

Llantrisant Fawr Community Council

Incorporating the wards of Llantrisant, Llanllowell, Gwernesney, Llangwm and Llansoy

Minutes of the Ordinary Council meeting held at the Greyhound Inn, Llantrisant on Tuesday 20th January 2026 at 7.30pm.

Present: Cllr. Gwynfor Gardiner (Chairman), Cllr. Bob Trigg, Cllr. Glyn Williams, Cllr. John Watkins, Cllr. David Williams, Cllr. Steve Jolliffe, Cllr. James Hawkins (Vice Chairman), County Cllr. Rachel Buckler, Mrs Jayne Stoodley (Clerk).

1. Apologies for Absence:

Cllr. Malcolm Hatfield – Sick leave

2. Minutes of the Ordinary Council Meeting held on 18th November 2025

Agreed as a correct record by all present and signed by the Chairman.

3. Matters Arising from the Ordinary Council Meeting held on 18th November 2025

Mobile connectivity in Llangwm

An update was received from Catherine Fookes following her recent meeting with the Digital Economy Minister. She presented the findings of her mobile signal survey and highlighted the ongoing challenges with mobile and broadband connectivity across rural communities in Monmouthshire.

Local postcodes were given to the Minister with a request that they should be included in the UK Government's Project Gigabit Programme. The urgent need for significant investment was emphasised, particularly for the areas of Trellech and Llangwm.

The identified postcodes have also been forwarded to the major mobile network providers to encourage them to further invest by installing additional Mobile masts or by making infrastructure improvements.

The Bridge Inn, Llangwm

Following last month's update relating to broken glass in the doors and windows of the building, the owner was instructed to carry out urgent repairs and this has now been completed.

The clerk had contacted Guy Delamere of MCC Planning who confirmed the department didn't rule out issuing a Section 215 notice to the owner but hoped instead that action would first be taken by the owner to resolve the issues surrounding the building.

The Planning officer had visited the property and said he fully understood the Council's concerns over the site. He advised he would meet with the owner in the coming months and advised the owner had indicated he intended to submit a fresh planning application.

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Welsh Water disruptive roadworks in Gwernesney

A reply was received from Welsh Water in relation to the issues highlighted by Cllr Gardiner. The investigations into the reported issues were reviewed and the operational history showed that over the past two years there had been two repairs in 2025 and four in 2024. Several smaller repairs on individual customer supplies had taken place, which at times also required work affecting road users.

The company recognised that due to the visibility and frequency of these activities it could give the impression of constant disruption.

The Company confirmed there were no plans to replace this section of pipework within the next 5-year investment programme.

Addressing concerns over possible links between bursts and increased development in the Usk area, investigations showed that some new development had taken place, but that pumps were operating at similar historic patterns and not contributing to the recent repairs on surrounding pipework.

Roger Edwards Almshouses

Correspondence received last month from Kathryn Clarke, Chair of the Roger Edwards Almshouses highlighted proposals by the Trustees to become a Charitable Incorporated Organisation. This would allow the opportunity to change the restrictions on choosing trustees but would require a written agreement from the Community Council stating they relinquished their responsibility to the Trust. Councillor's agreed this was the best option and would allow the Trustees to sustain themselves. The clerk wrote to inform the Trustees of this decision and a response is awaited.

4. Highways issues:

Update on Matters reported:

Road Safety Improvements

Gwernesney

Cllr Gardiner last month confirmed the proposed speed changes and wider programme of road safety improvements has been completed. He added that Motorists were paying little attention to the new Chevron lines on the bend in the village and were still driving straight on towards the old Raglan road at speed.

Residents felt that nothing much had changed and raised new concerns over motorists unwilling to give way to oncoming traffic from either direction on the main road outside of their homes. Cars squeeze past one another despite the proximity to cars already parked on the road. This causes frequent damage to vehicles parked there. Councillor's asked whether a physical barrier could be put in place, ensuring motorists needed to give way to each other and this might also improve safety and eliminate the chance of accidents and vehicle damage.

