



COYCHURCH LOWER COMMUNITY COUNCIL

Meeting on Tuesday 12th November 2024 at 7.00pm
Meeting Room, Williams Memorial Hall

AGENDA

1. Receive and Accept Apologies for absence.
2. To Receive declarations of interest in accordance with the Council's Code of Conduct (and section 106 of the Local Government Finance Act 1992).
3. To Receive matters brought forward by members of the public.
4. To Review and Agree the Minutes of the Meeting on 10th September 2024.
5. To Receive the Clerk's Report.
6. To Consider Planning Applications.
7. Rights of Way / Footpaths Update
8. To Receive the Local Places for Nature project and CAT update
9. To Consider any Grant Applications
10. To Receive a Summary of the Meeting between Bridgend County Borough Council and town and community council Chairs and Clerks on 24 October 2024

Finance

11. To Review and Agree the Schedule of Receipts and Payments for October 2024.
12. To Review the Actual Spend against Budget.
13. To Discuss the Budget for 2025-26
14. To Receive matters brought forward by members of the council.
15. Date of the Next Meeting.

Mabyn Thomas, Clerk, CLCC

7th November 2024



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SUPPORTING INFORMATION

4. APPLICATION FOR CO-OPTION

An application has been received and the applicant will be at the council meeting to answer any questions councillors may have.

5. MINUTES of the September meeting emailed separately

6. CLERKS REPORT

- BCBC has requested a meeting with all community and town council chairs on 24 October 2024, 5.30pm regarding the future of local service delivery - co-producing with our communities. This will impact the budgeting for 2025-26.
- On-site meeting with a councillor, the Local Places for Nature officers, landscape architect and the contractor.
- Investigated the Formal Complaint and replied to the resident. See agenda item 10.
- Inspections of the Play Park equipment.
- The lampposts on the estate behind B&Q are of the newer lighter design so they will not take the weight of the solar displays used in Waterton Close. The 6 fittings for Waterton Close have been ordered.
- General accounting and payments as per Agenda items 11 and 12.
- Half year accounting done. Budget report to follow.
- General emails and enquiries.

7. PLANNING APPLICATIONS

Emailed 2 October 2024:

Planning Application No.: P/24/580/DOC

Applicant: Robert Hitchins Ltd

Location: Plots 4000 and 3000 Central Park, Western Avenue Bridgend Industrial Estate CF31 3RH

Proposal: Approval of details for conditions 19, 20, 21 & 22 (Contamination, remediation and validation) of P/23/465/FUL

Emailed previously:

Planning Application No.: P/24/158/FUL

Applicant: Mrs Gould

Location: 1 Glenwood Close Coychurch Bridgend CF35 5ET

Proposal: Single storey side and rear extension and construction of entrance porch - Revised plans received reducing the proposal from a two storey to a single storey extension.

Planning Application No.: P/24/548/FUL

Applicant: Willis Asset Management Limited

Location: Aviation House Brocastle Avenue Waterton CF31 3XR

Proposal: Solar farm and associated infrastructure

Planning Application No.: P/24/306/FUL

Applicant: Mr M Brent



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Location: Glen Cottage Main Road Coychurch CF35 5HD

Proposal: Demolition of existing kitchen, bathroom and conservatory and construction of single and two storey rear extensions [amended plan received]

Planning Application No.: P/24/564/FUL

Applicant: Blue Self Storage Ltd

Location: Land at Ewenny Industrial Estate Gateway Industrial Park Waterton Road Bridgend CF31 3YY

Proposal: Retrospective application for use class B8 (Self-storage facility)

8. RIGHTS OF WAY / PUBLIC FOOTPATHS

Right of Way Diversion Application – previously emailed

Request for a Rail Crossing Diversion Order to be made under Section 119(A), Highways Act 1980, Proposed Diversion of Footpath 16, Coychurch Lower, at Tremains Level Crossing near Torcoed Farm, Coychurch.

9. LOCAL PLACES FOR NATURE PROJECT

a) Work is progressing on the railway side of the field. The footpath edging and base has been laid. The attenuation pond has been scooped out and the mounds to direct the surface water into have been built. 2 picnic tables/benches have been installed alongside the path to the pavilion end. The project manager hopes to move to the Park View side w/c 7th October.

b) The CAT officer has presented 2 options to the council for consideration in order to move the CAT process along.

i) Transfer of the pavilion and green space to CLCC with BCBC undertaking asbestos removal and bat survey works, but CLCC undertaking demolition of the asset, (potentially funded by BCBC).

ii) Short term transfer of the green space, with the pavilion remaining with BCBC until works (including demolition) are complete, then surrender the lease and re-grant a new green space lease so all can be incorporated into one lease.

10. FORMAL COMPLAINT

The resident is not satisfied with the outcome of the Clerk's investigation and has requested that the complaint be reviewed at a formal Review Panel meeting. Council needs to establish a Panel to review the complaint.

11. SCHEDULE OF PAYMENTS AND RECEIPTS FOR SEPTEMBER 2024

Date	Recipient	Detail	Net	VAT	Salary	Donation	Totals
Payments							
06/09/2024	Defib Store (via M Thomas)	2 sets of Defib pads – paid for by clerk's card)	£112.00	£22.40			£134.00
10/09/2024	Rowan Garden Design	Pots and Planters Watering	£730.00				£730.00
30/09/2024	HMRC	PAYE – Sept 2024			£73.00		£73.00
30/09/2024	M E Thomas	Salary – Sept 2024			£292.82		£292.82

Council Office Main Road Coychurch Bridgend CF35 5ES
Telephone 07549019798 Email clerk@coychurchlower-cc.gov.uk



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30/09/2024	Veolia	Play Park waste removal	£44.72				£44.72
Payments Totals			£886.72	£22.40	£365.82	£0.00	£1,274.54
Receipts	Payee	Detail					
09/09/2024	Lloyds	Bank Interest	£52.59				£52.59
Receipts Totals			£52.59	£0.00	£0.00	£0.00	£52.59
Current Account Balance as 30/09/2024			£8,801.53				
Saving Account Balance as 30/09/2024			£61,976.03				

11. HALF-YEAR BANK RECONCILIATION
Attached

11. HALF-YEAR SPEND AGAINST BUDGET
To follow

Date of Next meeting: 12th November 2024