



## **LLANHARAN COMMUNITY COUNCIL**

Minutes of the meeting of the Community Infrastructure Levy (C.I.L) Committee held by remote attendance at 7.00pm on Wednesday 15<sup>th</sup> November 2023

*The meeting was held in accordance with:*  
**The Local Government and Elections (Wales) Act 2021**

**Present:**

**Councillors** Janine Turner (Chair), Neil Feist, Chris Parker, Robert Lewis-Watkin JP, Helen Donnan, Mark Steer, Rhys Jenkins.

**Clerk to the Council:** Leigh Smith

**Deputy Clerk/RFO:** Lisa Phillips

1 member of the Public

**Apologies:** Cllr David Evans.

**Absent:** None.

**CIL2023/084 Welcome and Apologies.**

The Chair welcomed all attendees.

**RESOLVED**

Cllr David Evans proffered a reason with their apology for absence and this reason was accepted as a valid reason for absence by the Committee.



**CIL2023/085 Disclosures of Interests**

Cllr Neil Feist declared a general personal interest being a member of Cycling UK.

**CIL2023/086 Minutes of CIL meeting 5th September 2023**

***RESOLVED***

To approve as a true and accurate record the minutes of the CIL committee meeting held remotely on 5th September 2023

**CIL2023/087 To discuss any matters arising from the minutes.**

None

**CIL2023/088 Public speaking**

A member of the public spoke on agenda item 12 (Minute ref CIL2023/095).

**CIL2023/089 CIL123 list, Active Project list, Potential Project list and current financial outlook.**

Noted.

**CIL2023/090 Costs for placing a Legal charge on properties.**

***RECOMMENDED***

To defer the matter of considering costs for placing a legal charge on properties to a future meeting to allow further investigation to take place.



**CIL2023/091 Lane from Bridgend Road to Parc View and potential CIL spend.**

***RECOMMENDED***

To defer to a future meeting of the Committee, consideration of whether the lane from Bridgend Road to Parc View should in principle be further investigated for potential CIL spend. Members to approach RCTCBC informally to investigate options.

**CIL2023/092 Options for the use of the Red Telephone box upon its return**

***RECOMMENDED***

That the final use and interior for the K6 telephone box be determined as a defibrillator housing with the associated internal and external fittings and configuration. This option being considered an appropriate use of the kiosk remaining relatively maintenance-free, would not require curating and would be in keeping with the signage that would be fitted in the vision panels. Total cost estimated at £5,200

**CIL2023/093 Costs from CIL and arrangements associated with the Section 187 agreement to be made with Dwr Cymry/Welsh Water regarding the sewer diversion on the Memorial Garden.**

***RECOMMENDED***

To defer the matter of approving spend from CIL, and other arrangements associated with the Section 185 agreement to be made with Dwr Cymry/Welsh Water regarding the sewer diversion on the Memorial Garden to a future meeting, pending the receipt of information requested from Vale consultancies.



**CIL2023/094 Costs from CIL associated with the proposed Ewenny stream bridge.**

***RECOMMENDED***

To approve updated costs from CIL associated with the scoping design for the proposed Ewenny stream bridge and to authorise officers to spend up to £5000 to produce the scoping design. Comprising £4250 quoted plus £750 contingency for any extra work (billable at £90/hour). To supersede resolution 2023/191 giving authorisation for up to £4,000 of spend.

**CIL 2023/095 Request from Llanharan OAP to purchase certain items under the umbrella of the grant made for the refurbishment of the hall.**

***RECOMMENDED***

To approve a request from Llanharan OAP to purchase items listed in their written request under the umbrella of the grant made for the refurbishment of the hall and within the originally granted amount of £74,925 but excluding the request for white goods to the value of £1,587. The white goods to be subject to the normal general grant application process should any application be received.

Cllr Robert Lewis-Watkin left the meeting and did not return.

**CIL2023/096 Removing project LCC22/BFC1 'Brynna FC Dugouts referb' from the Active Project list and CIL123 lists.**

***RECOMMENDED***

To remove project LCC22/BFC1 'Brynna FC Dugouts referb' from the Active Project list and CIL123 lists, the application having been withdrawn by the applicant.





**CIL2023/097 Amend CIL 123 list and Active Project list to amend the forecast costs for Memorial Garden/Garage LCC19/07**

***RECOMMENDED***

To amend the CIL 123 list and Active Project list to amend the forecast costs for LCC19/07 Memorial Garden/Garage from circa £85,000 to circa £120,000 given sewer diversion costs and the likelihood of price rises.

**CIL2023/098 LCC22/04 'Improvements to equestrian access on Bridleway PSM40/4 Bethlem view to Brynna Woods'**

***RECOMMENDED***

To allocate funds and reintroduce project LCC22/04 'Improvements to equestrian access on Bridleway PSM40/4 Bethlem view to Brynna Woods' to the Active Project list and to proceed with the project and authorise officers to spend up to £1,000 of CIL funds.

Cllr Neil Feist wished the minutes to record that he voted against this motion.

**CIL2023/099 Urgent information or to suggest items to the Clerk for a future agenda.**

None

There being no further business the meeting closed at 8.10pm.

**Date of next meeting: 9<sup>th</sup> January 2024**

Councillor Janine Turner  
Chair of the CIL Committee



## **LLANHARAN COMMUNITY COUNCIL**

Minutes of the meeting of the Community Infrastructure Levy (C.I.L.) Committee held by remote attendance at 7.00pm on Tuesday 5<sup>th</sup> September 2023

*The meeting was held in accordance with:*  
**The Local Government and Elections (Wales) Act 2021**

**Present:**

**Councillors** Janine Turner (Chair), Neil Feist, David Evans, Chris Parker, Robert Lewis-Watkin JP.

**Clerk to the Council:** Leigh Smith

**Deputy Clerk/RFO:** Lisa Phillips

**Apologies:** Helen Donnan, Mark Steer, Rhys Jenkins.

**Absent:** None.

**CIL2023/071 Welcome and Apologies.**

The Chair welcomed all attendees.

