

**Draft Summary of the Ordinary Meeting of Coity Higher Community Council held on Thursday
12th June 2025 at 7.00 pm at Litchard Primary School and via Zoom**

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

*Attended via zoom

Apologies: Councillor L Jeffreys

Public: 7 (up to item 4) 2 (correspondence and planning items only)

Declarations of Interest:

Councillor	Item	Minute	Interest	Speak/Vote
Steve Bletsoe	BCBC Matters incl. Electoral Boundary Review	All relevant incl. 20/25-26	Member	No/No
Yvonne Walton-Davies	St Brides Minor CC	None relevant	Member	No/No
Gareth Langdon	Parc Derwen	All relevant	Resident	No/No
Lisa Lewis	Brackla CC	None relevant	Member	No/No
Peter Robinson	Parc Derwen	All relevant	Resident	No/No
Alan Wathan	BCBC Matters Parc Derwen Bridgend TC	All relevant All relevant All relevant	Member Resident Member	No/No No/No No/No
Amanda Williams	BCBC Matters incl Electoral Boundary Reivew Coety Primary School Proposals by M Williams Brynteg School	All relevant incl. 20/25-26 All relevant incl. 29/25-26 All relevant All relevant	Member Chair of Governors Wife Governor	No/No No/No No/No No/Yes
John Williams	Parc Derwen	All relevant	Resident	No/No
Martin Williams	BCBC Matters incl. Standards Committee Proposals by A Williams	All relevant All relevant	Member Husband	No/No No/No

Minute Number	Agenda Item	Action
16/25-26	Apologies for Absence	<ul style="list-style-type: none"> • As above
17/25-26	Declarations of Interest	<ul style="list-style-type: none"> • As above
18/25-26	To receive the Community Award Winners 2024/2025	<ul style="list-style-type: none"> • The Chair welcomed Mr Hugh Stillman to the meeting to be presented with a shield and small gift for being the winner of the Community Shield for 2024/25. Mr Stillman's partner was presented with a floral gift. • The Chair also welcomed Rhys Fairchild and his family to the meeting to be presented with an award and small gift for being the winner in the Under 18 category. One of Rhys' guests, Mrs C Fairchild, was presented with a floral gift.
19/25-26	To ratify the minutes of the May 2025 Annual and Ordinary Meetings	<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.
20/25-26	Matters Arising from the May 2025 Annual and Ordinary Minutes	<ul style="list-style-type: none"> • All information was noted. • The generosity of the graffiti cleaner was gratefully received. • The increase in delivery costs for the newsletter were accepted and authorized.
21/25-26	Draft Bench Policy	<ul style="list-style-type: none"> • It was agreed to accept the policy in principle and when the CAT for Great Western Avenue and Litchard Fields is complete the council will decide if the policy will be implemented as at the moment the council does not manage or own any suitable land to be used for this purpose.
22/25-26	Draft Vexatious Complainant Policy	<ul style="list-style-type: none"> • It was agreed to accept, approve and adopt the policy with a change in title to Habitual or Vexatious Contact Policy.
23/25-26	Spring Bulb Order	<ul style="list-style-type: none"> • Following a discussion on the bulbs it was agreed not to plant any in 2025/26

24/25-26	Motions for OVW AGM 2025	<ul style="list-style-type: none"> • .No motions were proposed to put forward.
25/25-26	Lease Coity Castle Play Area	<ul style="list-style-type: none"> • It was unanimously agreed to accept option 2 from the council's solicitor at a cost of £1,550 plus vat. • It was also unanimously agreed to ask the solicitor to consult with the landowner's solicitor regarding points 11 and 12 on their terms of instruction on the lease. The council does not accept point 11 as the area was a play area when the council took over the management of the play area 'as the landowner's representative's email dated 6th November 2019 confirms that the playground has been in place for something like 70 years'. The council does not accept point 12 as the amount has not been specified and since taking over its management the council has fully refurbished the play equipment, resurfaced the ground with all-weather ground cover, replaced the fencing and gates and maintained it with play area assessments, repairs, management signs, grass cutting etc. all at great cost to the council and requests that Dunraven Estates pays its own legal and surveyors costs. • The council also requests that there is wording in the lease regarding a material breach. • Points 4 and point 8 need further discussion.
26/25-26	Parc Derwen Update	<ul style="list-style-type: none"> • The information was noted. • It was resolved to change this standing item to read Developer Update
27/25-26	Revised Financial Regulations	<ul style="list-style-type: none"> • The revisions were unanimously accepted and approved and the Clerk would make the amendments to the council's Financial Regulations.
28/25-26	Finance & Accounts including Internal Audit and Audit Statement	<ul style="list-style-type: none"> • Authority was given for the payments for May 2025 and the budget monitoring sheet was accepted and approved. • The Internal Audit Report and Audit Statement were approved and accepted and the Chair and Clerk signed the Audit Statement. • The External Audit will now be prepared and submitted.

