



COYCHURCH LOWER COMMUNITY COUNCIL

Chair: Councillor E. Caparros

Clerk: Ms M. Thomas

MINUTES OF THE COUNCIL MEETING HELD ON 14th OCTOBER 2025

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

2768. The meeting was opened at 7pm by the Chair.

2769. PRESENT: Councillor E. Caparros (Chair), Councillor M. Randall, Councillor J. Brace, Councillor J. Dickinson, Councillor R. Snoddy and the clerk, Ms Thomas.

There were no members of the public present.

2770. APOLOGIES were received from Councillor K. Sutton

2771. TO RECEIVE DECLARATIONS OF INTEREST – None

2772. MINUTES OF THE MEETING ON 9th SEPTEMBER 2025

The minutes for the meeting, had been emailed previously to all members. It was proposed, seconded and resolved that the minutes are a true and accurate record of the meeting. The minutes were signed by the Chair.

2773. CLERK'S REPORT

- Received notification of a blocked right off way running behind the school and onto the golf course. Attended on site for photographs, etc. The blockage has been cleared by golf club staff.
- Following further discussions it was decided not to proceed with the pantomime.
- A draft letter from the Chairs and Clerks group to Bridgend CBC regarding SLAs has been received and presented to the members. It was decided that the community council would add its name to the list of councils signing the letter.
- A request has been received from Bridgend CBC asking for support for the provision of Christmas lunches. The members decided that this was outside the remit of the council but individuals are free to contribute if they wish.

2774. PLANNING APPLICATIONS

Councillor Dickinson had attended the on-site meeting at the old Ford factory and shared information from that meeting, including:

- There will be 1500 construction / trades jobs during the construction phases over the next 15 years.
- There will be 950 jobs when the site is fully operational.
- There will be a pylon on-site to carry the power required.
- The cooling system will be a closed system which will only need topping up once a year with pure water brought in by tanker. Local water supplies will not be affected.

The council have received an email from Vantage Data Centres notifying it that the plans had been approved and work to clear the site would begin. Further information about the project can be found online at <https://vantagedatacentres-bridgend.commonplace.is/>



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2775. PLAY PARK REPAIRS UPDATE

Council was advised that remedial works are desirable in the play park where the top soil has worn away to reveal stone footings and tops of old metal equipment bases. The clerk was instructed to obtain quotes for the installation of areas of wetpour in the areas where the wear is most evident.

2776. COMMUNITY FIELD ASSET TRANSFER

The chairman and clerk met with the CAT officer, the new community council Liaison officer and a member of the Parks department to discuss the issues around the Heads of Terms for the Community Asset Transfer. As a result the chairman and the member of the Parks department will do an on-site visit to look at the issues.

There was discussion about the installation of full sized rugby goal posts, given that there has been no rugby played in the field for many years and the junior football club use the pitch which has been laid out by dividing it in two and playing side to side rather than end to end. It was also noted that mobile goals are acceptable for junior/mini football.

Actions:

- The CAT officer will use some planning software to see how the 85 sq meters required for the outdoor gym equipment can be provided while still accommodating the larger football pitch now required by Bridgend CBC.
- Horse Chestnut tree – having been told the reason given for not doing the trimming work when the others were done it was agreed that this will be looked at again.
- Concrete boundary line markers – a previous report indicated that these were fit for purpose but they will be looked at again during the on-site visit.
- Access to fences and shrubs on resident's boundaries. It was agreed that the right to mow a path around the field along the residents boundary lines will be specifically allowed in the heads of terms under the Local Places for Nature maintenance schedule. Also included will be the right to add appropriate plants to the area following consultation with the Local Places for Nature officer.
- The CAT officer will seek some clarity on the responsibilities regarding the hedge along the Coychurch Road side of the field. The community council will be responsible for maintaining the side facing the field but it is unclear who is responsible for the height of the hedge.

2777. BRIDGEND CBC LICENCING CHANGES

The proposals had been circulated to members prior to the meeting. There were no comments / changes to propose.

FINANCE

2778. TO REVIEW AND AGREE THE HALF-YEAR BANK RECONCILIATION

The all accounts bank reconciliation was presented with the associated bank statements. Council agreed the reconciliation and the document was signed by the chair.

2779. TO REVIEW AND AGREE THE SCHEDULE OF RECEIPTS AND PAYMENTS FOR SEPTEMBER 2025

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

Payments	£1,788.44 (includes: village and play park grass cutting, play park repairs)
Receipts	£44.17 (bank interest)



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2780. TO CONSIDER PRIORITIES FOR THE BUDGET FOR 2026-27

Members had no new projects to include in the budget calculation. The clerk will obtain quotations for 2026-27 from the existing contractors for review at the November meeting.

2781. TO RECEIVE MATTERS BROUGHT FORWARD BY THE PUBLIC

No members of the public present.

2782. TO RECEIVE MATTERS BROUGHT FORWARD BY MEMBERS OF THE COUNCIL

The overgrowth on the footpath to the rear of the school requires cutting back and the footpaths in the village need spraying. These are part of the village maintenance contract and the clerk was instructed to contact the contractor.

2783. DATE OF THE NEXT MEETING - 11th November 2025 at 7pm in the Williams Memorial Hall.

2784. Meeting closed at 8.00pm

Signed by the Chair: _____

On: _____

Minute No: _____