Councillor's requested the clerk write to Gareth Freeman (MCC) advising him of the residents' concerns and to enquire if there was a possibility for some type of physical barrier to be installed.

Llangwm

The proposed changes to the road markings and signs in the village are still awaited. These were to be included in the Council's Minor works programme which was being delivered as part of a larger scheme. A quote for the purchase of an additional Solar powered Speed sign is still outstanding and once this has been received, Councillors will consider the possibility of purchasing Convex road Mirrors to be installed at several of the dangerous road entrances along

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Date _____

the B4235 and at the junction of the old Raglan Road, Gwernesney. The clerk will bring these issues to the attention of Gareth Freeman.

Replacement of Drainage Pipe - Chapel Road, Llangwm

A response is still outstanding from Carl Touhig of MCC in relation to the poor workmanship employed when replacing the damaged drainage pipe in Chapel Road. County Cllr Buckler will continue to investigate the issue.

Dyffryn Brook Bridge, Llan Y Nant Road, Llangwm

An inspection by Ross Price (Monmouthshire C.C.) in March last year resulted in a service issue requesting the replacement of a small section of broken fencing on the downstream side of the bridge. The work is still outstanding and the clerk has written to Steve Baldwin (Monmouthshire C.C.) to ask when we can expect this to be completed. It now appears clarification is being sought to establish whether the area is privately owned, if so the clerk will ask that MCC write to advise the owners accordingly.

Weight restriction for Llangwm Bridges on Llan Y Nant Road

A possible weight restriction was previously discussed in view of the ongoing issues with heavy lorries transporting their loads along the narrow road several times a day. This has resulted in excessive damage to the road surface and raised concerns for those living alongside the second bridge.

County Cllr Buckler visited the site last year with Ross Price, Project Engineer (MCC) to establish what action could be taken but concerns were dismissed. The problem persists and Councillors agree the situation warrants further investigation.

County Cllr Buckler will raise the issue when she meets with Gareth Freeman.

Footpath resurfacing, Llangwm

The work on the footpath between Yew Cottage and the Mill House remains outstanding, although residents reported a small part of the path had been partly cleared in the last couple of weeks. The clerk had again written to the Assets Team at MCC raising the issue and highlighting the difficulties faced by residents due to the delay of the work. The path is used to access the lower part of the village to reach the postbox, bus Stop and car park. Llangwm has many elderly residents who if they were to trip on the loose, uneven surface and overgrown vegetation would likely sustain an injury from a fall.

Erosion of the Bridge - Route 63.3 Llangwm

Work on the Bridge is still outstanding. Current highways service status – Passed to Service area. County Cllr Buckler and the clerk will raise the ongoing service issue with the Highways dept.

Resurfacing of School Road, Llantrisant

Following November's meeting the clerk wrote to Highways to request the road was put forward for urgent resurfacing. Work had previously taken place on the main road however, the area to the left of the Church had not been tackled.

A response from Nathan Freeman of Highways advised that the operations team had no plans to resurface the road, stating that following an inspection last year it was felt the road was in a reasonably good condition. Councillor's disagreed and said the road was in an appalling condition and now little more than a track. The clerk confirmed she would write to highways with their concerns and provide the exact location for the area using 'What3Words'.

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Bridges of Llantrisant and Llanllowell

Following the meeting in November the clerk had again written to Monmouthshire C.C. concerning the serious points raised by Cllr Glyn Williams over the condition of Arch Bridge. Repairs and maintenance are long overdue and the Councillor is worried over safety issues.

Similar problems were also highlighted with Llanllowell bridge and photographs subsequently provided by Cllr Jolliffe were sent to MCC Highways. A site meeting has now been arranged and will take place on Thursday 28th January. Cllr Glyn Williams and Cllr Jolliffe will meet Mark Quarrington (Principal Engineer (Structures), of MCC Highway & Flood Management.

