



COYCHURCH LOWER COMMUNITY COUNCIL

Chair: Councillor E. Caparros

Clerk: Ms M. Thomas

MINUTES OF THE COUNCIL MEETING HELD ON 10th JUNE 2025

Held at 7.00pm in the Williams Memorial Hall, Main Road, Coychurch

2724. The meeting was opened by the chair at 7.00pm

2725. PRESENT: Councillor Caparros (chairman), Councillor J. Brace, Councillor K. Sutton, and the clerk, Ms Thomas.

There was one member of the public present.

2726. APOLOGIES were received from Councillor R. Snoddy, Councillor J. Dickinson, Councillor M. Randall

2727. TO RECEIVE DECLARATIONS OF INTEREST - None

2728. MINUTES OF THE ANNUAL MEETING AND THE ORDINARY MEETING

These meetings were both held on the 13th May 2025. The minutes for each meeting were presented to the members and with one change to attendees / apologies were agreed by the council and signed by the Chair.

2729. CLERK'S REPORT

- The Annual Governance and Return, with supporting documentation, is ready to be submitted for external audit, except for the training plan to be decided at this meeting.
- The Notice of execution of elector's rights was published on 9th June.
- A Social Media Policy has been drafted circulated for consideration / amendment by council members.
- A further quotation for a prefabricated pavilion building received. The building is made in sections at their factory in Lancashire then delivered and installed on site, complete with fixtures and wiring.
- Heads of Terms for the community asset transfer of the Coychurch Playing Field have been received and circulated to members. The asset transfer has been advertised by Bridgend County Borough Council and no objections have been received.
- The contractor is scheduled to replace 2 beams and the stainless steel fittings (Peaches Tower) in the Play Park on 16-17 June 2025.

2730. PLANNING APPLICATIONS

Planning Application No.: P/25/278/FUL

Applicant: Starburst UK Limited

Location: Unit 13 Kingsway Bridgend Industrial Estate CF31 3UT

Proposal: Redevelopment of unit for employment use (B1/B2/B8) and associated works
Council Decision – No objections

Planning Application No.: P/25/304/RLX

Applicant: Welsh Ministers

Location: Land East of the A48 (Crack Hill) Brocastle Bridgend CF35 5AU

Proposal: Application under Section 73 to renew planning permission ref. P/22/51/RLX and vary conditions 2 and 3 to extend the time frames for submitting reserved matters applications and commencing development - Affecting several rights of way
COUNCIL DECISION – No Objections



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Planning Application No.: P/25/247/HYB

Applicant: VDC CWL4 Limited

Location: Former Ford Engine Plant Waterton Industrial Estate Bridgend CF31 3PJ

Proposal: Hybrid planning application seeking: outline planning permission for the development of a data centre campus (Use Class B8) including site preparation, new buildings and electrical substations and the accesses, infrastructure, spaces, facilities, landscaping, surface water drainage features and other works that will be needed to construct and serve the campus; and full planning permission for the first data centre and all associated works (EIA Development) - Affecting public right of way

COUNCIL DECISION – No Objections

Additional applications emailed 6th June 2025

Planning Application No.: P/25/319/FUL

Applicant: Bridgend Van Care

Location: Bridgend Van Centre Kent Road Bridgend Industrial Estate CF31 3TU

Proposal: Proposed vehicle valeting workshop

COUNCIL DECISION – No Objections

Planning Application No.: P/25/249/OUT

Location: Apple Acre Main Road Coychurch CF35 5HN

Proposal: Demolition of the existing detached garage and construction of a single-storey two-bedroom ancillary annexe (Bungalow)

COUNCIL DECISION - No objections

FINANCE

2731. TO REVIEW AND AGREE THE SCHEDULE OF RECEIPTS AND PAYMENTS FOR MAY 2025

The Schedule of Receipts and Payments for May 2025 was presented. Totals were as follows:

Payments £3,352.43 (includes: replacement fittings in the Playpark, PL insurance, grass cutting, wall repairs, website hosting and play park litter bin rubbish removal)

Receipts £36.19 (bank interest)

2732. TO RECEIVE MATTERS BROUGHT FORWARD BY MEMBERS OF THE COUNCIL

None

2733. DATE OF THE NEXT MEETING

The next meeting is scheduled for 8th July 2025 at 7pm in the Williams Memorial Hall.

2734. Meeting closed at 7.55pm

Signed by the Chair: _____

On: _____

Minute No: _____