**RESOLVED**

Cllr Helen Donnan proffered a reason with their apology for absence and this reason was accepted as a valid reason for absence by the Committee.

**RESOLVED**

Cllr Rhys Jenkins proffered a reason with their apology for absence and this reason was accepted as a valid reason for absence by the Committee.

**RESOLVED**

Cllr Mark Steer proffered a reason with their apology for absence and this reason was accepted as a valid reason for absence by the Committee.



#### **CIL2023/072 Disclosures of Interests**

Cllr Robert Lewis-Watkin declared a personal and prejudicial interest relating to agenda item 8, being an officer of Brynna Football Club.

#### **CIL2023/073 Minutes of CIL meeting 18<sup>th</sup> July 2023**

##### ***RESOLVED***

To approve as a true and accurate record the minutes of the CIL committee meeting held remotely on 18<sup>th</sup> July 2023

#### **CIL2023/074 To discuss any matters arising from the minutes.**

None

#### **CIL2023/075 Public speaking**

A member of the public spoke on agenda item 12, regarding the feasibility of building a 'pump track' in the community.

#### **CIL2023/076 CIL123 list and Active Project List**

Noted.

#### **CIL2023/077 CIL application from LCDP regarding development of a 'Community Hub'.**

##### ***RECOMMENDED***

To defer consideration of the application pending the receipt of a business plan to supplement the application.

Having declared a personal and prejudicial interest in the following matter Cllr Robert Lewis Watkin left the meeting prior to the next item of the agenda being discussed.



**CIL2023/078 CIL application from Brynna Football Club regarding refurbishment of dugouts**

***RECOMMENDED***

To defer consideration of the matter pending the receipt of further financial information requested by the clerk.

Cllr Robert Lewis-Watkin returned to the meeting following the conclusion of the vote.

**CIL2023/079 CIL funds to carry out maintenance to the Oakbrook skatepark and Mountain Hare playpark**

***RECOMMENDED***

That the proper officers be authorised to spend £3,320 of CIL funds to carry out maintenance on the Oakbrook skatepark and Mountain Hare play park as per the quotation provided. The Clerk having unsuccessfully attempted to obtain 3 quotes and the work being specialist in nature and reasonably urgent.

**CIL2023/080 Project to update the Oakbrook skatepark using CIL funds.**

***RECOMMENDED***

To form a working group to investigate the feasibility of updating Oakbrook Skatepark, partnering with local youth groups. The membership and Terms of Reference to be decided by full Council.

**CIL2023/081 Report on progress of negotiations regarding a CIL application from LRGT for provision of a MUGA on the land adjacent to Bryncae Community Centre**

No formal progress to report.

**CIL2023/082 Feasibility of building a 'pump track' in the community**

**RESOLVED**

To form a working group comprising Cllrs Chris Parker (Chair), Janine Turner, Neil Feist and David Evans to investigate the feasibility of building a pump



track in the Community and to make recommendations to the CIL Committee accordingly.

**CIL2023/083 Urgent information or to suggest items to the Clerk for a future agenda.**

None

There being no further business the meeting closed at 7.40pm.

