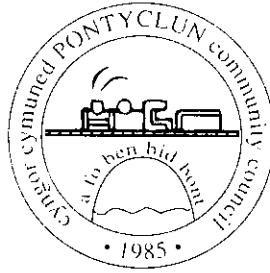


Cyngor Cymuned Pontyclun

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Pontyclun Community Council

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Minutes of the meeting of the Pontyclun Community Council held at the Pontyclun Community Centre, Pontyclun, at 7.00 pm on Wednesday, 5 December, 2001.

PRESENT: Community Councillors C Davies, J G Davies, J R Dilworth M Rea (Chairperson) S Rogers and Mrs P Thomas.

ALSO IN ATTENDANCE: P C Steve Keddle for part of the meeting

1. **Apologies for absence**

Apologies for absence were received on behalf of Community Councillors C G Bendle, Mrs V A Cale, J V Huish and R G Norman.

2. **Chairperson's/Leader's business**

Development at the former Rehabilitation Centre, Talygarn

The Chairman spoke of the concern being expressed by many residents at the owner's plans for development at former Talygarn Rehabilitation Centre.

In an earlier presentation to the Community Council, Mr Chris Nicholson, on behalf of Cowbridge Developments, stated that there would be no residential development on greenfield sites. He said that residential development would take place only on the "footprints" of existing buildings which were of inferior quality and were due for demolition. The latest plans from Cowbridge developments indicated that residential development was proposed at several greenfield sites.

RESOLVED: That the Clerk make enquiries of the Planning Authority to establish whether the developer's activities can be restricted by a Section 106 Agreement.

3. **Police matters**

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(a) **Doctors surgery, School Street, Pontyclun**

Members drew PC Keddle's attention to the increasing practice of youths congregating in the evenings outside the doctors' surgery in School Street, Pontyclun. Some vandalism had been caused to the surgery and local residents found the practice intimidating.

RESOLVED: That PC Keddle be requested to make periodic visits to the doctors' surgery during the hours of darkness.

(b) **Telephone contact with the police**

Councillor Mrs Thomas commented that local residents were still experiencing some difficulty in contacting the police when the Talbot Green office was unmanned. She stated that residents were not accustomed to ringing the Ton Pentre police station and instead continued to ring Bridgend police station. Having rung Bridgend police station residents were then re-directed to Ton Pentre police station.

PC Keddle acknowledged that there would be some teething problems with the new system but advised Members that if anyone needed to contact him they could do so by ringing 01443 229802.

(c) **Police presence in Pontyclun**

Several Member commented that they were glad to see PC Keddle on duty in Pontyclun more often than previously. Residents welcomed PC Keddle's reassuring presence.

PC Keddle commented that he was pleased that he was able to devote more time to policing Pontyclun but reminded Members that the needs of the police service always came first and that it was always possible that he would be directed to duties away from the Community.

(d) **Speeding vehicles/speed cameras**

A lengthy discussion took place on speeding vehicles in the Community and the effectiveness of the recently erected speed cameras adjacent to the highway near Y Pant Comprehensive School and in Llantrisant Road, Groesfaen.

It was unclear whether the cameras were fully operational but there was a consensus opinion that even if they were not, their deterrent effect had certainly had an effect on reducing the

speed of traffic at locations where speeding had been a problem in the past.

4. **Minutes of the Community Council's meeting of 7 November, 2001**

RESOLVED: That the minutes of the Community Council's meeting of 7 November, 2001 be approved as an accurate record.

5. **Matters arising**

(a) **Presentation on CCTV**

The Clerk advised the Council that he had provisionally made arrangements with officers of the Rhondda Cynon Taff County Borough Council to make a presentation on the proposed CCTV system for Pontyclun during January, 2002.

The Clerk was unable to finalise arrangements since the Community Council had earlier decided that it would not hold a meeting on the first Wednesday in January, 2002. The Clerk sought the Community Council's wishes on whether to proceed with the presentation in January or whether to delay it until the Council's February meeting.

