



LLANHARAN COMMUNITY COUNCIL

Minutes of the meeting of the Trenos and Ewenni Crossings Project Committee (TEC) held by remote attendance at 7.00pm on Tuesday 30th July 2026

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

Present:

Councillors Chris Parker (Chair), Mark Steer, Robert Smith, Nick Richards, Janine Turner, Andrew Morgan.

Apologies: Cllrs: David Evans, Rhys Jenkins.

Absent: Cllrs Will Thomas.

Clerk to the Council: Leigh Smith.

Ryan James (Burroughs).

TEC2026/053 Welcome and Apologies

The Chair welcomed all attendees.

a) RESOLVED

That the reason proffered with Cllr David Evans' apology for absence be accepted as a valid reason for absence.

b) RESOLVED

That the reason proffered with Cllr Rhys Jenkins' apology for absence be accepted as a valid reason for absence.



TEC2026/054 disclosures of personal and/or prejudicial interests from members in accordance with the Code of Conduct.

None.

TEC2026/055 Minutes of TEC Committee meeting 2nd June 2026

RESOLVED

To approve the minutes of the TEC Committee meeting held on 2nd June 2026 as a true and accurate record.

TEC2026/056 Public Speaking

None.

TEC2026/057 Correspondence

None

TEC2026/058 TEC Committee Action Plan

Noted.

TEC2026/059 Reports or recommendations from the Trenos Crossing and Ewenny Bridge Working Group

None.

TEC2026/060 Project plan and budget tracker

Noted.

TEC2026/061 Risk Register

Noted.

TEC2026/062 Notes of stakeholder meeting Monday 15th June 2026

Noted.



TEC2026/063 To note 'decisions made tracker' and 'decisions required. Log' and to consider the decisions required

RESOLVED

To create a task and finish Working Group comprising the following members: Cllrs Chris Parker (Chair), Robert Smith, Mark Steer, being the members of the former Trens Crossing Working Group prior to its dissolution. The Working Group to work with the Clerk and Burroughs in order to examine the following questions in relation to the upcoming tender process and to produce proposed documents for the next meeting of the Committee.

1. To review the scoping documents produced taking into account the feedback provided by the Clerk.
2. To examine potential tender scoring criteria including weightings and quality to be included in the tender.
3. To examine qualifying questions for tendering contractors to be included in the tender.
4. To examine the most appropriate method of processing the tender.

An open process. Inviting specific contractors to tender. Inviting expressions of interest from contractors and selecting from that list or some other methodology allowed for in the Council's Financial Regulations and in line with the Procurement Act.

TEC2026/064 Exclude press and public.

RESOLVED

To exclude the press and public from the next item of business by virtue of the Public Bodies (Admission to Meetings) Act 1960, on the basis that disclosure thereof would be prejudicial to the public interest by reason of the confidential nature of the business to be transacted.



TEC2026/065 Draft of tender documents; Preconstruction Scope (Setting out Stage 1) and Construction Scope (Stage 2).

Noted.

TEC2026/066 Urgent Information or Suggestions for Future Agenda Items

None

There being no further business, the meeting closed at 7.35pm

Date of next scheduled meeting: 10th September 2026

Councillor Chris Parker

Chair of the Trenos and Ewenni Crossings Project Committee



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Minutes of the meeting of the Trenos and Ewenni Crossings Project Committee (TEC) held by remote attendance at 7.00pm on Tuesday 2nd June 2026

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

Present:

Councillors Chris Parker (Chair), Rhys Jenkins, Mark Steer, Robert Smith, Nick Richards, David Evans.

Apologies: Cllrs: Will Thomas, Janine Turner,

Absent: Cllr Andrew Morgan

Clerk to the Council: Leigh Smith.

TEC2026/040 Welcome and Apologies

The Chair welcomed all attendees.

a) RESOLVED

That the reason proffered with Cllr Will Thomas' apology for absence be accepted as a valid reason for absence.

b) RESOLVED

That the reason proffered with Cllr Janine Turner's apology for absence be accepted as a valid reason for absence.



