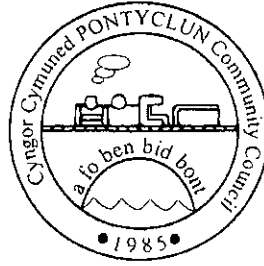


Cyngor Cymuned Pontyclun**Pontyclun Community Council**

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Minutes of the Extraordinary Meeting of the Pontyclun Community Council held in the Pontyclun Community Centre, Pontyclun, at 8.00 p.m. on 23 February, 2006.

PRESENT: Community Councillors Ms V A Cale, D Clayton Jones, C Davies, P Griffiths, D Henderson, Ms S Jenkins, A R Lane, R G Norman, M Rea and Ms P Thomas

Also in attendance: Two members of the public were in attendance for the item on the proposed purchase of land at Brynsadler Mill. When it was explained that the Council was likely to exclude members of the press and public for this item of business they vacated the Council chamber.

1. **Apologies for absence**

There were no apologies for absence.

2. **Declarations of interest**

There were no declarations.

3. **Order of business**

RESOLVED: That the order of business be revised.

4. **Exclusion of press and public**

The Council discussed the proposal to exclude the press and public for the next item of business.

RESOLVED: That the press and public be excluded from the meeting under Section 100A(4) of the Local Government Act, 1972, as amended, for the next item of business on the grounds that it involves the

likely disclosure of exempt information namely, term or terms proposed by or to the Council in the course of negotiations for a contract for the acquisition or disposal of property, goods or services.

The Clerk was asked to record the names of Members voting for and against the proposal:

For the proposal: Councillors D Clayton Jones, P Griffiths, D Henderson, Ms S Jenkins, A R Lane and Ms P Thomas.

Against the proposal : Councillors Ms V A Cale, C Davies, R G Norman, and M Rea

5. **Proposed purchase of land at Brynsadler Mill, Pontyclun**

The Council discussed the plans of the Welsh Development Agency to sell the field immediately to the south and west of Brynsadler Mill, Pontyclun.

A part of the field, a 7.5 metre wide strip of land along the river Ely, approximately 550 yards in length, had been offered for sale to the Community Council. The Council understood that if it bought the 7.5 metre strip, the WDA would be prepared to fence the area, provide stiles, and place a covenant on the adjacent land restricting development to agricultural use. The Council also understood that it would be required to identify a point along the riverbank to provide an agricultural access to land on the opposite side of the river Ely. The price being sought by the WDA for the strip of land was £15,000.00.

Members pointed to the fact that much of the land in the Pontyclun/Miskin/Brynsadler area had already been developed and the land in question provided a green lung in the heart of the Community adding considerably to public amenity. There would be significant scope for encouraging wildlife in line with earlier reports from the Borough Council's Ecology Officer and Rivercare. There was value in opening up the river to the Community, adding to the local quality of life and the attractiveness of the village centre. As a longer term objective, it was likely that a footpath could be created linking with other footpaths in the Community. There was a strong feeling among Members that the present opportunity should not be lost and the land should be purchased to provide an amenity which was in the long term interests of all residents of the Community.

Councillor Rea asked that it be recorded that he objected to the proposal to purchase the land. He believed that a risk assessment

should be carried out to establish any liabilities which might become the responsibility of the Community Council. In particular, he was concerned about erosion of the land, flood prevention and clearance of flood debris.

The Clerk reported that valuations of the strip of land had been carried out by the District Valuer and Crofts Davies & Co, Chartered Surveyors, Cardiff. Valuations were tabled at the meeting. The Clerk drew the Council's attention to the fact that if the sale was to proceed the WDA had requested an exchange of contracts by 28 February, 2006. Given the shortage of time it had not been possible to circulate the District Valuer's amended valuation and Croft Davies's valuation prior to the meeting. The District Valuer had valued the land at £10,000.00 while Croft Davies had valued the land at £16,000.

Councillor Rea asked that it be recorded in the minutes that he objected to having land valuations placed before him at the meeting without having had an opportunity to study them beforehand.

Councillor Norman questioned the Council's priorities. He drew attention to an earlier proposal which the Council accepted in principle, also in the interests of residents, to improve the footpath from the new development on Cefn yr Hendy to the older parts of the estate. He was concerned that the proposal to purchase land in Brynsadler now seemed to have priority.

Members understood the point made by Councillor Norman, and stated that they remained committed to carrying out footpath improvements at Cefn yr Hendy but underlined that the timing of the sale of the land in Brynsadler was outside the control of the Council.

The Council gave full consideration to the valuations of the surveyors called upon to provide guidance to the Council. It was noted that the District Valuer had significantly increased his original valuation to take account of fishing rights. Since the District Valuer's original report, public auctions of WDA land in the locality had resulted in prices being realised, which were substantially in excess of the WDA's price guide. The Council also noted that the District Valuer had not referred to the intention of the the WDA to provide a positive covenant for agricultural use to the remaining site if the Community Council purchased the land it was offered. Croft Davies had taken account of this covenant in its valuation

A lengthy discussion took place. It was agreed that if the purchase went ahead, a copy of the draft contract would be provided for every Member before 20 March, 2006, the date proposed by the WDA for completion.

RESOLVED: (i) That the Council instruct its solicitors to contact the WDA's solicitors and draw up a

contract for the sale of the strip of land at Brynsadler Mill to the Pontyclun Community Council in the sum of £15,000.00.

(ii) That a copy of the contract be circulated to all Members of the Council before 20 March, 2006, the proposed date for completion.

The Clerk was asked to record the names of Members voting for and against the proposal:

For the proposal: Councillors Ms V A Cale,
D Clayton Jones, C Davies,
P Griffiths, D Henderson,
Ms S Jenkins, A R Lane and
Ms P Thomas

Against the proposal : Councillors R G Norman,
and M Rea

6. **Precept and Band D equivalent for the 2006/2007 financial year**

The Council discussed its plans for providing services in the Community during the 2006/07 financial year and the financial resources need to deliver the services.

The Council considered a number of options for 2006/07, namely, a reduction in its Band D equivalent, a standstill Band D equivalent and a Band D equivalent which allowed only for an inflationary increase.

RESOLVED: That the Council set a a precept of £102,001.00 for the 2006/07 financial year resulting in the Band D equivalent being £33.08 which was 2.76% higher than in 2005-6.

7. **Allegations in the local press**

RESOLVED: That a decision on whether the Council wishes to respond to allegations in the local press about improper behaviour at the public conveniences in Llantrisant Road, Pontyclun, be deferred to the Council's next meeting on 8 March, 2006.

8. The meeting ended at 10.10 p.m.