**Date of next meeting:** 14<sup>th</sup> November 2023

Councillor Janine Turner  
Chair of the CIL Committee



## CIL 123 list updated 10.11.2023

Project	Project description	Est cost
Welfare ground - floodlights on rugby and football pitches	Erection of new lights and power supply. Plus upgrade of power supply to 3phase and trenching.	£103,435
Llanharan Primary School – Outdoor classroom	Llanharan Primary School – Outdoor classroom	£78,032
Dolau Primary School - Climbing/play area for Key stage 2 pupils. Could also be made available to the community (eg After school club)	As per application.	£74,000
Brynnau Primary school. Outdoor classroom/play area.	Minute 2021/148	£60,000
Lamp posts upgrades - Brynna and Bridgend road.	0	£33,194
Brynna Community Trust Infrastructure Grant	Covid	£15,000
Llanharan Primary School – Outdoor classroom	Llanharan Primary School – Outdoor classroom	£78,032
Llanharan Recreational Ground Trust Infrastructure Grant	Covid	£12,432
Lighting improvements to lane from Bridgend Road to Parc Bryn Derwyn (Jeffs lane)	Installation of streetlights.	£8,428
Reopening of Footpath RAN17/5 adjacent to the Bryncae Arms	Minute 2021/107	£8,200
Further defibs and cabinets at 5 locations plus 2 extra cabinets.	ors	£7,585
Improvement of Tan Y Bryn – Church Street Bridleway PSM31/1	Improve bridleway	£7,200
Brynna Community Centre Boiler replacement	Replacement boiler for Brynna Community Centre.	£6,720
Path from Meadow rise across top of Llanharan cemetery to join with PROW	Improvements to the path with suitable soak away drainage at strategic points and erection of bollards half way down the entrance to stop vehicle access.	£6,150
Pavement at Wood-view	Pavement.	£4,500
Planters	Additional planters for the community. LS note: Add locations.	£4,420
Parc Bryn Derwyn path	Asphalt	£4,000
Dolau school outdoor resources. Part 2 of application.	Outdoor resources to improve sports facilities and well-being areas.	£3,935
Improvements/Repair to footpath RAN6/1 North of Talyfan Road.	Joint project with RCTCBC	£3,150
Brynna Community Centre grant RE waste pump.	Grant to replace and upgrade the waste pump system.	£3,105
Rear exit (emergency exit) door and front door on the shower block at the Welfare ground	0	£2,936
New noticeboard for both Ynysmaerdy and Llanharan Road	Quotes recieved Feb 23 Order placed June 23	£2,782
To Carry out works to provide power to the new Christmas tree site at Ynysmaerdy.	Minute 2021/148	£2,675
Further 5 benches - Jan21	475 each.	£2,550
Further 5 benches - 2021	0	£1,530
To carry out works to provide power to the new wall mounted Christmas tree brackets at the new locations.	Minute 2021/148	£2,175
Planters	Large oct - 408ea small 176ea	£1,983
Bike/Scooter rack/storage for Brynnau pupils	Bike/Scooter rack/storage for Brynnau pupils	£1,345
'The Wimbles' overhead trellis	Minute ref 2022/244 Trellis	£959
2023/206 Extra ZOLL defibrillator to replace Llan RFC defib	2023/206 CIL funds to purchase a ZOLL defibrillator to replace that currently used at the Llanharan Rugby Club defib station.	£996
Park Benches	Additional park benches for the community. LS note: Add locations.	£950
Replacement wheelchair-friendly picnic Bench, Oakbrook park.	Total proposed = £1000 from CIL fundsComprising:• Wheelchair friendly picnic t	£915
Land preparation for bench at bottom of Oakbrook	Bench and wall	£900
Fitting of benches at WG, L'Oreal and Screwfix layby	KS	£900
Path next to Brynna School to Brynna woods	Asphalt	£850
Resurfacing of land adjacent to BT telephone box, William Street	Resurface.	£830
CIL funding for replacement of lights on War Memorial	Minute2021/170	£720
Defibrillator and cabinet for Llanharan OAP Hall		£645
Fitting of Xmas tree socket near St Peters Church, Brynna.	Minute 2021/169	£400
Replace damaged bench on Terry's Way	Contractor now engaged at a cost of £385	£385
Ground conditions on Bridleway PSM40/4 to Brynna Woods	Work to Improve Bunding to prevent flooding	£188
Bus shelter rooftop garden at Hillcrest	Decorative	£139
Bike/scooter rack/storage area for Llanharan PS pupils	Bike/scooter rack/storage area for Llanharan PS pupils	£75
Bridge over the River Ewenny	To provide an all-user bridge over the river Ewenny	£275,000
Garage for asset Memorial Garden refurb & storage	Build a storage garage on the memorial garden site and refurb garden.	£120,000
Improvements to Bryncae Community Centre	Including improvements as identified in condition report.	£100,000
Refurbishments to Llanharan OAP hall		£74,925
Llanharan branch of the Royal British legion.Storage cabin	Providing a storage building on LRFC ground. A spend of £19,500 was approved.	£19,500
Decorative sculptures and art works for Brynna Woods.	See artist quotation.	£18,000
LCDP - improvements to LCDP office entrance inc. suitable disabled access ramp'	Doorway, Ramp and broken paving	£16,000
Provision of dropped kerbs, Hillcrest-Grove Terrace	Joint project with RCTCBC	£15,500
Improvements to the southern access to RAN17.5 at enterprise Way.	Path along ridge and steps up grass bank	£9,000
Refurbishment of red telephone box in the square	To professionally refurbish the telephone box.	£6,200
Maintenance of Oakbrook skatepark and Mountain Hare	Minute ref 2023/226 (CIL2023079) maintenance to the Oakbrook skatepark and Mountain Hare playpark	£3,320
Community garden at Lanley estate	Minute ref 2023/060 CIL2023/010. Precise arrangements to be agreed with Ynysmaerdy Hall.	£3,000
Picnic benches at Lanley estate	Minute ref 2023/060 CIL2023/009. Precise locations and styles required. Ref CIL	£3,000
Community garden at Ynysmaerdy	Minute ref 2023/060 CIL2023/010. Precise arrangements to be agreed with Ynysmaerdy Hall.	£2,750
Timers for festive lampposts	Minute ref 2023/060 CIL2023/012	£1,000

Brynna FC Dugouts referb	Approved by RCTCBC.Awaiting application.	£708
Provision for a 4G sport pitch		£400,000
Proposed active travel route from Terrys Way to Jubilee Street		£250,000
Extending the LCDP drop in center.		£100,000
MUGA on LRGT land adjacent to Bryncae Community Centre		£60,000
Improvements to the Welfare Field Shower Block		£50,000
Provision of Youth shelters		£50,000
Purchase of the Harold Street open space land		£40,000
'Rain capture and Irrigation system for Brynna allotments'		£10,000
Gateway to the village(signage)		£6,000
Land from GroveTerrace to Chapel Rd(Improvements)		£6,000
Upgrade of Council notice boards		£5,000
Dugouts at welfare ground football pitch.	Minute 2021/148.On receipt of updated quotes and Appropriate financial information. Awaiting Planning / LDC.	£4,500
Improvements to equestrian access on Bridleway PSM40/4. Bethlehem Way to Brynna Woods.	Slip resistant surfacing. Work can be carried out under the Highway's Act.Awaiti	£450
Total completed projects		£549,346
Total projects underway or actively under investigation (Active Projects)		£667,903
Total aspirational projects		£981,950
Total allocated CIL 123 list(all)		£2,199,199



