Coychurch Higher Community Council

Minutes of the meeting held on

12th February 2024

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| Present: |  |  |
| Chairman: |  |  |
| Vice Chairman: | Cath Reape | CR |
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|  |
| Councillors | Tracey Boxhall | TB |
|  | John Holmes | JH |
|  | Vicky Evans | VE |
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| Interim Clerk/RFO | Karyl Carter | KC |
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| Borough Councillor | Richard Williams | RW (Via zoom) |
| PCSO  | Lauren Thomas | LT |
| AM | Luke Fletcher | LF |

Time:18:33

 ACTION

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|  |  | Prior to the meeting, KC confirmed Community Councillor Powson had submitted his resignation with immediate effect.It was therefore proposed by VE that CR be appointed Chair of CHCC. This was seconded by JH and agreed by all present.It was proposed by VE that JH be appointed Vice-Chair in lieu of CR. This was seconded by TB and agreed by all.The Interim Clerk emphasised to Members the importance of endeavouring to co-opt due to having three vacancies. It was agreed the Interim Clerk will draft something for social media.  | KC |
|  |  | CR officially opened the meeting and welcomed AM Luke Fletcher and PCSO Lauren Thomas and thanked them for attending.  |  |
| 1 |  | Apologies: Received and accepted from BC’s A Williams and M Evans. |  |
|  |  | The meeting was suspended by the Chair to enable PCSO Thomas to address members.PCSO LT reported: Crimes x 3, ASB x 0 and RTC x 2. LT further reported the problem with bikes and landrovers on Mynydd Y Gaer. The registration of an abandoned car was passed to LT. The use of cannabis locally and for personal purposes was reported by LT but she confirmed that unless the use is extensive or for selling on, no intervention will take place. LT confirmed a date for the coffee morning will be notified asap and further confirmed V2C and BCBC should be in attendance. CR confirmed CHCC will pay for the hall hire and she will personally pay for the refreshments. LT will advertise the event on social media when finalised. CR reported the speed of traffic along Pant Hirwaun. LT confirmed she could arrange for traffic officers to attend. CR to speak to social club re: access for power etc. CR thanked LT for attending and LT left the meeting. | CRPCSO LT |
|  |  | (Meeting still suspended). CR welcomed AM Luke Fletcher and thanked him for attending the meeting.LF confirmed he lived in Pencoed and was appointed as an AM in 2021 for South Wales West. He confirmed he is aware of the Cenin and Hybont projects and has spoken to members of the community about these projects. Members discussed the allocation of accommodation in HyC by V2C and mentioned an accessible flat being given to people who did not have disabilities. LF noted this and thanked members for the information. LF thanked Members for allowing him to come along to meet everyone and looks forward to working with CHCC as and when. CR thanked LF for attending the meeting. LF left at this point.  |  |
| 2 |  | CR re-opened the meeting at 1916:Previous minutes had been read, as follows :  Proposed Seconded11/12/23 CR TB agreed by all30/12/23 CR JH agreed by all15/01/24 CR JH agreed by all  |  |
| 3 |  | Police matters:As presented by LT, above. |  |
| 4 |  | Declarations of interest: CR – Sports and Social ClubVE – RFCWelfare Hall – all CHCC attendees |  |
| 5 |  | Matters arising: |  |
|  | 5:i | Footpaths: KC confirmed the CCV invoice had been paid and sent to BCBC for reimbursement. CR is liaising with CCV and will advise next date asap. | CR |
|  | 5:ii | Publicity/PR/Newsletter: who confirmedAgreed, VE’s posts on Facebook are going really well. Will advertise re: co-option asap. | VEKC |
|  | 5:iii | Landscape project: KC had forwarded AW’s email to Members. KC to contact BCBC re: TandCC allocation. RW and ME were not invited to the meeting with BCBC and the RFC. Work has now started. CR to speak to Jess re: going forward and insurance.  | CR |
|  | 5:iv | Development- Travellers: CHCC had responded to the latest planning and RW confirmed he will receive all the info in the pack he receives as he is on the planning committee, so will be made aware of our response. |  |
|  | 5:v | Signage: will be taken forward in due course.  | CRRW |
|  | 5:vi | Litter: CR will speak to JO and mention the dog bins being taken away (PSPO) when they could have been re-sited. | CR |
|  | 5:vii | Active Travel Plan: KC had forwarded the letter received from CE and HI-D and agreed to respond on behalf of CHCC. KC mentioned the post on Facebook re: the work that is being done on the Miners f/path 29. CHCC had not been aware of any meeting with BCBC regarding this . RW confirmed there had been a meeting on the Pencoed side. KC will contact PTC about this.  | Clerk |
|  | 5 viii | ASB Waun Newydd : see above.  | PCSO LT |
| 6 |  | Millennium site: KC confirmed the money earmarked for the Millennium site had now been spent. CR was sure a further allocation had been made at last November’s budget meeting. KC will source budget sheet and send it on to Members. | CRKC |
| 7 |  | Civility and Respect: the clerk had sent members all the documentation regarding this. KC went through the agenda item form and once completed, all agreed to adopt.  | KC |