RESOLVED: That the Clerk proceed with arrangements to hold the CCTV presentation in January, 2002, and that a date for the meeting be fixed for the second or third week in the month, avoiding Mondays and Fridays.

(b) **Christmas celebrations**

The Clerk provided the Council with an update on its plans for Christmas celebrations in the Community. He advised that:

- (i) All commercial premises along the Llantrisant and Cowbridge Roads in Pontyclun had been contacted about the erection of a Christmas tree and lights. A good response had been received.
- (ii) He had contacted the Headteachers at Pontyclun Primary School and Y Pant Comprehensive School extending an invitation for pupils to enter the Community Council's Christmas painting competition. It was likely that both schools would enter the competition.



- (iii) Contact had been made with a prominent shopkeeper who had agreed to sound out other shopkeepers about the possibility of staging a best dressed window and fancy dress competitions.
- (iv) He had made enquiries about the possibility of erecting Christmas lights on trees in Miskin and Groesfaen. He had discovered that, in addition to an electricity supply, it would be necessary to install a supply pillar, transformer and a timing device. Given the limited time available it was not possible to make arrangements for Christmas, 2001.

RESOLVED: (i) That the Clerk make suitable arrangements for the erection of Christmas lights in Miskin and Groesfaen in readiness for Christmas, 2002.

- (ii) That from Christmas, 2002, the Council introduce an additional competition for the best illuminated house in the Community.
- (iii) That the competition referred to in (ii) above be advertised in the press and the Community Council's noticeboards.

(c) **Grassed area, Maelog Close, Pontyclun**

The Council discussed the response from the Rhondda Cynon Taff County Borough Council to the Community Council's earlier query about responsibility for grass cutting on the plot of land adjacent to Maelog Close, Pontyclun.

The Community Council was pleased to note that the Borough Council had confirmed that the plot was in its ownership and that the plot would be included in the grass cutting schedules of the Borough Council for next summer.

RESOLVED: That the letter be noted.

(d) **Future of community councils**

Councillor Dilworth referred to the review of community councils in Wales to be undertaken by the National Assembly. He informed the Council that a scoping study would be undertaken and that the issue would be treated as a "line" issue and not a "static shot". The study was seen as a positive move forward for the future of community councils in Wales.

MS

RESOLVED: That the report be noted.

6. **Matters reported for decision**

(a) **Code of Conduct**

The Council discussed The Conduct of Members (Model Code of Conduct) (Wales) Order 2001 provided under Part III of the Local Government Act 2000, attached as Appendix 3 to the Council's agenda.

RESOLVED: That the Council adopt the Model Code of Conduct.

(b) **Declarations of Acceptance of Office**

Following the adoption by the Community Council of the Model Code of Conduct, Declarations of Acceptance of Office were received from the six Members of the Community Council present at the meeting.

RESOLVED: That the Clerk contact the four Members not present at the meeting to make arrangements for the completion of Declarations.

(c) **Commission on Local Government Electoral Arrangements in Wales – Public Evidence Meetings**

The Community Council discussed the letter, received on 17 November, 2001, from the Commission on Local Government Electoral Arrangements in Wales. The Council also discussed the timetable enclosed with the letter.

The Community Council supported the principle of consultation on the review of electoral arrangements in Wales, but deep concern was expressed at the unrealistic timetable that had been drawn up.

In particular, it was noted that the dates for consultation for the Boroughs of Ynys Mon, Conwy and Flintshire had already passed by the time the timetable was published. This effectively denied a substantial body of the public in North Wales from having an opportunity to participate in the consultation process. The remaining three consultation meetings in North Wales were due to be held at only two, three and four days' notice.