## Llanharan Community Council - CIL Active Project List Updated 10.11.2023

Project No	Date added	Project	Project description	Status	Monies spent	Further monies Est	Forecast total spend	Council managed/Grant only
LCC23/01	18/02/2023	Bridge over the River Ewenny	To provide an all-user bridge over the river Ewenny	Investigation in progress	£2,560.00	£272,440.00	£275,000.00	Council managed
LCC19/07	Prior 1/10/20	Garage for asset Memorial Garden refurb & storage	Build a storage garage on the memorial garden site and refurb garden.	Project approved and in progress	£6,226.70	£113,773.30	£120,000.00	Council managed
LCC23/02	18/02/2023	Improvements to Bryncae Community Centre	Including improvements as identified in condition report.	Investigation in progress	£0.00	£100,000.00	£100,000.00	Council managed
LCC22/OAP1	30/09/2022	Refurbishments to Llanharan OAP hall	Approved pending LDC	Project approved and in progress	£70,328.45	£4,596.55	£74,925.00	Grant only
LCC21/14	06/05/2021	Llanharan branch of the Royal British legion.Storage cabin	Providing a storage building on LRFC ground. A spend of £19,500 was approved.	Project approved and in progress	£13,650.00	£5,850.00	£19,500.00	Grant only
LCC22/BW1	05/11/2022	Decorative sculptures and art works for Brynna Woods.	See artist quotation.	Project approved and in progress	£16,300.00	£1,700.00	£18,000.00	Council managed
LCC21/LCDP	20/11/2021	LCDP - improvements to LCDP office entrance inc suitable disabled access ramp'	Doorway, Ramp and broken paving	Investigation in progress	£0.00	£16,000.00	£16,000.00	Grant only
LCC21/15	06/11/2020	Provision of dropped kerbs, Hillcrest-Grove Terrace	Joint project with RCTCBC	Project and spend approved for action.	£0.00	£15,500.00	£15,500.00	Grant only
LCC22/01	10/01/2022	Improvements to the southern access to RAN17.5 at enterprise Way.	Path along ridge and steps up grass bank	Project approved and in progress	£0.00	£9,000.00	£9,000.00	Council managed
LCC23/03	18/02/2023	Refurbishment of red telephone box in the square	To professionally refurbish the telephone box.	Project approved and in progress	£1,486.23	£4,713.77	£6,200.00	Council managed
LCC23/226	23/09/2023	Maintenance of Oakbrook skatepark and Mountain Hare	Minute ref 2023/226 (CIL2023079) maintenance to the Oakbrook skatepark and Mountain Hare playpark	Project approved and in progress	£1,170.00	£2,150.00	£3,320.00	Council managed
LCC23/Lan1	17/03/2023	Community garden at Lanley estate	Minute ref 2023/060 CIL2023/008 Permissions and precise details required. Ref Cllr Turner.	Project and spend approved for action.			£3,000.00	Council managed



LCC23/Lan2	17/03/2023	Picnic benches at Lanley estate	Minute ref 2023/060 CIL2023/009. Precise locations and styles required. Ref Cllr Turner.	Project and spend approved for action.			£3,000.00	Council managed
LCC23/Ynys1	17/03/2023	Community garden at Ynysmaerdy	Minute ref 2023/060 CIL2023/010. Precise arrangements to be agreed with Ynysmaerdy Hall.	Project and spend approved for action.			£2,750.00	Council managed
LCC23/Lamps1	17/03/2023	Timers for festive lampposts	Minute ref 2023/060 CIL2023/012	Project and spend approved for action.			£1,000.00	Council managed
LCC22/BFC1	22/07/2022	Brynna FC Dugouts referb	Approved by RCTCBC.Awaiting application.	Investigation in progress	£0.00	£708.00	£708.00	Grant only
					Actual spend	Further est spend	Forecast total spend	
		<b>Totals</b>			<b>£111,721.38</b>	<b>£546,431.62</b>	<b>£667,903.00</b>	

Further confirmed CIL receipts to be received	Est further future CIL receipts (unconfirmed) Ph 5-8 Llanilid
£605,666	£940,000

	Current CIL Reserves balance (EMR)	Balance following further confirmed CIL receipts to be received	Est Balance following confirmed and Est unconfirmed receipts from Ph 5-8 Llanilid
	£656,743	£1,262,409	£2,202,409
Available after current actual	£545,022.06	£1,150,688.06	£2,090,688.06
Available after current forecast	-£11,159.56	£594,506.44	£1,534,506.44



## Llanharan Community Council - CIL potential Projects list

Note: Some of the projects on the list may have already been actioned or set aside but the list not yet updated. This is because nothing is removed from the list without a resolution of Council.

No	Date added to list	Project	Project description	Est cost
11/20/02	06/11/2020	Improving the entrance to Bryngwiniog play area (Mountain hare)	Asphalting / signage?	£2,000
11/20/03	06/11/2020	Walking commuter route. Railway station to authors place.	Walking options for people in the newer houses to reach not only the train station but also the general amenities in the Village. The route, starting from the 'black path' at the bottom of Jubilee Street, could link onto the path that runs from Authors Place to the Bryncae Community Centre. From there the unofficial path along the railway line could be resurfaced to link into the current footpath from Brynna Woods RAN/20/1. Some initial work has been done by Community Councillor Jeff Williams and there is an appetite from Welsh Government to create more 'active travel routes'.	£250,000
11/20/31	06/11/2020	Improvements to Llanharan service station - Loreal roundabout path/cycleway		£500,000
11/20/06	06/11/2020	Create a series of well waymarked and published local walking/horse riding routes. With information boards and a bespoke waymark.	There are amazing public rights of way in the area and this would be a good way of helping people get outdoors and get active. Create the routes with a bespoke waymark, good quality gates/stiles, published availability, and some information boards to give the user a more thorough experience. The routes could range in distance and hopefully give that helping hand that some people need to get out walking/riding.	£2,000
11/20/07	06/11/2020	Traffic calming measures on Enterprise Way		
11/20/14	06/11/2020	A pedestrian crossing on Bridgend road		
11/20/15	06/11/2020	Access to the opencast lakes when houses are built		
11/20/19	06/11/2020	Purchase the land behind Haran roofing		
11/20/26	06/11/2020	Brynna 3G. Replacing floodlights with LED		£5,000
11/20/28	16/10/2020	New build - development childcare provision (EG LCDP)	Development of building or new build for community provision such as extra childcare. Possibly in partnership with local group (eg LCDP)	£500,000
11/20/37		Speed camera (school) -infrastructure?		