Blocked Drains on side road leading to garages at 10 Chepstow Road

Drains still awaiting attention.

Current highways service status – With Supervisor. The issue has been brought to the attention of County Cllr Bromfield.

Replacement Poles and Village Name sign Llangwm

Current highways service status – Completed

Replacement Road sign required Sharp bend/40MPH - Ty Fry, Llangwm

The sign has disintegrated badly and is no longer clearly visible to motorists

Current highways service status – Escalated

Potholes Trevella, Llangwm

There are several potholes at the start of the road in need of attention.

Current highways service status – Passed to Service area.

Clerk to confirm with Cllr Hatfield whether this work has now been completed.

Speed Bumps Llansoy

Cllr David Williams reported that despite the traffic measures implemented in Llansoy, motorists still sped through the village. He considered Speed bumps might now be the only deterrent, but County Cllr Buckler confirmed this would not be an option. She will, however, investigate whether there was something else that could be used as a suitable alternative.

Northend Cottage, Llangwm

The clerk had reported to Highways the concerns of the owners regarding the overturned Gabian Basket in the brook behind their property, which had been installed by MCC some years ago.

A request was put forward for a site visit to establish what could be done to rectify the issue and limit the erosion of the bank which is likely to undermine the main road and bridge. No response has yet been received. The clerk will follow up and County Cllr Buckler agreed she would also raise the issue. Cllr Trigg reported the issue to Highways as far back as March 2023. (service issue: 16444421)

Cefn Buchan farm – blocked gully

Previously reported by Cllr Bob Trigg (service issue:16444377) April 2023

Clerk chased with Highways – outcome awaited.

Steppes Farm – blocked gully

Previously reported by Cllr Trigg (service issue: 16918146) April 2023

Clerk chased with Highways – outcome awaited.

Cwrt Robbin Lane and Belmont Farm - blocked gully

Previously reported by Cllr Trigg (service issue: 18879537 -April 2023 & service issue 21766785 April 2024) - Clerk chased with Highways – outcome awaited.

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Main Road Llangwm, adjacent to Bridge Inn Car Park

Substantial dip reported on the road alongside the Bridge Inn, Llangwm
Current highways service status – work in progress

New Highways issues raised by Councillors:

Cllr David Williams reported the Three-way sign at Nant Y Gelli crossroads on Route 80/81 had fallen and was leaning over onto the hedge. Clerk to report to Highways.

Cllr Glyn Williams reported that road sweeping and drain cleaning was needed on the R113 between Wentwood and Pen Y Cae Mawr. Large number of leaves are collecting in the area and are now blocking the drains. Clerk to report to Highways.

New issues raised by others:

Llangwm resident Peter Evans had written to the clerk concerning the current state of the village drains. He had reported the issue to Highways and cleared those nearest to his property. Due to lack of maintenance the drains have become blocked and now require heavier machinery to clear them. The clerk also reported the issue as a matter of urgency highlighting that flooding often occurs in the village.

Mr Gareth Evans of Usk Agricultural, had written to Councillors requesting support in advancing a request he had made to Monmouthshire Highways. He was seeking permission to replace the roadside boundary fence running alongside his land and the public highway, but having difficulty in obtaining a response. Councillors advised that whilst they had no objection to him replacing his fencing, they had no authority in this area and were unable to engage with the council to move the request forward. The clerk will write to advise of the Council's decision.

5. Crime Prevention and Neighbourhood Police updates:

No report received this month

Police Speed Watch, Llangwm

An issue was raised in relation to Speeding charges being served to motorists at the top of the hill on the B4235 leading out of Llangwm towards Chepstow. The 40mph sign positioned at the approach to the bend was understood to be advisory and not enforceable. Clarification was sought from the Go Safe team who responded by advising that signage in the area falls under the remit of local highways but that any speeding offences undergo various checks prior to enforcement. The clerk continues to investigate the issue.