The consultation meeting for Rhondda Cynon Taff County Borough Council was due to be held after only 10 days' notice. Given that most community councils within the Borough only meet once every month, the notice given was felt to be

ME

impractical and denied many members of the public from making a contribution to the consultation exercise.

RESOLVED: That the Clerk express the Community Council's concerns at the unrealistic timetable to the Commission on Local Government Electoral Arrangements in Wales, the National Assembly and the Rhondda Cynon Taff County Borough Council.

(d) **Request for financial assistance**

The Council discussed a request for financial assistance from the Aelwyd Housing Association.

RESOLVED: That the Community Council decline to make a contribution.

(e) **Closure of Brynsadler Post Office**

The Community Council learned with regret of the closure of Brynsadler Post Office following the sale of the premises currently housing the post office

The Post Office stated that it regretted the closure since it was aware of the invaluable service Brynsadler Post Office provided to the local community. The Post Office hoped that the closure would be temporary and would be interested to hear from anyone in the vicinity who might be interested in the vacancy.

The Post Office advised that alternative post office facilities were available in Pontyclun, Llanharry and Llanharan.

RESOLVED: That the notification from the Post Office be noted.

(f) **Swalec Community Project**

The Council discussed a letter from Swalec, introducing to local community groups and organisations, a new initiative developed by Swalec for the provision of energy efficiency measures in the community.

Members had mixed views on the initiative since it had been learnt that other local organisations had experienced problems in implementing the scheme.

RESOLVED: That the Council approve the initiative in principle and that the Clerk write to the local senior citizens' organisation and the local press



drawing attention to the facilities being offered by Swalec. Additionally, that the Clerk arrange for details of the scheme to be displayed in Community Council noticeboards.

(g) **Planning applications**

The Council discussed planning applications contained in Weekly Notifications for Weeks Ending 26 October, 2, 9, 16 November, 2001.

- RESOLVED:**(i) That no comment be made to the Planning Authority on the applications before the Council this month.
- (ii) That, due to the increasing pressure placed on the planning authorities to determine planning applications as soon as possible, the Clerk arrange for copies of the Weekly Notifications to be sent to the relevant ward Members in advance of the next Council meeting.

(h) **Payment of creditors**

RESOLVED: That payment be approved to the creditors listed in Appendix 8 to the Council's agenda.

9. **Matters reported for decision since the despatch of agendas**

Wales Association of Community and Town Councils

The Clerk reported receipt of a complimentary copy of "Planning", a guide to planning produced by the Wales Association of Community and Town Councils specifically for Community and Town Councillors in Wales.

RESOLVED: That the Clerk arrange for each Member of the Community Council to be provided with a guide.

10. **Matters reported for information**

(a) **Former Talygarn Rehabilitation Centre**

Mr Chris Nicholson, of Cowbridge Developments, addressed the Council about the latest position in his company's plans to obtain planning consent for development at the former Talygarn Rehabilitation Centre. Mr Nicholson was accompanied by the planner advising his company.



Mr Nicholson stated that since he last addressed the Community Council an in depth financial appraisal had been carried out taking into account the commitments his company had given to carry out certain work for public benefit within the grounds of Talygarn House.

The appraisal showed that in order for his company to fulfil its commitments, and make a small profit, it would be necessary to build on seven plots in the grounds. This would be in addition to the developments at Talygarn House, the developments on the "footprints" of adjacent buildings due for demolition and the proposed completion of residential development at Talygarn Mews. In total it was proposed that there would be 94 units of accommodation.

Mr Nicholson and his planner then answered a series of questions from Members about his plans.

In response to a question about whether his development company would be seeking planning consent for further residential development in the grounds he stated that it would be possible to get the planning authority to place a limit on any further development.

In response to a question on whether the main access road to the House would be sufficient to accommodate the considerable increase in traffic generated by his company's development Mr Nicholson stated that consideration may need to be given to introducing a one-way system.