11/20/41		Investigate ownership of chapel near school		
11/20/42		Move Robert St park into the green field. Then put allotments in the original Park field. Then add a running track and outdoor exercise equipment.		
11/20/43	06/11/2020	Simple BMX track (Similar to what they have at Park Slip)	Earth track somewhere for the kids to take their bikes. Used to be one in brynna woods. Inexpensive to build. Minimal maintenance required.	£5,000
11/20/44	06/11/2020	open public loo and shelter in Llanharan cemetry	People come from miles around, often elderly people. Could use CIL money to refurbish if necessary and LCC staff could open/close it and keep it clean.	
11/20/46	11.11.2020	establish a well needed footway from Allotment site to Maes yr Gobaith area		
11/20/47	11.11.2020	Indoor sports facility/hall		
12/20/02	20/12/2020	Welfare ground - Small extention to house external toilet.	Could be used for outdoor events or those using the fields/chaging rooms. When main hall toilets are not available (closed or hall being rented).	£7,500
12/20/03	20/12/2020	Welfare ground - Improvements to the pathway to the boxing club entrance.	Improve the pathway to make it safer and more established, to the right of the welfare hall and down to the boxing club.	£4,000
12/20/04	20/12/2020	Welfare ground - Works to improve the levels at the welfare ground entrance.	Limited works to relevel a small area just inside the main gate. Not tarmacing or anything substantial.	£2,000
12/20/05	20/12/2020	Welfare ground - Pathway down to and past football field. Compacted dust or similar.	To provide a safe and dry access path to the football field and beyond. Possibly following on from the path to the boxing club (To the right of the welfare hall).	£5,000
12/20/06	20/12/2020	Welfare ground - Repairs tro boxing club roof.	The roof is in danger of collapse at some stage and requires repairs. Also insulating.	
12/20/09	20/12/2020	Welfare ground - Lower priority - External portch and access door to meeting room.	Fit access door and portch to meeting room so it can be used independantly whilst the hall is being hired. Note: Would also require external toilet (See pp no 12/20/02 above)	£5,000
12/20/10	20/12/2020	Welfare ground - Limited refurb of park. See also 11/20/11	Floor alteration to rubber safety flooring. Replacement components for existing play equipment. Possibly new apperatus but priority is improving the existing facility.	
12/20/12	20/12/2020	Access improvements to Llanharan community garden.	Zig zag path down the bank to allow pushchair/wheelchair access. (Not tarmac) and a suitable gateway. Idea to make the garden an area of mindfulness and seclusion for all.	£5,000
20/12/2013	20/12/2020	Development work to Llanharan community garden.	Currently work relies on volunteers and what can be achieved is limited. Access to proper funding would allow the garden to be developed properly.	
12/20/13	20/12/2020	Street signage to the Welfare ground	To allow those visitng to be able to find the facility from the highway	
21/12/2013	20/12/2020	Street signage for the Llanharan community garden	To allow those visitng to be able to find the facility from the highway	

12/20/14	20/12/2020	Bryncae community centre - Proper path from the carpark to the fire door	There is a desire line pathway in mud. To make a proper path here.	
1/21/002	29/1/21	meadow rise play area - renew path and do drainage		
2/21/001	29/01/2021	It would be amazingly beneficial for all the community if the "Swan pond" could be purchased for community use as a nature reserve.		
1/21/004	29/01/2021	I think for the community of Llanharan it would be beneficial to make the pathways in Brynna woods more durable. With covid the pathways have become very muddy. These paths have been wonderful during the pandemic and I feel that this should be looked after.		
1/21/005	29/01/2021	Further dog waste bins at the entrances to Brynna woods and meadow rise		
2/21/001	29/01/2021	Create a pleasant seating area next to River on Chapel Street	we create a area by the river bank opposite the war memorial next to the Chinese chip shop. It has a natural beauty and just needs a bit of loving care and attention to bring it into a place that people young and old could enjoy. Being opposite the memorial and close to the community council offices it is an ideal place to enhance. We could also erect a plaque for the NHS for their services which would be in keeping with the memorial. Wild flower planting could be arranged so the upkeep would be a minimal cost. Seating here would be great so in the future when socialising is allowed families and older generations could meet. Being by water is a natural healer for many mental health issues.	
5/21/001	29.3.21	Improvements/expansion to brynna community centre skateboard bowl.	<p>Please see below email that we discussed.</p> <p>Ideally the bowl should be 3ft deep and if a rail can be put as the edge of top for grinding even better. Not expecting the world but it does need looking at so if money needs spending why not get it right 1st as last. If there is scope for it to be larger fantastic but if not the depth of 3ft should really be considered. Only going deeper or raising the edge with that so no impact on surrounding ground if that is a concern.</p> <p>Below is what has just been done and pencoed. There is no skate bowl type of park From cardiff to Porthcawl and the one in brynna isn't up to much as you will see below again with the links of Porthcawl. Hopefully something comes of this thanks for your time</p> <p><a href="https://www.bridgend.gov.uk/news/new-pencoed-skateboard-and-bmx-park/">https://www.bridgend.gov.uk/news/new-pencoed-skateboard-and-bmx-park/</a></p> <p><a href="http://www.middle-age-shred.com/forum/viewtopic.php?f=17&amp;t=23701">http://www.middle-age-shred.com/forum/viewtopic.php?f=17&amp;t=23701</a></p>	
5/21/002	26.4.21	Park or wooded area next to Bryncae Community Centre.	Owned by LMW	

