

MAESYCWMMER COMMUNITY COUNCIL

Minutes of the Ordinary Meeting of the Maesycwmmmer Community Council held on Thursday 25th July 2024 at 7:00 pm.

PRESENT

Councillors: Mrs M. Harries, Miss J. Rao, Mr A. Joynes, Mr L. John, Mr D. White, Mrs A. Jones, Mrs C Smith-Stockwood.

ALSO IN ATTENDANCE

Mrs R. Hares (Clerk), Mr D Earey.

APOLOGIES FOR ABSENCE

None.

DECLARATIONS OF INTEREST

None.

1968. **MINUTES**

The minutes of the Ordinary Meeting held on the 26th June 2024 were confirmed as a true record.

1969. **ROAD SAFETY, POLICE and COMMUNITY LIAISON**

The police were not in attendance at the meeting and had provided a monthly report with very little detail included. Total figures for crimes in May were 18, which had risen to 21 in June. Incidents noted were 2 thefts from vehicles on the Main Road and Park Road, a burglary on Park Road, and a male trying doors on West Avenue. There was 1 anti-social behaviour incident in June where eggs were thrown at a house in Woodfield Side Road, Gellihaf.

The Clerk reported that she had spoken to the Police about the lack of content in the report in comparison with other areas and the recent lack of police attendance. The police had responded to say that the Inspector felt that police resource was better used in the community and there would not be any further police presence at meetings for the foreseeable future. The report format was also being looked at.

The Clerk reported that as she had not received a response to the Motor Mass complaint, she had chased the Professional Standards Department and had received a reply stating they were faced with an eight-week backlog of complaints and would respond as soon as they possibly could.

Cllr John enquired if the Chair knew if other Community Councils were facing the same issue regarding police reports and attendance at meetings. Cllr Rao said she would raise this at the next T&CCLC.

1970. **MATTERS ARISING**

The Clerk reported that she had received email confirmation from 4 Councillors to go ahead and book 10 sessions with the Skateboarding Academy. Spaces were filling up well, but there were still some available sessions. The Clerk reported that she had asked the Academy to let her know if there was demand for more sessions.

The Clerk reported that she had spoken to the Cabinet member for Highways, regarding artwork in the subway who had put her in touch with a structural engineer from CCBC. The Clerk, Cllr Rao and Cllr Harries met with the engineer on Monday 22nd July at the subway for a site inspection. There was some work needed where the concrete facing had come away from the subway wall before any work could be started, and the engineer also explained that as the artists would be working on a CCBC structure, they would need to be treated as CCBC contractors and abide by the strict terms and conditions surrounding Health and Safety etc. The engineer agreed to email the Clerk a list of things the artists would need to ensure were in place, before CCBC would agree to the artwork.

Cllr Rao stated she had arranged to start Saturday morning Councillor surgeries in the Community Centre. The dates were 7th September, 5th October, 2nd November and 7th December. The Clerk agreed to make a poster to advertise the surgeries and share it on the Community Council website and Facebook.

Cllr Smith- Stockwood stated she had once again spoken to CCBC regarding the Crescent Hill and was pleased to report that the work had now been completed.

1971. **CORRESPONDENCE**

The Clerk reported that a number of documents had been forwarded to Councillors by email and requested that Councillors contact her if any action was required.

1972. **REPORT OF THE CLERK, MISCELLANEOUS MEETINGS AND COMMITTEES.**

The Clerk reported that she had requested updates from CCBC on both the dog bin and bus shelter but had yet to receive any replies.

Mr Earey informed the meeting that he had received information from CCBC that approximately 25 passengers used the bus stop every month. Cllr White stated that the main passengers using the stop were vulnerable adults and their carer and believed that the shelter was very much needed.

The Clerk reported that she had contacted CCBC regarding the addition of a ramp by the steps on St Davids Road. Cllr Smith stated that she had also made enquiries. CCBC had said they would undertake an inspection of the steps within 20 days.