TEC2026/041 disclosures of personal and/or prejudicial interests from members in accordance with the Code of Conduct.

None.

TEC2026/042 Minutes of TEC Committee meeting 5th May 2026

RESOLVED

To approve the minutes of the TEC Committee meeting held on 5th May 2026 as a true and accurate record.

TEC2026/043 Public Speaking

None.

TEC2026/044 Correspondence

None

TEC2026/045 TEC Committee Action Plan

Noted.

TEC2026/046 Reports or recommendations from the Trenos Crossing and Ewenny Bridge Working Group

None.

TEC2026/047 Results of the initial ecological survey carried out by Soltys Brewster.

Noted.

TEC2026/048 Project plan and budget tracker

Project tracker noted. Updated budget tracker not provided.

TEC2026/049 Risk Register

Noted.



TEC2026/050 Review of the Council's decision matrix and to consider aspects of the project to be included in any tender pack/work instructions.

RESOLVED

To accept the document provided to the meeting as "Appendix 8" as the revised Decision-making matrix. Its contents to be built into any draft tender proposal.

TEC2026/051 To note 'decisions made tracker' and 'decisions required. Log' and to consider the decisions required
Not provided.

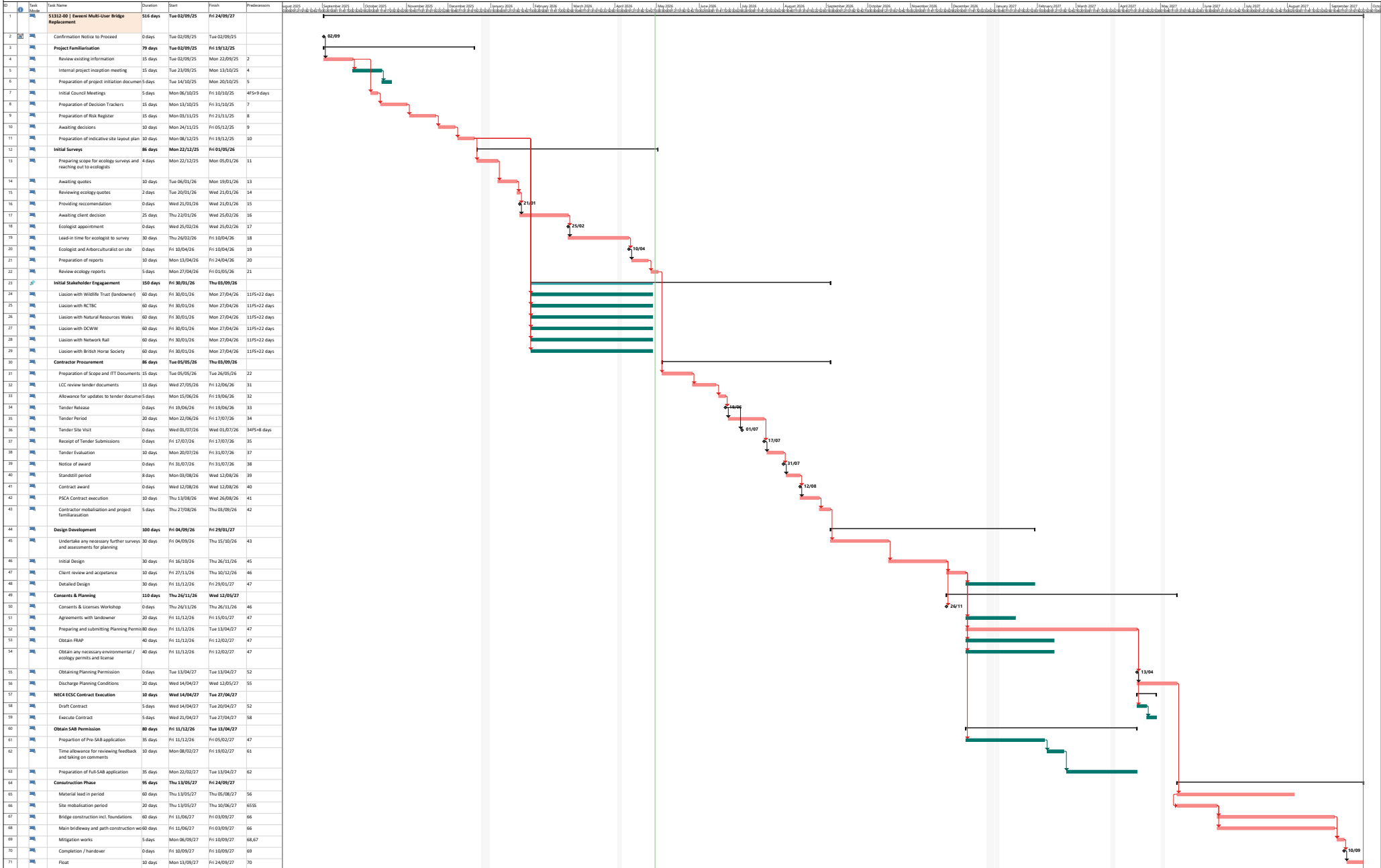
TEC2026/052 Urgent Information or Suggestions for Future Agenda Items
None