5/21/003	26.4.21	Llanharan Primary School - Green security fence between Allotment and allotment car park and the school	I would like to submit a bid for new fencing between the school, the community allotment carpark and community allotments. Somebody, parked in the Community Carpark, reversed into the fencing over the Christmas period and although the school repaired the pillar and fence it is still in poor repair. I have spoken to our RCT surveyor to get a quote to replace the wire fencing with a green security fence.	£1,900
6/21/001	8.6.21	Sensory garden		
6/21/002	8.6.21	Sensory play area		
6/21/003	8.6.21	Wooden sculptures for schools		
6/21/005	8.6.21	Live wall at Meadow Rise		
LCC21/13	11/20/48	06/05/2021	Bike racks at Train station	£500.00
LCC21/10	12/20/15	06/05/2021	Community Orchard/wildlife areas.	£1,000.00
LCC21/11	11/20/32a	06/05/2021	Bike/scooter rack/storage area for Dolau pupils	£1,000.00
LCC22/BCFC1		22/07/2022	Signage for Bryncae FC	£100.00

**From:** [Alex Kilby](#)  
**To:** [The Clerk / Project Officer](#)  
**Cc:** [Office](#)  
**Subject:** RE: Enquiry, Placing a charge on property deeds.  
**Date:** 04 October 2023 18:05:59  
**Attachments:** [image002.png](#)  
[image003.png](#)  
[Llanharan OAP Lease from RCT.pdf](#)

---

Hi Leigh

All sound fine in principle and can be done, but the owners of the land/those you are lending funds to will need their own separate representation, we would only act for you as lender. We would investigate title to ensure the property was legally theirs to charge and would check for anything untoward on the title registers etc.

You'd be looking at fees wise for us £975+VAT per transaction, and searches if required appx £400 per transaction.

For the RCT one I can't see anything in the lease preventing them from charging the property but they would be prudent to check with RCT just in case.

Regards

**Alex Kilby**  
**Partner**  
**Devonalds Solicitors**

Pentwyn House, Main Road,  
Church Village, CF38 1RL  
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**From:** The Clerk / Project Officer <[project@llanharan-cc.gov.wales](mailto:project@llanharan-cc.gov.wales)>  
**Sent:** Tuesday, October 3, 2023 12:29 PM  
**To:** Alex Kilby <[AKilby@devonalds.co.uk](mailto:AKilby@devonalds.co.uk)>  
**Cc:** Office <[Office@llanharan-cc.gov.wales](mailto:Office@llanharan-cc.gov.wales)>

**Subject:** RE: Enquiry, Placing a charge on property deeds.

Hi Alex,

- RE Llanharan Local Development Project (LCDP) hall.

We have agreed to grant circa £16,000 for improvements to the building.

We would like to put a charge of £16,000 on the property so they cannot sell, lease, or otherwise dispose of the property within 5 years without repaying the grant. After 5 years the charge would lapse (or could be removed) with no need for any repayment.

LCDP have accepted the principle as a condition of the grant.

- RE The Llanharan OAP association hall (lease attached)

We have granted circa £65, 000 for refurbishment of the hall.

We would like to put a charge of £65,000 on the property so they cannot sell, lease, or otherwise dispose of the property within 5 years without repaying the grant. After 5 years the charge would lapse (or could be removed) with no need for any repayment.

I suspect that RCT being the freeholder this can't be done without their consent, but I have been asked to check.

If it cannot be done we will proceed with the grant regardless.

I have no idea of the technicalities or circumstances around placing a charge on a property and have made some assumptions here, not least that this is an appropriate mechanism to ensure that buildings aren't sold or otherwise disposed of after receiving grant funds for their improvement. I would welcome any advice on that front.

It is likely that this (or any other more appropriate mechanism) is a mechanism we would look to use in future as we have significant Community Infrastructure Levy (CIL) funds available to grant. At the moment for example, we have an application for a grant of up to £500,000 for the design and build of a new building from an applicant and if this is accepted then we would almost certainly look to protect the granted funds in a similar manner.

Best regards

Leigh

**Leigh Smith**

**Clerk to the Council.**

**Llanharan Community Council**

[Clerk@llanharan-cc.gov.wales](mailto:Clerk@llanharan-cc.gov.wales)

[project@llanharan-cc.gov.wales](mailto:project@llanharan-cc.gov.wales)

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**Tel: 01443 231430 / 07769 266675**

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**From:** Alex Kilby <[AKilby@devonalds.co.uk](mailto:AKilby@devonalds.co.uk)>

**Sent:** Tuesday, September 19, 2023 1:08 PM

**To:** The Clerk / Project Officer <[project@llanharan-cc.gov.wales](mailto:project@llanharan-cc.gov.wales)>

**Subject:** RE: Enquiry, Placing a charge on property deeds.

Hi Leigh

I can certainly assist, what are the basic terms of the charge, is it repayable in instalments for example? What terms have been agreed?

As regards to the leased property this depends on whether the lease allows charges, if you want to email a copy of the Lease I'll take a quick look in first instance.

Regards

**Alex Kilby**  
**Partner**  
**Devonalds Solicitors**

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**From:** The Clerk / Project Officer <[project@llanharan-cc.gov.wales](mailto:project@llanharan-cc.gov.wales)>

**Sent:** Tuesday, September 19, 2023 10:38 AM

**To:** Alex Kilby <[AKilby@devonalds.co.uk](mailto:AKilby@devonalds.co.uk)>

**Subject:** Enquiry, Placing a charge on property deeds.

Good morning,

We wish to place a charge of £16,000 on a local group's property for 5 years as we are granting them funds. We have their consent as a condition of the grant.

