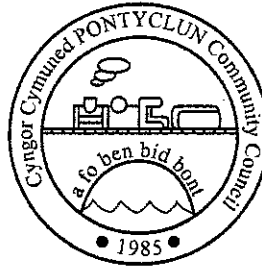


Cyngor Cymuned Pontyclun

Pontyclun Community Council

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Minutes of the June monthly meeting of the Pontyclun Community Council held in the Pontyclun Community Centre, Pontyclun, at 7.00 p.m. on Tuesday, 8 June, 2010.

PRESENT: Community Councillors D Clayton-Jones, Ms S Jenkins, R G Norman and C Willis

ALSO IN ATTENDANCE: Three members of the public.

Note: This meeting was scheduled to be held in the Minor Hall of the Bethel Baptist Church, Heol Miskin, Pontyclun. As the building remained locked at 7.00 p.m. on 8 June, 2010, the meeting was transferred to the Pontyclun Community Centre. A notice was displayed at Bethel Baptist Church advising members of the public of the change of venue.

1. **APOLOGIES:** Apologies for absence were received on behalf of Community Councillors V A Cale, J G Davies, P Griffiths, J V Huish, S Rogers and M Rea
2. **Declarations of Interest**
None were made.
3. **Residents' concerns**
No concerns were raised.
4. **Minutes of the Council's Annual Meeting of 11 May, 2010**

RESOLVED: That the minutes of the Council's Annual Meeting of 11 May, 2010, be approved as an accurate record.

5. **Matters arising – if any**

There were no matters arising

6. **Minutes of the Council's monthly meeting of 11 May, 2010**

RESOLVED: That the minutes of the Council's monthly meeting of 11 May, 2010, be approved as an accurate record.

7. **Matters arising**

(a) **Ownership of land**

(Councillor Norman declared a personal but not prejudicial interest in this matter as a member of the Management Committee of the Pontyclun Community Centre. He elected to remain present.)

The Clerk reported that he had heard from the Borough Council that, following investigation by their solicitors, they were now satisfied that the claim by the Management Committee of the Pontyclun Community Centre to ownership of the adjacent land on which the Community Centre car park had been built could not be substantiated. As a result, the negotiations with the Community Council could now re-commence. A provisional date for a further meeting had been proposed.

Councillor Norman stated that as a member of the former Taff Ely Borough Council, he recalled the Borough Council purchasing the land on which the car park had been built. He had no doubt that the land had been acquired legally and that the Rhondda Cynon Taf Borough Council, as successor authority to the former Taff Ely Borough Council, was now the owner of the land on which the car park had been built.

RESOLVED: That the Clerk finalise arrangements for a meeting with the Director of Corporate Estates at Rhondda Cynon Taf Borough Council to allow negotiations to resume.

(b) **Youth Club**

The Clerk advised that he had placed this item on the agenda at the request of the Council in the light of the report from the police of the successful youth club being run from the Bethel Baptist Church.

It was intended that the Council examine the success with a view to obtaining guidance for the proposed introduction of a youth club at the Pontyclun RFC by Mrs Caroline Wool.

The Clerk advised that he had heard nothing further from Mrs Wool since her presentation to the Community Council some weeks earlier.

RESOLVED: That Councillor Jenkins make contact with Mrs Wool.

(c) **Possible erection of a gate**

The Chairperson, Councillor Willis, reported on the site meeting which took place with representatives of the Pontyclun RFC on the evening of 25 May, 2010.

The intention in erecting a gate was to improve community safety by erecting the gate near the entrance to the Pontyclun RFC for the purpose ensuring that the outermost parts of the car park could not be used for anti-social activities in the evenings.

In principle those attending the site meeting believed the erection of a gate to be a sensible idea and noted that a copy of the plans and proposals were to be sent to the Clerk.

RESOLVED: That detailed consideration of the proposals be undertaken by the Council on receipt of the formal proposals and plan from the representatives of the Pontyclun RFC.

(d) **Environmental Partnership Forum**

Councillor Jenkins reported that the scheduled meeting of the Forum had been postponed at short notice.

Arrangements were in hand for the postponed meeting to be held on 25 June, 2010.