There being no further business, the meeting closed at 7.30pm

Date of next scheduled meeting: 2nd June 2026

Councillor Chris Parker

Chair of the Trenos and Ewenni Crossings Project Committee



51312-00 - Ewenni Multi-User Bridge Replacement						
Activity Description	Unit	Approx Quants	Rate	Total	Ref	Comment
Indicative Cost Plan						
<u>Phase 1 - Data Gathering and Design</u>						
1 Topographical Survey				£ 2,500.00		
2 Ground Investigation (via bore hole)				£ 20,000.00		
3 AIP				£ 13,000.00		
4 Foundation Design				£ 12,000.00		
5 Full Bridge Design				£ 10,000.00		
6 Design & Check Certificate				£ 8,000.00		
7 Temporary Works Design				£ 15,000.00		
8 Sub-Total				£ 80,500.00		
<u>Phase 2 – Consents</u>						
9 NRW Consent (including drawings, form completion and application fees)				£ 15,000.00		
10 Sub-Total				£ 15,000.00		
<u>Phase 3 – Manufacture</u>						
11 Manufacture of 20m x 3.5m bridge				£ 140,000.00		
Sub-Total				£ 140,000.00		
<u>Phase 4 – Construction</u>						
12 Project Management				£ 25,000.00		
13 Temporary Works on Site				£ 20,000.00		
14 Remove existing bridge				£ 10,000.00		
15 Construction of Foundations				£ 75,000.00		
16 Transport				£ 10,000.00		
17 Bridge Installation				£ 20,000.00		
18 Sub-Total				£ 160,000.00		
19 Total Indicative Cost Plan				£ 395,500.00		
<u>Assumptions / Caveats to Indicative Cost Plan</u>						
20 This cost plan is indicative only and is based on a budget estimate / informal early contractor input received from Beaver Bridges following a site						
21 The estimate has been prepared based on the information available at the time and is subject to change as the design, scope and constraints are developed.						
22 The fee is based on a 42 week programme broken down as below: - 8 weeks for Design - 16 weeks for Consenting / Planning - 12 weeks for bridge manufacture - 6 weeks for on site works						
23 The allowance is understood to relate primarily to the bridge structure and associated installation, based on the early discussions held on site.						
24 The estimate assumes that the full extent of the wider scheme has not yet been defined (due to when this was prepared), particularly in relation to path improvements and associated civils.						
25 The estimate assumes site access is achievable using the routes discussed at the time of the site meeting.						
26 It excludes costs associated with public interface management / traffic management.						
27 The estimate assumes no abnormal ecological mitigation, seasonal restrictions or protected species licensing requirements beyond what is known at this stage.						
28 It excludes abnormal tree works, tree protection measures, arboricultural supervision, replacement planting and mitigation arising from access or installation requirements.						
29 The estimate assumes the scheme can obtain the necessary permissions and approvals without material redesign or onerous conditions.						
30 The estimate assumes there are no major utility diversions or protection works beyond normal good practice.						
31 The estimate excludes contractor risk pricing that may arise through a formal tender process once scope and risk allocation are defined.						
32 Tender inflation, market testing and supply chain availability have not been formally assessed.						
33 Formal procurement may return prices materially different from this initial budget indication.						