We also wish to place a charge of £60,000 on another group's property for 5 years for the same reason, again with consent. This however is leased from the local authority so we are unsure of the legality, and this might take some investigation (we have a copy of the lease).

Are you able to assist us in these matters please and could you give an indication of costs.

Regards

**Leigh Smith**

**Clerk to the Council.**

**Llanharan Community Council**

[Clerk@llanharan-cc.gov.wales](mailto:Clerk@llanharan-cc.gov.wales)

[project@llanharan-cc.gov.wales](mailto:project@llanharan-cc.gov.wales)

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**From:** The Clerk / Project Officer

**Sent:** Friday, July 21, 2023 1:09 PM

**To:** 'talbotgreen@devonalds.co.uk' <[talbotgreen@devonalds.co.uk](mailto:talbotgreen@devonalds.co.uk)>

**Subject:** RE: Placing a charge on property deeds.

Good afternoon,

Are you able to respond to this enquiry please?

Regards

**Leigh Smith**

**Clerk to the Council.**

**Llanharan Community Council**

[Clerk@llanharan-cc.gov.wales](mailto:Clerk@llanharan-cc.gov.wales)

[project@llanharan-cc.gov.wales](mailto:project@llanharan-cc.gov.wales)

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---

**From:** The Clerk / Project Officer

**Sent:** Thursday, July 13, 2023 5:21 PM

**To:** [talbotgreen@devonalds.co.uk](mailto:talbotgreen@devonalds.co.uk)

**Subject:** Placing a charge on property deeds.

Good afternoon,

We wish to place a charge of £16,000 on a local group's property for 5 years as we are granting them funds. We have their consent as a condition of the grant.

We also wish to place a charge of £60,000 on another groups property for 5 years for the same reason, again with consent. This however is leased from the local authority so we are unsure of the legality and this might take some investigation (we have the lease).

Are you able to assist us in these matters please and could you give an indication of costs.

Regards

**Leigh Smith**

**Clerk to the Council.**

**Llanharan Community Council**

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[project@llanharan-cc.gov.wales](mailto:project@llanharan-cc.gov.wales)

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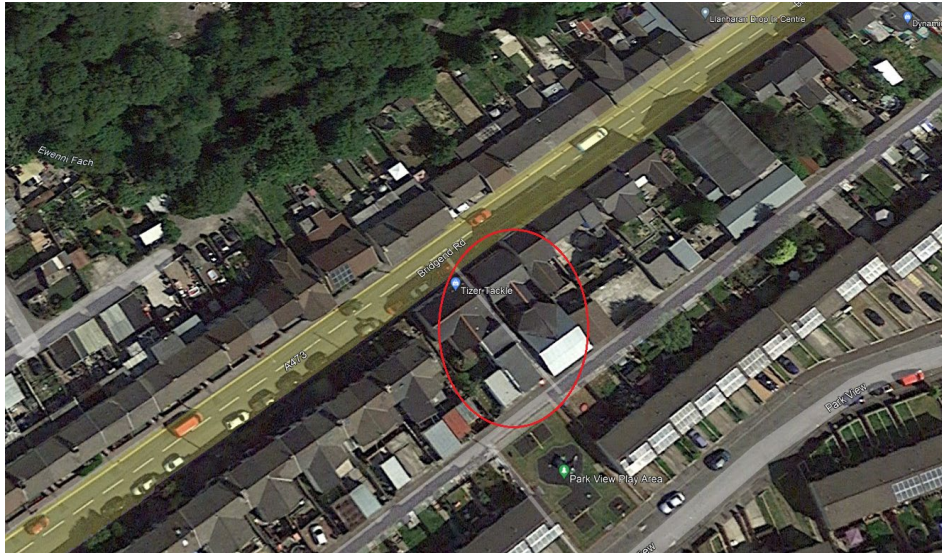
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## Appendix 4

**To consider whether the lane from Bridgend Road to Parc View should in principle be further investigated for potential CIL spend.**





## **Background**

Following land registry searches and local investigations the ownership of the lane is unknown. The lane is not adopted as a public highway nor a public right of way and so the ownership, responsibility for its maintenance and any liabilities is uncertain.

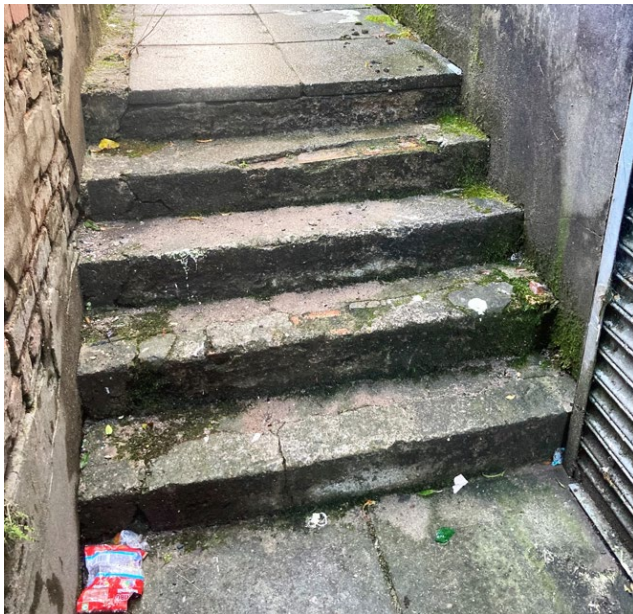
There is a street light in the lane on a pole but it does not work.

The condition of the steps is poor and would require significant work to bring back to a safe and acceptable standard. It is also likely that lighting and handrailing would be required.