RESOLVED: That the position be noted.

(e) **Lease of land in Brynsadler**

The Clerk reported that he had instructed a solicitor to draft a lease.

The Clerk had asked the solicitor whether a copy of the draft lease could be made available to time for that evening's meeting albeit excluding certain detail such as the duration of the agreement, the ground rent, etc.

The solicitor had been provided with a copy of the Land Certificate and been advised that some of the earlier file documentation could still be in the possession of the solicitors who were concluding the legal work of Edward T Davies and Sons, solicitors, following the demise of Mr Harold Tiltman.

It was pointed out by the solicitor asked to draw up the lease that there may be a requirement for him to contact the Welsh Assembly Government as the successor body to the Welsh Development Agency.

The solicitor estimated his legal costs for completing the lease to be in the region of £700.00 and had required the Clerk to complete a formal letter of instruction in addition to providing a payment on account of £150.00. A formal instruction had been provided by the Clerk together with an advance of £150.00.

The Clerk also read out a letter from Dr Brendan O'Reilly, an Interim Trustee of the Pontyclun Ward Community Trust. Dr O'Reilly advised that the first AGM of the Trust would take place on 20th July, 2010, and would he would be grateful for an initial lease document to be available for the meeting.

Dr O'Reilly also asked whether it would be possible for the Community Council to establish a sub committee along the lines of the existing Pontyclun Community Council/ Pontyclun Action Group in order to expedite matters connected with the lease and limit any potential legal costs.

- RESOLVED:**
- (i) That the Council endorse the action taken by the Clerk and note the estimated legal costs of drafting a lease.
 - (ii) That the Council appoint the same members of the Community Council/Pontyclun Action Group to deal with any issues arising out of the proposed lease with the Pontyclun Ward Community Trust.
 - (iii) That the Clerk arrange for the Council's new solicitor to review the legal advice which had earlier been provided by Brodie, Smith and Mahoney.

8. **Police matters**

(a) **Reports from the police**

RESOLVED: That in the absence of a representative of from the police this item of business be deferred to the next monthly meeting of the Council.

(b) **Reports from Members**

Possible erection of a gate

RESOLVED: That following the discussion under item 7 (c) above, that the police be made aware of the proposal to erect a gate.

9. **Matters reported for decision**

(a) **Changes to Accounts and Audit Regulations and Capital Finance and accounting regulations in Wales**

The Council received the letter of 7th May, 2010, from the Welsh Assembly Government and discussed the implications for the Pontyclun Community Council.

The Clerk commented that bringing forward existing deadlines by three months would impose additional work on the Council at a time when returns were being completed for H M Revenue & Customs. Failure to complete the returns on time for HM Revenue and Customs would incur financial penalties for the Community Council.

The Clerk pointed out that the pressure to complete both sets of returns within the deadlines would be eased if the Council decided to revert to its former practice of finalising its accounts on a Receipts and Payments basis rather than an Income & Expenditure basis. The preparation of accounts on a Receipts and Payments basis was now possible since the threshold for accounts based on Income and Expenditure had now been raised to £200,000 turnover.

RESOLVED: (i) That the Council revert to its former practice of recording its accounts on a Receipts and Payments basis from the 2009/10 year.

(ii) That the Council note that approval of its annual accounts would now take place after external audit.

(b) **Common policy for referrals to the Ombudsman for Wales**

The Council received details of the proposals for a common complaints system for public service providers in Wales.

RESOLVED: That the proposals be noted.

(c) **Society of Local Council Clerks – Regional Conference for Wales, 2010, - 14 July, 2010 - Cwmbran**

The Council received details of the 2010 Regional Conference for the Society of Local Council Clerks in Wales.

RESOLVED: That the Clerk be authorised to attend the Conference.

(d) **Annual Conference of One Voice Wales, 2010, – Pontrhydfendigaid – 9 October, 2010**

The Council received details of the 2010 Annual Conference of One Voice Wales.

RESOLVED: That, subject to availability, the Clerk and Chairperson be authorised to attend the Conference on behalf of the Council.

(e) **Planning applications**

The Council received details of planning applications contained in the latest Weekly Lists from the Borough Council.