To concerns expressed about the safety of horse riders from the nearby Talygarn Riding Stables, Mr Nicholson responded that there would need to be arrangements to ensure the safety of both riders and drivers alike.

Mr Nicholson concluded his presentation by suggestion that it may be possible to establish a liaison committee of interested parties involved in Talygarn House to ensure that any problems arising as a result of the development could be dealt with efficiently at a local level.

The Chairman extended the Council's thanks to Mr Nicholson and his planner for taking the time to explain his company's proposals to the Community Council.

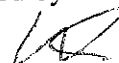
RESOLVED: That the Clerk contact the Planning Authority to say that:

- (i) while the Community Council, in principle, is not opposed to the plans for the



development of Talygarn House, it has deep concerns about the plans to build on seven separate greenfield sites within a Conservation Area.

- (ii) the Community Council believes that if consent is given for development on these greenfield sites it will set a precedent for other applications for residential development by the company. The Community Council would strongly suggest that the Planning Authority places strict controls on any consent to ensure that the grounds remain a Conservation Area.
- (iii) the Community Council believes that if consent is given for residential development *within* the Conservation Area it will lead to pressure from landowners *outside* the Conservation Area for consent to develop in areas of open countryside. The Planning Authority should resist any applications from adjacent landowners seeking to use the development in Talygarn House as a precedent for development on open countryside.
- (iv) as the potential purchasers of apartments in the proposed development are likely to be two car households, the Council believes that access and egress provision to and from the A4222 are inadequate. A suitable traffic management scheme needs to be introduced for the massive increase in traffic which will result from residential development.
- (v) suitable arrangements need to be made to ensure the safety of horse riders from the nearby Talygarn Riding Stables.
- (vi) a binding agreement needs to be entered into with the developer to ensure that each of the public facilities he says his company will provide are in fact provided.
- (vii) the developer should give an undertaking that he will not build on, block, divert or interfere with any public rights of way in the grounds of Talygarn House, other than through the processes provided by law.



(viii) given the importance of this Conservation Area within the Borough, a Liaison Committee should be established to ensure that the special nature of the Area is observed and maintained.

(b) **Local Government Elections, 2004**

The Council received the letter of 8 November, 2001, from the National Assembly where it was stated that the next elections to county, county borough and community councils in Wales will be held in May, 2004.

RESOLVED: That the information be noted.

(c) **Applications for Public Entertainment Licences**

The Council received copies of applications for the Renewal of a Public Entertainment Licence at the Brunel Arms, Pontyclun and for the Renewal and Variation Of a Public Entertainment Licence at The Bute Arms, Pontyclun.

In the case of both applications replies were required before the Community Council's meeting of 5 December, 2001.

The Clerk read out the replies he had submitted to the Licensing Authority which were in accordance with the Community Council's policy on licensed premises in the Llantrisant Road area.

RESOLVED: That the actions of the Clerk be approved.

(d) **Wales Association of Community and Town Councils**


The Council received the notification of the Wales Association of Community and Town Councils of a short course which was held on 1 December, 2001.

Details of the course had earlier been circulated to Members. While it was felt that the course would have been of benefit to Members the shortage of notice made it difficult for Members to attend.

RESOLVED: That the letter be noted.

(e) **Rhondda Cynon Taff in Lights**

The Council received details of the inaugural competition "Rhondda Cynon Taff in Lights".



The Clerk advised that the posters accompanying the letter had been displayed in the Community Council's noticeboards to assist in promoting the competition.

RESOLVED: That the letter be noted.

(f) **Talgarn Mews**

The Council received a letter from Mrs H Melody of No.2 Talgarn Mews, Talgarn.

Mrs Melody asked that the Council be informed that of the eight premises on the development, four owners had opted to remain on cesspit drainage while the other four owners premises, and she was one, had opted for a bio disc system at considerable expense.

RESOLVED: That the Clerk write to Mrs Melody thanking her for the information.

11. The meeting ended at 8.35 p.m.

