

Minutes of a Meeting of the Newcastle Higher Community Council held in Penyfai Primary School, Heol Eglwys, Penyfai on Tuesday 3<sup>rd</sup> September 2019 at 7.00 p.m.

Cllr Mal John: Presided

Present (7) Cllrs Heidi Bennett, Ann John, Mal John, Dave Fowler, Altaf Hussain, James Radcliffe and Meryl Wilkins  
Clerk John Richfield,  
Hadley Hands, Morganstone (part of meeting)

Before the meeting Cllr James Radcliffe signed his Declaration of Acceptance of Office before the Clerk and received a copy of the Code of Conduct.

1. Apologies

Apologies were received from Cllr Derrick Baker Gary Haines, Cllr Joyce Haines, Alex Marshall

2. Members Written Declaration of Interests on Agenda Items

Before the start of the meeting, Council members wrote declarations of interest in agenda items on the form provided.

The Declarations were as follows:

Cllr HB – Committee member and trustee of Penyfai Village Community Association – lobbying re Pheasant Field

Cllr MCW - heiress and owner of Dunraven Estates Company Ltd.

Cllr JR – member of Community Association.

3. Morganstone Homes

The chair of the Council had invited Mr Hadley Hands, from the contractors Morganstone, the company was carrying out the contract on behalf of Pennant Homes, the owners, to attend the meeting and brief the council.

Mr Hands explained a meeting had been held on 22 August 2019 at the Penyfai Scout Hall, and councillors and other local residents had attended.

Cllr Meryl Wilkins declared her interest in the land. Mr Hands stated that Pennant Homes owned the land and his company was carrying out a contract for Pennant Homes.

Timescale of Right of Way Closure

The work would be completed by August 2020 with no slippage.

It was explained that it was not possible to close a right of way permanently, the company had to apply every six months and then reapply to continue to close the ROW after a 6 month period. Diversions were in place.

### Subsidence on site

Cllr Ann John was concerned at reports of subsidence and on the large amount of water on the land.

Hadley Hands explained that Morganstone's measures had been signed off by a structural engineer and checked by the Planning Department. He stated that a geogrid runs through the embankment.

Mr Hands admitted that the ditch did not cope with water over one recent weekend, and a resident, Mr Gareth Jenkins had filmed flooding.

Mr Hands explained that an earth bund had now been constructed around the whole site boundary and three soakaways would be constructed. The current works were temporary, and a permanent solution using oversize pipes, underground tanks and associated engineering would be adopted by Welsh Water.

### Flooding on site

Cllr Altaf Hussain asked how he would answer the resident who had experienced flooding?

The answer given was that in the event of flood, they call on the council first, who would contact Welsh Water. Cllr Hussain asked if their plans had been published. Mr Hands advised that this was now a temporary solution, and residents had been provided with an emergency number. Cllr Hussain asked how it was known if the main pipe could cope with the volume of water?

Mr Hands explained that a flow limiting device was connected to the existing mains drainage on the site, however it was noted that there was particular concern from some plots.

### Insurance claims against the developers

Cllr Heidi Bennett asked a question about what would happen if residents needed to claim on their insurance - and what was the level of liability on the developer- and if the problem happened again would they need to claim again?

Mr Hands responded that if anything happened while work was ongoing, residents ought to go to their insurance, and they would in turn claim from Morganstone.

### Double height cabins

Concerning double deck cabins on the site it was agreed that by Friday 6 September the top of the stack would be removed, following complaints. This was noted as a good will action as the double stack came within permitted development.

### Health & Safety issues

Problems about signage and fencing was being addressed they were doing the cabins first then a proposed steel hoarding and secured gates would be installed at the top and bottom of the site- he advised it looked better and was more secure.

### Communications with local people

A closed Facebook group had been set up by Rhiannydd Jenkins of Morganstone giving information to people.

### Street naming

The public would be asked to advise the NHCC if they had any views, however Mr Hands was also advised that the Community Council had a recommendation of Llys Cerrig Uchaf and Llys Cerrig Isaf – for the street name of Llys Cerrig Higher and Lower the Clerk would advise both BCBC and Morganstone of this recommendation.