RESOLVED: That the following comment be made:

Application No. 10/0366/10

That while the Council is not opposed to the application, concern be expressed to the Planning Authority about the effect of the proposal on:

- (i) a nearby right of way
- (ii) a nearby turning point for traffic

(f) **Payment of creditors**

RESOLVED: That payment be approved to the creditors listed in Appendix 7 to the Council's agenda.

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

Request to purchase land

The Clerk read out an e-mail from Mr David Cynan Jones of 5 The Hollies, Brynsadler. Mr Jones was enquiring about ownership of the land to the rear of his house in the Ivor Woods and, if the Community Council is the owner, whether the Council would allow him to acquire a

small area of land to the rear of his property. Mr Jones stated that his neighbours would also be interested in acquiring land to the rear of their properties.

Mr Jones referred to the anti-social problems in the Woods which had been experienced by residents in the past.

The Council discussed Mr Jones' letter.

- RESOLVED:**
- (i) That Mr Jones be informed that the whole of the land in the Ivor Woods had been donated to the Community Council as a public park for local residents in perpetuity. There is no prospect of any of the land in the Woods being sold.
 - (ii) That Mr Jones be advised that if he, or his neighbours, experience any anti-social behaviour from users of the Woods this should be reported to the police.

11. **Matters reported for information**

(a) **Review of the planning process - Response of One Voice Wales**

The Council received the comments of One Voice Wales on the recent review of the Planning Application Process in Wales.

RESOLVED: That the comments be noted.

(b) **Latest edition of The Voice**

The Council received the covering letter from One Voice Wales which accompanied the latest edition of The Voice.

The Clerk advised that One Voice Wales had supplied the Community Council with two copies of The Voice and that any Member wishing to see the latest edition should let him know.

RESOLVED: That the Clerk's comments be noted.

(c) **Relationship building and charters**

The Council received a copy of a letter from the Welsh Assembly Government which had been sent to all unitary authorities and community and town councils in Wales. The letter emphasised the importance of building good relationships between the two levels of local government in Wales.

Several unitary authorities had agreed charters with their community and town councils embracing the principles contained in the WAG document "A Shared Community" Other unitary authorities had set up regular liaison committee meetings with their community and town councils.

RESOLVED: That the letter be noted.

(d) **Code of Conduct Training**

The Clerk reported that he had been contacted by an officer of the Borough Council about training for community council Members under the revised Code of Conduct.

While training sessions for councillors had been held at a number of centres in the Borough in recent months, it was felt that training should be more effectively delivered at local level. The Borough Council intended delivering training to community councillors at one of their monthly meetings. Details of the training would be circulated in the coming weeks.

RESOLVED: That the report be noted.

(e) **Concerns of local resident, Mrs Betty Walker**

The Clerk referred to the concerns of Mrs Betty Walker, a local residents, who had written to the Community Council some weeks earlier. Since none of the issues referred to by Mrs Walker were within the remit of the Pontyclun Community Council, the letter had been passed to the Borough Council for reply.

A copy of the Borough Council's reply to Mrs Walker had been sent to the Community Council for information. The Clerk read out the letter.

RESOLVED: That the contents of the letter be noted.

12. **Further matter for decision**

(a) **Exclusion of the Press and Public**

RESOLVED: That no motion be passed to exclude the Press and Public.

(b) **Car park adjacent to Pontyclun Community Centre**

The Clerk reminded Members that discussions with the Borough Council about the possible purchase of the car park had been suspended due to the claim by the Management Committee of

the Pontyclun Community Centre that the car park was not in the ownership of the Borough Council. The Management Committee was of the view that ownership of the car park lay with the people of Pontyclun. The matter had been referred to the Borough Council's lawyers.

The Clerk had lately been notified by the Borough Council that the claims by the Management Committee were not going to be accepted by the Borough Council.

As a result, discussions with the representatives of the Pontyclun Community Council would re-commence. The Borough Council's Director of Corporate Estates would make contact to arrange a further meeting.

RESOLVED: That arrangements for the meeting be passed to members of the Community Council's working group when they were known.

13. The meeting ended at 8.55 p.m.