		<ul style="list-style-type: none"> • It was agreed to include the full cost of the purchase of the Owl on the council's records and insurance. • It was unanimously agreed to release the contribution to the Coity Wallia Board of Conservators.
29/25-26	Clerk's Report including Project Updates	<ul style="list-style-type: none"> • All information was noted. • It was unanimously agreed to write to the Leader to say that the council is extremely dissatisfied with the process and to ask for a senior negotiation to take this forward. • It was unanimously agreed to confirm that the REACH offer is agreeable to council. • A member put his name forward to check risk assessments, it was unanimously agreed to organise the tree risk assessment and to light a beacon at the castle on VJ 80th Anniversary day of 15th August. • The Clerk was asked to write to SSE to request a copy of the contract as CHCC has not agreed to use SSE as their electricity supplier and no electricity has been used prior to the meeting and have not signed a contract with them.
30/25-26	Members Reports	<ul style="list-style-type: none"> • The information was noted.
31/25-26	Borough Council Updates	<ul style="list-style-type: none"> • The information was noted.
32/25-26	Correspondence	<ul style="list-style-type: none"> • The correspondence was noted. • The Chair nor Vice-Chair are able to accept the invitation extended by Maesteg Town Council to their Civic Service. • The correspondence from residents had been shared with Members and the information noted. • The financial request was considered and it was unanimously agreed to donate £100. • The Chair accepted the invitation from Bridgend Samaritans to attend their AGM on 10th July. • Following the resident speaking about anti-social behaviour concerns with the solar light it was agreed that the Clerk would make enquiries to see if a timer could be installed on it so that it would switch off 2 hours after dusk in the winter and off at 9.00 pm on other evenings during the year. • The Chair is not able to accept the invitation from Girlguiding Central

		Glamorgan.
33/25-26	Development Control & Planning Matters	<p>➤ The council unanimously agreed to object to T/25/17/TPO on the following grounds:</p> <ul style="list-style-type: none"> • Black pine no 591, 530, 593, 594, 686, 595, 503, 537, 540, 541. All recommended for felling due to decline and suspected root decay. All these trees are described as OM overly mature. • Very little justification given for this recommendation which was based upon a visual inspection from ground level and an un-investigated opinion that roots may be infected. Whilst there may be needle loss to tree crowns no indication is given as to how many years this would take to progress down the tree to a level of significant danger. It is likely these trees were planted when the hospital which previously occupied this site at the end of the 19th century. Woodlands Trust say Black Pine can live for over 500 years • Scots Pine no 2991 Report says consider felling potential failure due to wound. No further justification provided. Woodlands Trust says these trees may reach 700 years. • No consideration has been given to the environmental value to this site. Which due to its proximity to the prison is mostly undisturbed by human intrusion. Particularly it is likely to be an important site for bat habitation. Evidence of them is frequently seen on fine summer evenings locally. • BCBC has declared a nature emergency and sites such as this one with undisturbed with a variety of native trees are extremely rare. <p>➤ Regarding application P/25/230/FUL the</p>

		<p>council unanimously agreed to write to the planning department to say that the council has received 3 objections from residents and to ask that this application is considered by the Development Control Committee if officers are minded approving it.</p> <ul style="list-style-type: none"> ➤ The council unanimously agreed to comment on the pre-application consultation for development proposals at HMP Parc as follows: ➤ We have concerns regarding the increased traffic along Heol Spencer for not only with the additional staff, but also additional visitors. ➤ The last traffic report confirmed that Heol Spencer is at capacity and without a pavement it remains unsafe. Any S106 money from development in the area should be used for a pavement. ➤ There is currently no safe walking route to a bus stop from the prison. With no pavement along Heol Spencer you cannot walk safely to the bus stop in Parc Derwen. With no crossing point on the 50 mph road by Sainsburys there is no safe walking route to that bus stop. ➤ Residents have complained about noise and are concerned that this will increase the noise. ➤ There have been many concerns regarding safety in the prison and crime such as drugs being flown in by drones. An increase in prisoners will increase the crime. ➤ Finally it appears that free felling has already commenced on trees that are low risk, despite planning not yet being granted.
34/25-26	Items for the Next Meeting	<ul style="list-style-type: none"> • The next Ordinary Council Meeting will be held at the earlier date of 3rd July 2025 at 7.00 pm at Litchard Primary School and via zoom:

		<ul style="list-style-type: none">• Items for the July Ordinary 2025 meeting:<ul style="list-style-type: none">➤ Christmas 2025➤ Allotment Garden Rent 26/27➤ Developer Update
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