Mr Hands was thanked by the Chair for attending the meeting to brief the Council on what Morganstone was doing to improve matters on their site.

#### 4. Minutes of the Meeting held on 9<sup>th</sup> July 2019

Item 6 – one sentence amended.

Item 8 Cllr Altaf Hussain report – following illegal parking of commercial vehicles in Plas Ty Mawr add that the BCBC would put up traffic signs.

#### 5. Matters Arising on the Minutes

Item 13 – other reports, Cllr Wilkins reported the rubbish in a garden of a house which included a dead rat on the path outside. The Clerk would email the Ward Member Cllr Hussain who would refer this matter to the BCBC.

Concerning the Llanmoor Homes development of 450 houses, the clerk was asked to ask BCBC and Llanmoor Homes if the Community Council could name the streets.

The Council noted and marked the sad news of the death of the Tondu School caretaker over the school summer holiday.

#### 6. Police Community Support Officer (if present) - PACT

The PCSO was not able to attend. There were no questions on this item from Councillors.

#### 7. County Borough Councillors

##### (a) County Borough Councillor for Penyfai

Cllr Altaf Hussain reported on the following matters:

##### Meeting with Pennant Homes/ Morganstone – developers at Scout Hall 22 August

Cllr Altaf Hussain reported that, as referred to above, the meeting with the developers had taken place. He had been assured that Rhiannydd Jenkins would be providing full information and sharing with those who attended and the wider community using social media, monthly meetings and newsletters.

### Service 67

Cllr Hussain reported that service 67 Bridgend to Aberkenfig via Penyfai had been stopped on 31 August as First Cymru Buses deemed it commercially unviable. They were trying to retain the 81 Bus. Cllr Hussain reported that the message to everybody is to use it as often as possible or lose it. It was noted that community transport would not replace a formal bus service.

### Hedges

Cllr Hussain reported that he had requested the hedges be trimmed on the main road.

### Parkfields Road

Parkfield Road had been resurfaced over the weekend.

### Meeting with Jonathan Parsons / Mark Shepherd BCBC 22 July

The meeting had taken place and was well attended and lasted for a considerable time. Cllr Altaf wished to thank Liz of the Pheasant Pub for all her help on the day. The Clerk would pass on the message.

Cllr Ann John noted that this meeting had been a very great success and very helpful.

### School Crossing Officer

Cllr Hussain reported that he had this in hand and continued to urge a positive outcome from the BCBC.

Cllr Hussain was thanked for his report.

## (b) County Borough Councillor for Aberkenfig

Cllr James Radcliffe reported on the following matters:

### Active Travel Survey

Cllr Radcliffe reported a good start on the Active Travel Survey, the responses to which would inform a bid for active travel funding.

### Llansantffraid Church

Cllr Radcliffe had received a telephone call about the condition of Llansantffraid Church – he had referred the call to Cllr Dai Lewis.

### BCBC Committees – Community Asset Transfer

He had attended a Committee meeting on Tuesday about Community Asset Transfer and playing fields. In discussion the idea of Pandy Park as a candidate site for housing was floated, but not a serious consideration. Cllr Radcliffe indicated he was opposed to playing fields being sold off.

The Clerk was asked to enquire of BCBC about the ownership being transferred for the football field at the top of Penyfai.

### Footpath clearing

Cllr David Fowler was thanked for his work in reporting the footpath from the traffic lights and the old toilets between Tondu and Aberkenfig for clearance.

Cllr Radcliffe was thanked for his report.

## 8. Community Associations Update

### (a) Tondu and Aberkenfig

The Council was informed that Mrs Claudette Evans was ill so could not attend the meeting.

### (b) Penyfai Village

Cllr Heidi Bennett, Committee member, made a report.

#### Community Asset Transfers

Cllr Bennett had met with Guy Smith of BCBC regarding options for Community Asset transfer. In effect asset transfers were a 25 year lease, where the Community Association had asked for the freehold. It might be worth asking for a 99 year lease.