Smartwater Roadshow - update

The clerk has written to Gwent Police to enquire whether in view of the amount of Smartwater packs registered at last year's event, it might be possible for the police to erect signs stating the Neighbourhood was protected by Smartwater. This is currently being looked into and a reply is awaited.

N.B. There are still 18 Smartwater packs remaining for Community Council residents who would like to join the scheme, requests can be made via the clerk on llantrisantfawr@gmail.com

Cllr Hawkins spoke about the Farmwatch service that had previously provided by the police and he wondered if this was still in operation. The clerk confirmed she would contact Gwent Police to find out more.

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Date _____

6. Monmouthshire County Council Report:

County Cllr Buckler advised that Monmouthshire C.C. had been awarded an additional £135k in funding. This was announced at the Welsh Labour conference and was specifically for supporting work to promote a sense of pride in local areas. Two additional teams have been brought in to boost work levels over the next 3 months and it is hoped that many improvements will now be made.

The clerk highlighted the issue of the footpath in Llangwm and County Cllr Buckler agreed to put this work forward as needing urgent clearing and resurfacing.

County Cllr Buckler advised that Monmouthshire C.C. are currently considering putting up Council Tax by 6% and are advertising for more teams to carry out Gully and drain cleaning.

7. Finance:

- a) Bank Statements: For the period 30th October 2025 – 29th December 2025 were received and signed by the Chairman.
- b) Financial Accounts: A Statement of Income and Expenditure for the period ending the 29th of December 2025 was received, AGREED and signed by the Chairman.
- c) The Bank Reconciliation: For the period 30th October 2025 - 29th December 2025 was received and signed by the Chairman.
- d) **Expenditure:** The following expenses were APPROVED

Clerk's Net Salary for January (includes an additional 14 hours worked in November)
Total £700.84

Clerks Home Working Allowance - December
Total £24

Clerks Home Working Allowance - January
Total £24

HP Envy 6132e A4 Colour Inkjet Printer £49
HP Envy Care Pack (includes 3 year warranty) £33.60
Total £82.60

97 Host.co.uk – LFCC Monthly Website Hosting (Paid by Direct Debit 1st Monthly, December)
Total £30

97 Host.co.uk – LFCC Monthly Website Hosting (Paid by Direct Debit 1st Monthly, January)
Total £30

Llangwm Parish Hall rental hire November
Total £64.95

Mrs S Fowles - repayment for cost of Website Domain renewal for Llangwm.org.uk
Total £35.36

Total Expenditure to pay £991.75

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Date _____

e) **Review of Financial Regulations**

Councillors reviewed the Policy and considered that no changes were necessary.
Resolution: A motion to accept the current Financial Regulations was proposed by Cllr Watkins and Seconded by Cllr Trigg. Agreed by all present.

f) **Appointment of additional banking secretary**

Cllr David Williams has now been confirmed by National Westminster Bank as an additional signatory on the Llantrisant Fawr Community Council Bank Account.

g) **Precept request 2026/27**

The budget for the coming year was determined at the November Community Council meeting and the Precept request was set at £20,000. The application has now been submitted to Monmouthshire County Council.

h) **Appropriate Sum under Section 137(4)(a) of the Local Government Act 1972**

Notification has now been received that the appropriate sum for the purposes of section 137(4)(a) of the Local Government Act 1972 (the 1972 Act) for Community and Town Councils in Wales for the financial year 2026-27 is £11.60 per elector.

Section 137(1) of the 1972 Act permits each Community or Town Council to incur expenditure for purposes for which it has no other specific powers if the Council considers that the expenditure is in the interests of, and will bring direct benefit to, the area or any part of it, or all or some of its inhabitants, providing that the benefit is commensurate with the expenditure incurred. Community and Town Councils are also permitted under section 137(3) to incur expenditure for certain charitable and other purposes. The maximum expenditure that can be incurred under both section 137(1) and (3) for the financial year 2026-27 will be £11.60 per elector.