The Clerk reported that she had undertaken a check of the 3 village defibrillators and two had batteries at 2 bars. The Clerk had requested new batteries and was assured that both were still ok to use until these were fitted.

Cllr Rao reported that Maesycwmmer had been pulled from the LDP due to a disagreement between CCBC and Welsh Government. Mr Earey asked if there were minutes from the full council meeting, Cllr Rao agreed to forward them to the Clerk for circulation.

Cllr Rao reported that she had been re-elected as Chair of the One Voice Wales Area Committee and had recently received a presentation from Llais on improving health and social care in Wales. Cllr Rao distributed Llais leaflets.

1973. **FINANCE**

The Clerk produced a report for payments. This was considered and payments approved and signed on the monthly payment schedule.

The Clerk reported that the current balance was £29,653.14 less CIL funds of £10,089.35 = £19,563.79.

The Clerk stated that all the necessary paperwork needed by External Audit had been submitted before the deadline of 30th June.

The Clerk reported that as required by law, she had displayed the statement of Councillors Payments on the website and submitted it to the Independent Remuneration Panel.

The Clerk produced an updated Budget report which was considered and approved.

1974. **PLANNING**

24/0517/FULL

Tabor United Reform Church, Tabor Road, Maesycwmmmer.
Repair and replace roof structure and roof covering.
Noted

24/0518/LBC

Tabor United Reform Church Tabor Road Maesycwmmmer.
Repair and replace roof structure and roof covering.
Noted

24/0449/COU

52-53 Main Road Maesycwmmmer, Hengoed, CF82 7PJ.
Change the use of the residential property from Class C3 (dwelling house) to Class C4 (house in multiple occupation).

Object.

Several residents joined the meeting to voice their opinions on the application. There were residents who were for the proposal and residents who strongly objected. The Clerk read aloud a prewritten objection on behalf of the Community Council which was considered and approved. After listening to residents, the Clerk added in some extra points to the objection and agreed to submit it that evening to ensure it met the deadline of the following day.

The main points for objection included:

- Existing lack of affordable housing for local families.
- Existing lack of parking outside the property.
- The applicant had lied on the planning application – stating there were no trees / hedges to maintain. Where there clearly were that he has failed to maintain since owning the property.
- The owner has already proven himself to be an absentee landlord - a cannabis farm was able to be established and go undetected in the property.
- The transient nature of tenants - this is likely to result in a lack of motivation to take care of the property / outside spaces / contribute positively to the community.

- There are plenty of empty buildings in town centres, close to amenities and public transport that would be far better suited than a quiet suburban neighbourhood.
- Studies across the country that show that HMO's give rise to crime and anti-social behaviour rates, noise pollution and litter. Why would this one be any different?
- Effective management and supervision of HMOs are crucial to ensure the property is well maintained and prevent anti-social behaviour, the planning application lacks detailed information as to how the property will be managed and supervised, this coupled with the landlords already absent nature leads to concerns about potential neglect and the associated negative impacts on the neighbourhood.
- Extensive remodelling works have already begun on the property without planning permission being granted. This premature action demonstrates a disregard for due process and community input, further fuelling concerns regarding the developers' intentions and disregard for the community.

There were questions raised regarding if other Community Councils have faced the same issues with HMO's and how they were dealing with them. Cllr Rao agreed to raise this with other Councillors at the next T&CCLC meeting.

1975. **MEMBERS MATTERS**

Cllr John enquired when the waste consultation would be considered by full council. Cllr Rao agreed to find out.

Mr Earey stated there was an Active Travel Scheme planned for Twyn Road in Ystrad Mynach which he believed could have an impact on the already busy roundabout and traffic through Maesycwmmmer. Mr Earey explained the scheme and how he believed certain aspects would negatively impact the village and stated he had submitted his comments on the scheme. The Clerk agreed to also submit concerns and request an assessment of traffic and any other adverse consequence the scheme could have on Maesycwmmmer.

Cllr John noted CCBC's plan to reduce school transport and possible concerns for the villages school children. Cllr Rao stated she had already raised concerns with the Leader on this issue.