#### Fun Day 2019

The Penyfai Funday had been held on Saturday last, and was a success.

## 9. Morganstone – update on meeting held 22 August

This matter had been fully dealt with.

## 10. Maintenance Committee Report

Cllr Alex Marshall reported on behalf of the Maintenance Committee on the following issues.

### (a) Flooding on the Path at Pentrefelin

The meeting about the flooding took place at the end of a hot and dry period so proved inconclusive. Llanmoor Homes promised to revisit the footpath during or just after a wet period.

During the visit some problems with the footpath used by children from Tondu Primary were discussed, and some clearance and strimming work was initiated and Matt Scott Landscapes tasked with the work.

The street lights that were obstructed by branches had been cut back by Network Rail.

The issues at Mount Pleasant had been resolved by visits from Matt Scott and the member of the public was very pleased with the outcome.

The Arborist Mr Luquoc had completed his report which would be sent to the Council when written up. It was noted that when the Report was received, it would be necessary to take action on its recommendations.

### (b) Notice Board and Gates

Some quotations had been obtained for the supply of a notice board for putting in the vicinity of the Pheasant Pub or Field. It was now necessary to obtain permission as to where to site the board.

Councillors would look at the area and return to the next meeting with suggestions as to exactly where to site the Board.

### (c) Delivery of Daffodil Bulbs

It was agreed to order the daffodil bulbs for planting in the community from Bakers of Aberkenfig, who had promised a price at cost. The Clerk would order 3 bags containing approximately 900 bulbs.

(d) Commemorative Plaque for Square

It had been previously agreed to install a plaque commemorating the opening ceremony for the Aberkenfig Square in 2010. The Clerk and Cllr Derrick Baker had discussed the options for this, and it was agreed to proceed.

(e) Butterflies

Wales being 'butterfly supportive' was noted. It was reported that the Community Associations were hoping to plant suitable flowers. Cllr Heidi Bennet would advise them how they may obtain grants for seeds.

The report of the Maintenance Committee was received and adopted.

11. Christmas

(a) Christmas Lights Arrangements

The Clerk reported that he had contacted four potential suppliers for the Christmas lighting requirements. A report would be brought to the next meeting, when all had submitted their quotations.

(b) Children's Christmas cards competition

The Clerk would contact the schools and make the arrangements for the ever popular Council Schools Christmas Card Competition and would invite schools and nurseries to participate as in previous years.

12. Correspondence

The notes circulated on the incoming correspondence were taken as read by the Council, the correspondence was as follows:

1. Consultation, Engagement and Equalities BCBC

Offer to attend the Council's meeting in October to go through the consultation on the Budget for BCBC. Agreed, and to start the meeting at 18.30 to enable more time on the agenda.

2. BT.com

Details of consultation on the use of public telephone boxes. – they were consulting on the removal of the one in Aberkenfig.

3. HMRC VAT

Acknowledgment of claim for reimbursement of VAT.

4. Footpaths BCBC

Acknowledgment of request to cut back the growth at footpath at Tondu.

5. One Voice Wales

Links to revised model Financial Regulations. Taken to Council in July and approved.

6. Stephen Lucocq

Following the last meeting he has agreed to finish the on-site Tree Survey on Monday 22 July.

7. Bridgend Town Council

Invitation to Chair to attend Bridgend Town Council Civic Service at Hope Baptist Church Sunday 29 September at 3 p.m.

8. Tondu and Aberkenfig Community Association

Information from Claudette Evans with suggestions to BCBC to improve disability gates in park, also photos on the condition of the paths leading up to them.

9. Team leader – Development Control

In response to a complaint from Cllr Altaf Hussain about non compliance with conditions of P/17/1073/FUL land off All Saints Way, Penyfai. the site was visited on 11 July and it was noted that a mound of earth had been moved close to 4 and 5 Clos Smyrna. The earth was removed from the bank and was being screened and sorted. The Site Manager explained that the trench that had been dug along the rear boundary of the residential properties at the bottom end of the site was to catch any water run off and thereby prevent any flooding into those rear gardens. The site would continue to be monitored.