 	PROJECT RISK REGISTER		Project ID:	Rev:	Ewenni Multi-User Bridge
	High:		51312-00	P40	
	Medium:				
	Low:				
	Opportunity				

Ref	Project Stage	Subject	Risk Description	Initial Risk Rating			Risk Owner Suggestion	Current and Proposed Mitigation Action	Residual Risk Rating			Comments
				Likelihood	Impact	Risk Rating			Likelihood	Impact	Risk Rating	
1.00	0/1	Planning	Full planning permission may be required. There is uncertainty around Lawful Development Certificate (LDC). Current position not fully ascertained.	5	5	25	Client Risk	Burroughs have sought advice from trusted Planning Consultant – advises to submit LDC which will confirm planning requirements. Burroughs have not contacted RCT LPA directly due to unlikely formal response.	4	4	4	LDC submitted and response received. Planning required. Burroughs to determine route to market.
2.00	0/1	Planning	Planning boundary and extent of works to be agreed, subject to the extent of MU routes as part of this phase of work.	4	4	16	Client Risk	Discussion to be had between LCC / Burroughs / access consultant re: proposed works, extent of works, and start to determine routes into the site as contractor access, which could be included on a Planning drawing.	4	3	3	LCC have asked Burroughs to review and price additional works inclusive of the wider footpath works for inclusion in the main works.
3.00	0/1	Stakeholders	Stakeholders: Lack of engagement Planning Objections (subject to Planning requirements) General complaints and/or unhappy with proposals Onerous or unachievable demands and requirements	5	5	25	Client	Burroughs currently drafting a Stakeholder Plan. Burroughs to commence engagement with key stakeholders (namely statutory authorities).	1	3	3	Burroughs continue to engage with stakeholders. NRW is ongoing but Burroughs have now met with PROW, BHS and Network Rail.
4.00	0/1	Ecology	Protected Species – the presence of and working to various time constraints	5	5	25	Client	Burroughs to identify what existing information we have in terms of ecology. Burroughs to consider engaging with ecologists to undertake surveys and onboard an ecological consultant.	3	3	9	Ecology survey quotations obtained and await decision by LCC who to appoint.
5.00	0/1	Environmental	Flooding and Flood Risk Management Working during Winter months is unlikely acceptable due to flood risk and safety. Permanent works could affect the current flow path of the river leading to wider area flood risk.	5	5	25	Client / Contractor	Works likely to require both temporary and permanent FRAP for working in the river and constructing new bridge. Burroughs to engage with NRW and determine FRAP requirements.	3	3	9	Burroughs have continued engagement with NRW. Barry Cox email direct and enquiries logged via portal; Barry Cox has now responded and we are engaging with him.
6.00	0/1	Statutory Approvals	Statutory Approvals and Applications At this stage anticipated to be LPA-Planning application (as above), NRW-FRAP (as above) and DCWW due to proximity to existing sewer easement. Other applications and approvals being considered.	5	5	25	Client	Through engagement with Stakeholders and progression of planning and NRW risks, the need for further applications and approvals shall be identified.	1	3	3	Burroughs continue to determine some of the detail and constraints that can be included with the tender documents.
7.00	0/1	Procurement	Inflations and market volatility in material costs and general market appetite due to other works.	4	4	16	Client	Burroughs currently informally engaging the market for accurate costs and market appetite.	2	2	4	Burroughs have undertaken an initial market engagement in recent months and now seek site visits from contractors - ongoing
8.00	0/1	Geotechnical	Unknown ground conditions, which shall be needed to design foundations and determine access routes.	5	5	25	Client / Contractor	Planning Requirements conversation shall determine procurement route and when GI investigations are undertaken. Ground investigation shall need to be undertaken at some point to allow the design of foundations and pavements.	2	3	6	Subject to route to market.