The walls either side of the lane which belong to the adjacent properties are in a poor state of repair in some areas and there is a 'tin zinc' building at the southern end. There is also a roller shutter door on one side leading directly into the lane.





### **Factors to consider**

- Capital cost of bringing the lane back to a safe condition.
- The necessary assumption of future liability for the lane which would occur from carrying out any works.
- Future maintenance costs (including lighting).
- The condition of the adjoining properties and the impact on liability.

## **Options**

- To carry out work on the lane and assume liability.
- Not to carry out work on the lane.
- To lobby RCTCBC to adopt the lane and carry out improvement works or close the lane.
- Some other option not listed here.



## Appendix 5

### **To consider the final use & interior details of telephone kiosk refurbishment**

Following the below resolution, the refurbishment of the “High Corner” Telephone Kiosk is nearing completion.

*“RESOLVED CIL2022/057 CIL project to refurbish the red telephone box in the square. To approve a budget and authorise spend of CIL funds of up to £6200 and provide delegated authority to the Proper Officers to complete the refurbishment of the telephone box. Project to be added to the CIL 123 list and Active project list. The final use of the box to be determined at a later date.”*

Prior to removal, the telephone kiosk housed a defibrillator and should the final use of the kiosk remain the same, this is how the refurbished box will appear.

The decision needs to be made as the contractor has substantially finished the work and needs a decision on the interior before arranging a delivery date.



### **Officer's recommendation**

Request a single panel MDF backboard in black to the interior to attach a defibrillator, together with defibrillator transoms and a battery operated light.



This option is considered an appropriate use of the kiosk that remains relatively maintenance-free, would not require curating and would be in keeping with the signage that could be fitted in the vision panels (as per the illustration given).

Total cost of this option est £5,200

## **Appendix 7**

### **To approve costs from CIL funds associated with the proposed Ewenny stream bridge scoping design.**

Topographical survey (completed) : £1600

Ground investigation drilling and report (completed): £800

Vale Consultancies work to produce the stage 1 scoping design using the above (to be completed): £1850

Total £4250

### **Motion:**

To authorise the officer's to spend up to £5000 to produce the scoping design for the proposed Ewenny Bridge. Comprising £4250 quoted plus £750 contingency for any extra work (billable at £90/hour).

## Appendix 8

### Request from Llanharan OAP to purchase certain items under the umbrella of the grant made for the refurbishment of the hall.

See email below from member of Llanharan OAP management group.

#### Background

Council has resolved the following:

*2023/164 To supersede resolution 2023/140 and to consider the grant amount for the Llanharan OAP hall refurbishment.*

#### **RESOLVED**

*Pending the presentation to the Clerk of a planning permission certificate or a Legal development certificate, to grant £74,925 to Llanharan OAP association from CIL funds comprising the quoted £71,357 cost of the works plus a 5% contingency. The Clerk to investigate the legality of placing a charge of £60,000 on the property for a period of 5 years and to report back the status of this matter to council. The grant to be made regardless of the outcome of the matter of a legal charge being placed on the building.*

*To date the following has been paid out to Llanharan OAP for the grant:*

Invoice	Amount	Desc	Date	Status
	173.22	Buid reg	8/9/2023	Paid
	117	Contacta Hearing Loop	8/9/2023	Paid
	7315.88	S Smith ph 1	8/9/2023	Paid
	21	Requestaplan	8/9/2023	Paid
	2321.4	Contacta Hearing Loop	12/9/2023	Paid
	39232.11	S Smith ph 2	4/10/2023	Paid
	21147.84	S Smith ph 3	3/11/2023	Paid
Total	70328.45			
Allocated tot	74925			
remaining	4596.55			

The terms of the grant are for the refurbishment of the hall. The exact terms and exclusions are not explicit in the resolution of Council and so the OAP Association wish to gain the

explicit consent of the Council in advance to purchase certain items under the terms of the grant as set out in the email below.

**From:** [N McAndrew](#)  
**To:** [The Clerk / Project Officer](#)  
**Cc:** [Office](#); [john.marsh](#)  
**Subject:** Re: Llanharan oap Hall refurbishment  
**Date:** 09 November 2023 13:17:54

---

Hi Leigh

Confirming our conversation regarding the Llanharan OAP CIL grant, the work in the hall is coming to an end. We have some invoices still to present for spare keys, RCT planning application and various sign etc which the committee attended too.

We are aware that there was a contingency in the grant which we would like to spend on the following items, which we identified as the project progressed.

Replacement window blinds as the originals were not fit to be refitted after the hall was redecorated - £720

White goods for the kitchen, the current ones are long passed their usable life - £1,587

A kitchen larder unit for storage of items which are currently in members houses and have to be brought to the hall when needed - £350

Please will you bring this as an agenda item in the next CIL for review. I will be happy to attend the meeting to support this, please will you book me a slot to talk.

Please not the above email for John Marsh, the one you have is out of date.

Many thanks  
Neil McAndrew  
Chairman Llanharan OAP Association

On Thursday, 9 November 2023 at 09:58:49 GMT, The Clerk / Project Officer <project@llanharan-cc.gov.wales> wrote:

Morning gents,

RE our conversation regarding using the grant funds for white goods, blinds etc...

We discussed that you would send an email requesting approval to use the grant on those items along with the costings.

Papers are going out Friday afternoon, could I have the email today or before lunchtime tomorrow please so it can be included in the pack for Councillors?

Best regards

**Leigh Smith**  
**Clerk to the Council.**  
**Llanharan Community Council**  
[Clerk@llanharan-cc.gov.wales](mailto:Clerk@llanharan-cc.gov.wales)  
[project@llanharan-cc.gov.wales](mailto:project@llanharan-cc.gov.wales)  
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