Councillors requested to be advised of the number of residents listed on the Electoral Register. The clerk will confirm the number and write to advise Councillors.

i) **Vat recording**

Councillors confirmed that the new Llantrisant Fawr Community Council was not registered for VAT and agreed the cost of processing claims would outweigh any VAT refunds received.

8. Review of Community Engagement Policy

A review was undertaken and consideration given to those objectives set previously. Members are keen to ensure residents should be kept informed about local issues and that concerns are heard and acted upon. Resolution: Councillors reviewed the current Policy and considered there were no necessary changes. A motion to accept the current Policy was proposed by Cllr Watkins and Seconded by Cllr Trigg. Agreed by all present.

9. Ward Reports: None received

10. HMPS - No updates received.

Signed _____

Date _____

11. Correspondence

Details of Monmouthshire County Council Meetings were received throughout the month and advised to Councillors. NOTED

A confirmation letter was received from Dac Beachcroft Claims Ltd, acting on behalf of Zurich, the Council's Insurers. The company had been trying to gain recompense for the excess paid by the Community Council following the accident which demolished the Gwernesney phone box. The letter advised that due to the third party not having vehicle insurance they were unable to proceed with obtaining the excess already paid on the insurance claim. NOTED

Correspondence from Susan Parkinson at MCC (Green Infrastructure and litter), highlighted the scheme being offered by Mars Wrigleys which uses a methodology tackling the residue left behind by chewing gum litter on the streets. Councils are being offered the opportunity to take this up should they wish, however it had been used in Chepstow in 2020 without much success. Noted.

Additionally, the department also advised they were able to provide litter picking equipment to smaller communities to enable local residents to tackle a litter pick if they see a problem. There is funding for a limited number of kits if councils wished to apply. Noted.

Notification was received from the Rights of Way Enforcement Officer MCC advising that temporary closure orders had been put in place closing paths locally because they cross bridges that are in a dangerous condition. Advice of the closures can be found at: www.Monmouthshire.gov.uk/countryside-services-access/temporary-path-closures. Noted.

12. Planning:

Applications received:

DM/2025/01512 - (2/12/2025)

Fast Track full Planning permission – proposed steel frame roofed building over existing silage clamp to prevent rainwater ingress into Fodder.
Graig Olway Farm, Usk road, Monmouthshire NP15 1NB

Councillors considered the application during the December recess. No objections were raised and Planning was advised of the Council's decision.

DM/2025/01415 - (04/12/2025)

Planning permission for installation of a ground mounted solar photovoltaic array with total generating area of 90M. Positioned in a straight linear formation along the edge of the field track at the entrance to the holding. Intended to provide power for agricultural operations on the land.
Orchard Farm, land lying south of Glan Yr Afon Cottage. Usk Road Llanllowell NP15 1LJ

Councillors considered the application and agreed they could not support this and suggested further work was required before being submitted for approval.

It was agreed the landowner should fully understand that observations highlighted by Councillors' were of great importance and that any approval for the application would be contingent upon the satisfactory resolution of these matters:

- Environmental impact assessment
- Consideration of issues around Tree preservation

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Date _____

It was considered that damage had already been caused to trees on the site to facilitate an earlier development and it was regarded Planners should inspect the site to consider whether any Tree preservation orders should be made.

In addition, consideration should also be given to the flooding problems at the point of Olway Brook and whether in this instance water attenuation measures would be required.

Councillors had considered the application during the December recess and the clerk wrote to Planning with the objections that had been raised.

Planning Notification for information only

DM/2026/00037

Coed Y Prior Farm Llantrisant – Advice of building in the area
Storage building for animal feed

Planning updates and Enforcement Issues:

Application Number - DM/2025/01411

Planning permission for Compost Toilet

Springdale Farm Nature Reserve, Llanllowell Lane, Coed-Cwner Llangwm. NP15 1NF

In November, Councillor's had raised objections to the Planning Application. In response to these concerns the applicant submitted a written reply addressing the points raised.