9.00	0/1	Access / Logistics	Access is limited / restricted so advance works to agree potential routes would assist and inform Contractors what they can and cannot do.	4	4	16	Client / Contractor	To be discussed further with Burroughs / LCC and landowners.	3	3	9	-
10.00	0/1	Adoption / Maintenance	Once constructed, the structure and paved areas shall need to be owned by someone. This shall need to be agreed so that Adopters can be involved in design process. Risk that LCC left with a structure and paths to maintain.	5	5	25	Client	Burroughs to include proposed parties, such as RCT Departments, in Stakeholder engagement works.	1	3	3	Stakeholder meeting facilitated by LCC, of which RCT Structures were part of. Requirements known and shall be included.
11.00	0/1	Decision Making / Governance	Decisions required need to be identified and made in a timely manner.	4	4	16	Client	Burroughs to manage Decisions Logs to assist with the Decisions Required and Made. To be submitted to LCC 7-days in advance of TEC meetings.	3	3	9	-
12.00	0/1	Preliminary Ecological Appraisal	Ecological constraints may affect the feasibility, design, programme and cost of the proposed route and bridge works. The route passes through/adjacent to sensitive habitats, including a SINC, priority woodland/grassland, the Ewenni Fach stream, protected/priority species habitat and invasive species. Potential planning delays, additional surveys, seasonal working restrictions, design amendments, ecological mitigation and increased construction costs.	5	4	20	Client / Contractor	Develop the design in consultation with the project ecologist, minimise habitat loss, review the compound/location strategy, allow for further surveys and prepare proportionate ecological mitigation/enhancement proposals as the scheme develops.	1	3	3	PEA undertaken and will be provided as par tof the Tender Pack. Further ecology surveys anticipated as part of the Stage 1 works which will inform design and be included as part of Planning application.
13.00	0/2	PEA / Planning mitigation	Mitigation - potential loss of trees may trigger a requirement for replacement native tree planting at a 3:1 ratio, with associated cost, land take and maintenance implications.	5	4	20	Client / Contractor	Develop the design in consultation with the project ecologist, minimise habitat loss, review the compound/location strategy, allow for further surveys and prepare proportionate ecological mitigation/enhancement proposals as the scheme develops. Burroughs to consider how this can be mitigated further at this stage and how to include in the tender docuements.	2	4	8	Burroughs discussion with Soltys Brewster and Tree Surveyor determined that mitigation of tree removal does not always mean 3:1 tree replacement. Could be removal of invasive and/or non-native species from the area or improving the quality of existing areas. Mitigation shall be determined on the back of Planning and detailed during Stage 2.

Appendix 8

Notes of the stakeholders meeting held on Monday 15th June (3pm Via Zoom)

Invited:

Wildlife Trust of South and West Wales. – Duncan Ludlow.

Network Rail – Helen Hodgson, Lucy Anderson.

Persimmon – Ryan Greaney.

RCTCBC Rights of Way – Jason Bragg.

British Horse Society – Helen Donnan

Burroughs – Ryan James/Tanisha Aburieki.

RCTCBC Assets – Jaqueline Mynott.

Members of the TEC Committee (For info only).

Attendees:

Wildlife Trust of South and West Wales. – Tim Jones

RCTCBC Rights of Way – Jason Bragg.

British Horse Society – Helen Donnan

Burroughs – Ryan James

RCTCBC Assets – Jaqueline Mynott.

LCC - Chris Parker, Leigh Smith

Helen Hodgson and Lucy Anderson (Network Rail) gave apologies and requested a summary of the meeting.

Notes:

- Introduced Ryan James of Burroughs.
- Discussed progress of the project.
- Discussed stakeholder strategy.
- Discussed the Council's decision-making matrix
- Signposted attendees to the monthly TEC Committee meetings and public documents available online.
- General discussion of aspects of the project.

