



## COYCHURCH LOWER COMMUNITY COUNCIL

Chair: Councillor E. Caparros

Clerk: Ms M. Thomas

### MINUTES OF THE COUNCIL MEETING HELD ON 11<sup>th</sup> NOVEMBER 2025

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

2785. The meeting was opened at 7.09pm by the Chair

2786. PRESENT: Councillor E. Caparros (Chair), Councillor M. Randall, Councillor K. Sutton, Councillor R. Snoddy and the clerk, Ms Thomas.

There were 2 members of the public present, representing 25 householders in Waterton.

2787. APOLOGIES were received and accepted from Councillor Brace (flooding), Councillor Dickinson (abroad)

2788. TO RECEIVE DECLARATIONS OF INTEREST RELATING TO ITEMS ON THE AGENDA – None

2789. The Chair proposed that Item 5 on the Agenda, Planning Applications, be moved to the beginning of the meeting so that members of the public could make their representation. This was agreed unanimously.

#### 2790. PLANNING APPLICATIONS

Planning Application No.: P/25/639/FUL – emailed previously

Location: 8 Meadow Close, Coychurch, Bridgend, CF35 5HH

Proposal: Installation of air source heat pump

Council Decision: No objection

Pre-Application Consultation: AsbriPlanning – emailed previously

Proposal: Residential Development and Associated Works on land to south of Waterton Lane, Bridgend

The Chair indicated that the members of the public should outline their observations / concerns about the proposal. A number of issues were raised for the council to consider, including:

- The Himalayan Balsam along the south side of Waterton Lane from the end of the Phase 1 development to the first house in the hamlet.
- The extensive established Japanese Knotweed on the site and its incursion under Waterton Lane and the costs the developer will have to incur to deal with this effectively.
- Will the developer reinstate the hedgerow once the Japanese Knotweed has been dealt with?
- The asbestos in the large piles of rubble on the site.
- The incompatible style of the proposed houses for an effective transition from the houses/flats in Phase 1 to the stone and slate buildings of the existing hamlet.
- The need to raise the ground level of the new houses to mitigate the flood risk and comply with TAN15.
- Currently there are 46 vehicles in Waterton that use the dead-end Waterton Lane to access their properties. Joining the new development to Waterton Lane will increase the number and type of traffic using the lane which is, in effect a single carriageway due the overgrowth on both sides.
- Otters, Kingfishers, bats and other wildlife have been seen on the river much closer to the site than listed in the report. Noise and inevitable damage to their environment is a concern to the residents.



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Council agreed to take these points under advisement. The clerk will draft a reply to the pre-application consultation and circulate it to members for comment.

### 2791. MINUTES OF THE MEETING ON 14<sup>th</sup> OCTOBER 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.

### 2792. CLERK'S REPORT

- Compilation of the draft budget for 2026-27 as in item 8. This assumes maintaining the same events / maintenance as undertaken in 2025-26.
- A contractor has had a meeting with Councillor Sutton regarding methods of protecting the fence panels in the play park ball court.
- The clerk met with the new liaison between town/community councils and BCBC, on 3<sup>rd</sup> November. He has been able to advise on the process for cross-billing from BCBC for the electrical Christmas displays. Following the meeting the contractor was contacted to provide the required paperwork.
- The play park contractor has supplied details of a 5-year contract for twice yearly inspections and reports. Council agreed to progress this for approval at the December meeting.
- The clerk will meet with the contractor's area representative to discuss options for ground cover in areas where there is heavy traffic on Tuesday 18<sup>th</sup> November 2025.
- The Memorial Hall will be putting on Santa's Grotto for local children on 6th December. So far 24 children signed up. This is expected to rise. The council agreed to fund the event to £5 per child.
- The annual Bridgend County Borough Council Mayor's Citizenship Awards are now open for nominations.
- I have a quote of £87 for removal/disposal of 8 sacks of historical confidential paperwork from the office and under the stage. Council agreed that the clerk proceed with this.

### 2793. COMMUNITY FIELD ASSET TRANSFER

The clerk outlined the progress against the actions listed in the minutes of the October council meeting. There will be a further discussion once the actions have been completed.

### FINANCE

#### 2794. TO REVIEW AND AGREE THE SCHEDULE OF RECEIPTS AND PAYMENTS FOR SEPTEMBER 2025

The Schedule of Receipts and Payments for October 2025 was presented and agreed.

Totals were as follows:

Payments      £1,614.15 (includes: Audit costs 2023/24, play park and village maintenance )

Receipts              £39.38 (bank interest)



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2795. TO CONSIDER THE DRAFT BUDGET FOR 2026-27

Quotations had been obtained from most suppliers but some were still awaited.

Compilation of the draft budget for 2026-27 assumes maintaining the same events and levels of maintenance as undertaken in 2025-26.

Council discussed options available to keep the precept the same as that for 2025-26. The clerk will finalise the budget for agreement at the December council meeting.

2796. TO RECEIVE MATTERS BROUGHT FORWARD BY THE PUBLIC

No further matters brought forward.

2797. TO RECEIVE MATTERS BROUGHT FORWARD BY MEMBERS OF THE COUNCIL

None

2798. DATE OF THE NEXT MEETING - 9<sup>th</sup> December 2025 at 7pm in the Williams Memorial Hall.

2799. Meeting closed at 8.37pm

Signed by the Chair: \_\_\_\_\_

On: \_\_\_\_\_

Minute No: \_\_\_\_\_