</sup> 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.

Note: Councillor Alan Wathan did not take part in this next item which was chaired by Councillor Martin Williams.

### **78/24-25 DEVELOPMENT CONTROL AND PLANNING MATTERS**

3 planning applications had been received, along with 2 decisions and 0 appeals and 4 items of correspondence from Planning Aid Wales.

Two Members of the Public (the applicant) were in attendance and asked to speak on P/24/547/FUL. The Chair allowed the public to speak within the standing order limits.

**Resolved:** The applications, decisions and appeal were noted. A vote was taken and all but Councillor D Wingar, who abstained, agreed that the Clerk was asked to write and object to P/24/547/FUL and seek advice from a solicitor. The reasons for the objection were:

- 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 amenities, active transport links and other matters.
- 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 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 NOVEMBER 2024 ORDINARY MEETING**

- Plan for Green Spaces (MW)
- OVW Larger Councils Meeting (MW)
- Black Path Project

**Resolved:** It was agreed to keep the agenda open to include items that may arise during the month.

**The next ordinary meeting will be the be held on Thursday 14<sup>th</sup> November 2024 at 7.00 pm at Litchard Primary School and via Zoom.**

The meeting closed 8.45 pm.