10. Street naming and numbering BCBC

Further to the request of Pennant homes to name their development, they suggested Clos Colman. The Chair suggested that the Community Council consider Llys Cerrig Uchaf and Llys Cerrig Isaf. Agreed.

11. Pennant Homes

Communication Commitments forwarded to Cllr Mal John (circulated to all Councillors)

12. One Voice Wales

Invoice for £40 for Finance training for Cllr Heidi Bennett 22 July. To pay.

13. One Voice Wales

Details of South Wales training programme Sept – Dec 2019. Noted.

14. Various

Series of email from residents in Penyfai about concerns at the Pennant Homes Development, including problems with flooding, related to the meeting held on August 22 at the Scout Hall.

15. Lynette Thacker

Resident behind Woodlands enquiring about the programme of work to clear invasive species. She had now been informed of the Council's plans.

16. BCBC

Detail of Public Space Protection Order – dog Control. Noted.

17. Tondu & Aberkenfig Com Assoc

Details from a resident living opposite the police station in Aberkenfig who raised concerns about the condition of nearby properties.

18. Cllr Heidi Bennett

Quotations for notice Board in Penyfai - from various suppliers, between £400 and £500. NB siting will need to be agreed and permission obtained from the Brewery if in Pheasant Grounds, or for it to go on the Field, or by the post box. Councillors to consider location initially. Also details on defibrillators cost c. £1,400.

19. Cllr A Hussain

Request for payment of remuneration as a Community Councillor - £150.00. To be paid.

20. One Voice Wales

Invite to a meeting on 28 October 2019 in Cowbridge. No Councillors were available to attend.

13. Planning Committee Report

The Council noted the following planning applications had been notified to the council since the last meeting. There were no objections, apart from A/19/20, which was objected to as visually intrusive and would cause excessive levels of light to the neighbours and passing traffic.

P/19/512/FUL 26 Coed Y Cadno, Penyfai

P/19/4354/RLX 67 Bridgendroad Aberkenfig

A/19/20 ADV Leyshon Flint & Sons Bridgend Road Penyfai

P/19/559/FUL Dogs Trust Court Colman Farm

P/19/509/FUL 32 St Brides Road Aberkenfig

14. Other Reports from Councillors

Cllr Mal John informed the Council that the Bell at Persondy former School had been given to the sister of the caretaker. She had asked if it could be given to Tondu School. Cllr Mal John and Cllr Derrick Baker would approach Tondu School.

The purchase of a defibrillator was considered, as Cllr Heidi Bennett had provided information on their cost and the requirement for a secure box. It was agreed to establish a location for installation and check on the need in the intended locality before purchase.

Cllr David Fowler reported he had changed his party political status to be recorded on the website, from Welsh Labour to independent.

15. Finances

(a) Accounts for payment

The following accounts would be paid:

NB cheque 201682 July was cancelled due to a change of details by the Penyfai Fun Day Committee.

	£	
The Clerk (quarterly salary)	1,393.10	(201684)
HMRC (tax)	348.40	(201685)
Clerk (Reimbursements)	237.54	(201686)
One Voice Wales (training HB)	40.00	(201687)
Cllr A Hussain (remuneration)	150.00	(201688)
Matt Scott Landscapes (footpaths and woodlands)	880.00	(201689)

(b) Draft Grants Policy (deferred from July)

There was no time to discuss this item. While all items on the agenda were important, this would be discussed at another meeting.

(c) Audit 2019

The External Auditors had not yet issued their Audit opinion for the year 2018-2019.

16. Any Other Business

1. Cllr Meryl Wilkins attended the Meeting in Penyfai and disagreed with some of the historical address from Mr Southwood, one of the guest speakers at the Community Association's event. As he was not present, it was suggested she write to him privately.

There being no more business, the meeting closed at 9.00 p.m. The next meeting would be held in Tondu School, on Tuesday 8 October 2019.