



COYCHURCH LOWER COMMUNITY COUNCIL

Chair: Councillor E. Caparros Clerk: Ms M. Thomas

MINUTES OF THE COUNCIL MEETING HELD ON 8th October 2024
Held at 7.00pm in the Williams Memorial Hall, Main Road, Coychurch

2572. The meeting was opened by the Chair at 7.00pm.
2573. PRESENT: Councillor Caparros (chairman), Councillors Randall and Brace and the clerk, Ms Thomas.
2574. APOLOGIES accepted from Councillor Sutton.
2575. TO RECEIVE DECLARATIONS OF INTEREST – None
2576. MATTERS BROUGHT FORWARD BY MEMBERS OF THE PUBLIC
No members of the public present.
2577. TO CONSIDER AN APPLICATION FOR CO-OPTION TO THE COMMUNITY COUNCIL
An application has been received from Mr John Dickinson for co-option to the council. After due consideration the application was proposed, seconded unanimously agreed and Mr Dickinson was welcomed to the council by the Chairman. Mr Dickinson signed the Acceptance of Office form in the presence of the members of the council. The clerk will send Mr Dickinson the “New Councillor” pack in due course and arrange for him to attend the Code of Conduct training provided by One Voice Wales.
2578. TO REVIEW AND AGREE MINUTES OF THE COUNCIL MEETING ON 17th September 2024
The minutes, having been circulated previously, were agreed, as a true and accurate record of the Council Meeting on 17th September 2024 were duly signed by the Chairman.
2579. CLERK’S REPORT
- Bridgend County Borough Council has requested a meeting with all community and town council chairs on 24 October 2024 regarding the future of service delivery – “Co-producing with our Communities”. This will impact the budgeting for 2025-26.
 - The clerk and a councillor had an on-site meeting with the Local Places for Nature officer, the landscape architect and the contractor in the field. See update Agenda Item 9.
 - The resident who submitted a letter of Formal Complaint has received the result of the Clerk’s investigation and has indicated that she is not satisfied with the result and wishes to present her case to a formal Review Panel. See Agenda Item 10.
 - The Lampposts on the estate behind B&Q are of the newer, lighter design so will not take the weight of the solar Christmas tree displays. 6 fittings for Waterton Close have been ordered.
 - General accounting and half-year bank reconciliation completed. Agenda Items 11 and 12.
 - General emails and enquiries.



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2580. PLANNING APPLICATIONS – All circulated to members previously:

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

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

COUNCIL DECISION – NO OBJECTIONS

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

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.

COUNCIL DECISION – NO OBJECTIONS

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

Location: Aviation House Brocastle Avenue Waterton CF31 3XR

Proposal: Solar farm and associated infrastructure

COUNCIL DECISION – NO OBJECTIONS

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

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]

COUNCIL DECISION – NO OBJECTIONS

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

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

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

COUNCIL DECISION – NO OBJECTIONS

2581. RIGHTS OF WAY / FOOTPATHS

Right of Way Diversion Application which had been 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.

COUNCIL DECISION – NO OBJECTIONS

2582. LOCAL PLACES FOR NATURE PROJECT UPDATE

Work is progressing well along the northern boundary alongside the railway line though has been delayed by really wet weather. 2 picnic tables/benches have been installed alongside the path to the pavilion end.

2583. COMMUNITY ASSET TRANSFER UPDATE

Council considered 2 ways forward via a temporary Lease to Occupy and confirmed that they preferred the 2nd option – to take a lease on the green space while Bridgend County



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Borough Council arranged for the demolition of the old pavilion. When this was completed the lease would be surrendered and a new lease / asset transfer would replace it which included all of the field and the car park area.

The rejected option would see the community council responsible for the demolition of the pavilion with no guarantee that the county borough council would fund it.

2584. FORMAL COMPLAINT PROCESS

As per the community council's Complaint Procedure, it was confirmed that all members of the council would be available for the Review Panel. The Clerk was instructed to notify the resident concerned that the panel will meet on 29th October 2024 at 6pm. As per the procedure the complainant will be asked to submit any further evidence in support of their case by 17th October and the Clerk will submit the council's evidence to the complainant on the same date. If the meeting date is not convenient to the complainant the panel members will consider an alternative.

FINANCE

2585. TO REVIEW AND AGREE THE SCHEDULE OF RECEIPTS AND PAYMENTS FOR SEPTEMBER 2024

The Schedule of Receipts and Payments for September was presented, and agreed by the community council, with totals as follows:

Payments £1,274.54

Receipts £52.59 (bank interest)

2586. HALF YEAR BANK RECONCILIATION

The balances in the bank accounts were compared with the prepared statement of accounts to 30 September 2024, agreed and signed by the Chairman.

2587. TO REVIEW ACTUAL SPEND AGAINST BUDGET

Postponed to the meeting in November.

2588. TO RECEIVE MATTERS BROUGHT FORWARD BY MEMBERS OF THE COUNCIL

None

2589. DATE OF THE NEXT MEETING

The next meeting is scheduled for 12th November 2024 at 7pm in the Williams Memorial Hall.

2590. Meeting closed at 8.10pm

Signed by the Chair: _____ On: _____

Minute No: _____