After consideration of the applicant's response, Councillor's concluded their initial objections had been sufficiently addressed and as a result agreed to support the progression of the application.

The clerk wrote to Planning confirming the objections had been addressed and advised Councillor's were satisfied that the application should proceed.

Mill Meadow Cottage and Stables Llangwm

The recent planning application put forward by the new owners has now been granted consent with no conditions applied, other than preventing the erection of any buildings, fences or enclosures other than those listed on the application.

Residents living nearby had raised various concerns with the application, including the level of noise coming from the holiday cottages during the rental period and were very disappointed that permission had been granted without any conditions being applied.

Prior to the application, a case had also been reopened by planners to investigate the Councillor's concerns over an existing breach of the original Planning permissions of 2015.

County Cllr Buckler said she felt the wrong decision had been made but confirmed she remained sympathetic and if trouble persisted in relation to noise or public nuisance, she would report these concerns to Planning Enforcement.

Application Number: DM/2024/00519 - 02/05/2024

Planning Permission – Extension of existing track to enable feeding of animals in winter and summer months. Coed Cwnr Farm Alltybella Road, Coed Cwnwr Llangeview. NP15 1NE

Cllr Watkins last month raised the issue of the impact caused by the lorries delivering stone to what appears to be the ongoing farm project. Daily during the working week for well over a year, several large lorries have been travelling along Llan Y Nant Road to the farm, causing damage to the road surface.

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Date _____

The volume of stone carried up the hill has been considerable and Cllr Watkins asked if it would be reasonable to question how work was progressing and what had been carried out to date?

The application suggested that the stone was to be used to build an access road, replacing an existing track, but closer inspection shows that it has been consolidated into a large plateau area behind existing barns and that no path had been built.

The use of the stone in this way clearly has implications relating to drainage and stability, overtime, of a structure constructed from several thousand tons of loose stone.

Cllr Watkins asked whether this development, as it is clearly not the proposed pathway, should itself have planning permission.

At the time of the application objections were raised over the route to be used by the HGV Lorries. The small and difficult entrance onto Llan Y Nant Road presents a dangerous access, both going down into and coming out of lower Llangwm. The single-track road is very narrow with two small bridges and there are particular concerns over the second bridge where the Lorries pass in very close proximity to the two properties situated there.

County Cllr Buckler confirmed that she would report back to Planning Enforcement to establish why the road hadn't been installed following the application and to highlight the concerns of residents regarding the continued use of the road by lorries with a combined weight of around 17 tonnes.

13. Any Other Business:

Cllr Trigg raised concerns that roads in the Llangwm area were not being salted in bad weather and that there continued to be poor road maintenance. The road down from Trevine Farm to the Village Hall is particularly bad and should receive regular winter maintenance. The clerk will write to bring the issue to the attention of MCC Highways.

14. Date of next Meeting:

Tuesday 17th February at 7.30pm to be held at Llangwm Parish Hall

Dates for future Meetings 2026:

Tuesday 17th March at 7.30pm to be held at Llangwm Parish Hall

Tuesday 21st April at 7.30pm to be held at The Greyhound Inn, Llantrisant

Tuesday 12th May at 7.30pm to be held at Llangwm Parish Hall

Tuesday 16th June at 7.30pm to be held at Llangwm Parish Hall

Tuesday 21st July at 7.30pm to be held at Llangwm Parish Hall

Tuesday 15th September at 7.30pm to be held at The Greyhound Inn, Llantrisant

Tuesday 20th October at 7.30pm to be held at Llangwm Parish Hall

Tuesday 17th November at 7.30pm to be held at Llangwm Parish Hall

No meeting will be held in August or December 2026 unless deemed necessary.

There being no further business, the Chairman declared the meeting closed at 10 pm.

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Date _____