| 8 |  | Cenin/Hybont: - KC had sent an email re: using the B4280. KC had sent members an email re: the DNS letter. No action needed except by applicant.  |  |
| 9 |  | HeolyCyw Welfare Hall: Trustees to discuss the BAVO regeneration funding support on Wednesday. | All Trustees |
| 10 |  | Christmas: KC confirmed £146.42 had been received via the offertory and banked. Members agreed this should be spit 50-50 between Bethel and St Paul’s. KC confirmed Mr and Mrs Owen had once again won the Christmas Lights competition and KC had transferred the £100 prize money to Bethel, as per their request. All expenditure agreed retrospectively.TB is trying to source daffodils for St Davids Day. Banners for Easter will be deferred to the March meeting.  | KC |
| 11 |  | BCBC Budget Consultation – Shaping Bridgend’s Future 2024/5: KC had submitted a report in line with members responses.  |  |
|  12 |  | Training and Code of Conduct Training: Re: JH’s request for training – await to hear from him. Members had been booked on the BCBC Code of Conduct training course on 19th Feb.  | All members |
| 13  |  | Kids Cancer Charity: NFA delete. |  |
| 14 |  | Miners footpath 29: see 5:vii | KC |
| 15 |  | 80th Anniversary of D-Day: NFA delete.  |  |
| 16 |  | Clerk: KC confirmed the new Clerk had signed the contract and had started work on 5th February. KC will add her to PAYE from that date. KC and AC had spent a morning together and AC had a lot of reading work to do and the 8 course modules on the SLCC website. KC spoke to members about the requirement to have official email addresses and it was agreed that Spanglefish, who had quoted £60, be asked to support on this. | KC |
| 17 |  | Correspondence and planning: see attached correspondence list: |  |
|  | 17:i | Planning application: P/24/27/FUL Cwm Coedcae Farm, Rhiwceiliog: following a lengthy discussion, it was agreed to express the following observations/concerns:* CHCC Members note there are two planning applications, one of which is retrospective for a new chicken shed (previous shed burnt down)  and one new planning application for a dwelling for farm workers which need to live on site.
* Currently, a large new farm building has already been built.
* Also, there is currently a digger working on site which could be for footings for future development of the site and dwelling (note planning permission for the dwelling has yet to be approved ).
* The proposed dwelling is very large and with the estimated current price to build a house being an average of £1750  per sqm, the cost to build this dwelling will be 440 X1750 = £770,000.  Note this is build costs only. Given the size of the dwelling and the number of rooms this is an extremely large dwelling for the farm workers.
* Under the TAN 6 rules, dwellings on a farm are for essential  farm workers and are to be ‘affordable builds’. Members of CHCC are of the opinion that the proposed dwelling plans will not meet the affordable build requirement for farm workers.
* The road from the chapel up to the entry road to the site is very narrow with very few places for two cars to pass. Once construction traffic starts using this for access and egress, there will be no passing the construction traffic between the site and the chapel.
* Note: TAN 6 states the income from the farm must be able to support the cost of the dwelling. The house will also have an agricultural tie place against it  which will state that the dwelling and the farm can only be sold as one unit for ongoing agricultural use.
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|  | 17:ii | Planning application: P/23/652/FUL Maple Meadows, Wern Tarw Road, Rhiwceiliog – response already submitted. |  |
| 18 | 18:i | To receive reports from:Representative on school governing body – TB confirmed an emergency meeting has been held to discuss budgets. Awaiting allocation of funding from BCBC before any proposed cuts can be further discussed.  |  |
|  | 18:ii | Representative on the board of Conservators:CR confirmed Welsh Water are still working at Maes-y-Gwaelod. The issue with Bulls Row is still ongoing. CR confirmed f/path 29 is closed for maintenance. CR also met with the lady from The Froglife Trust who has been signposted to Cenin and the Conservators. |  |
|  | 18:iii | Representative on One Voice Wales JH – No meeting to report. |  |
|  | 18:iv | Representative on the town and community council:JH – no meeting to report. |  |
|  19 |  | Finance See 10.BT Bill still being emailed to ClerkKC spoke to members about Easy PC Accounts as advertised on SLCC to update the current paperwork method of recording the accounts. KC confirmed the quote of £6.50 per month and produced an overview of the software which covers receipts, payments, bank transfers, VAT recovery, budgets etc. CR proposed this should be adopted by CHCC. Seconded by JH and agreed by all. Clerk to arrange. First 3 months are free. KC had emailed members a list of ‘Powers to Spend’ to ensure decisions on expenditure were made appropriately. JH requested the T and CC funding be agenda’s for the next meeting, and to discuss first aid events.  | KCJH  |
| 20 |  | Matters for the clerk Nothing to report  |  |
| 21 |  | To consider any other item of business which the person presiding as the meeting, as of the opinion should, by reason of special circumstances, be transacted as a matter of urgency: |  |
|  |  | Meeting closed: 21:50 |  |
|  |  | Signed:  |  |
|  |  | Dated:  |  |