Decisions MADE Tracker

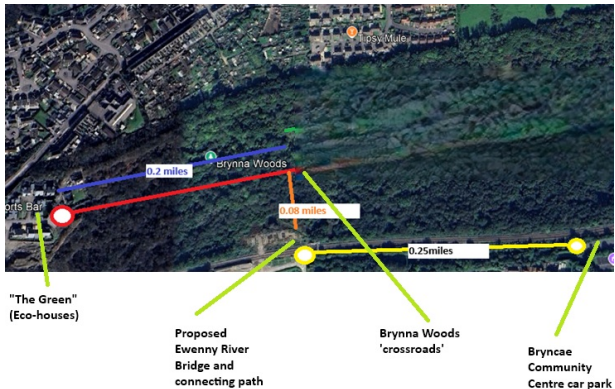
Project No: 51312

Project Title: LCC Ewenni MUB

Ref: 51312-BUR-XX-XX-DMT-P-00001

Revision: P3.0

Date: 30.03.2026

Item Ref	Title	Description	Date Made:	By Whom:	Evidenced?
RIBA Stage 0-1					
A1	Planning Requirements	LCC agrees with the approach to submit an LDC application and for a planning consultant to be engaged. For Burroughs to obtain 3 quotations	28/11/25	LCC-LS	Email
A2	Extent of Works	The route of the accessible paths to the North and South of the 2 bridges will be as follows.  To the south – From Bryncae Community Centre carpark (Leased by LCC) to the Trenos Railway Bridge; To the north, from the northern end of the Ewenni Bridge to the crossroads of Brynna woods and then west to the western entrance to the woods at 'The Green' (also colloquially known as the Eco-houses).	28/11/25	LCC-LS	Email
A3	Stakeholder Engagement	LCC are content with Burroughs engaging with the LPA, NRW, DCWW, and other groups listed in the tender pack / subsequent correspondence. (Note that RCT's permitted development rights are devolved to Town and Community Councils although I am not sure if that is relevant in this case. I suppose the LDC process will determine this).	28/11/25	LCC-LS	Email
A4	Ecology	LCC agreed to allow Burroughs to seek 3no. prices for undertaking an ecology survey to the wider area (bridge, pedestrian access and potential contractor accesses)? Burroughs are progressing with this.	28/11/25	LCC-LS	Email
A5	Burroughs to submit LDC application in lieu of a planning consultant.	Burroughs initially planned to appoint a Planning Consultant, but following a discussion with them and a review of the information needed as part of the application, Burroughs confirmed back to LCC that they would submit an application.	12/01/2026	Burr-RPJ	Email
A6	Planning	Following an application made by Burroughs to the LPA (RCTCBC), the LPA confirmed on 4 th February 2026 that Planning was required and stated that "A community council is not provided with any permitted development rights in the General Permitted Development Order".	04.02.2026	LPA-JE	 Application 26_0083_CPRO.msg
A7	Ecology Prices	Following Burroughs seeking quotes for ecology surveys, LCC confirmed the recommendation of appointing Soltys Brewster to undertake initial survey.		LCC-LS	Email

A8	Procurement Strategy	Procurement Strategy compiled and issued proposing a 2-stage Design and Build approach. RPJ present to LCC during Committee meeting and agreed to progress as advised.		LCC-LS	Meeting / Email
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Decisions REQUIRED Log

Project No: 51312

Project Title: LCC Ewenni MUB

Ref: 51095-BUR-XX-XX-DRL-P-00001

To: TUC Committee, Llanharan Community Council

From: Burroughs

Revision: P6.0

Date: 23.07.2026

Item Ref	Title	Description	Requested by:	Date Requested:	Required by:
RIBA Stage 0-1					
A1	Scope documents	Welcome review and comment of the Scope documents	BUR-RPJ	23.07.2026	30.07.2026
A2	Tender Process	We are currently progressing all documents that will accompany the Scope documents to form the Tender Documents. 1. We welcome a discussion around tender scoring, weightings and quality questions to ask Tendering Contractors – we will then compile a draft and issue for review by the Committee. 2. We welcome a discussion as to how the process will work • Will LCC manage the Sell2Wales advert? • Will LCC look to upload all information to Sell2Wales? • Or will LCC look for interested contractors to make contact either with LCC or Burroughs and the information issued that way?	BUR-RPJ	23.07.2026	30.07.2026