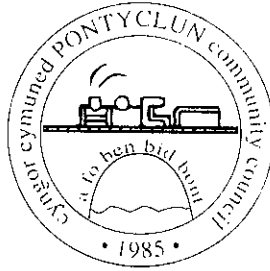


Cyngor Cymuned Pontyclun

Clerc i'r Cyngor
 J.H.G. Lewis, A.C.I.S., D.M.A.
 "Mandalay"
 Heol Bontfaen
 Talygarn
 Pontyclun
 CF72 9BZ



Pontyclun Community Council

Clerk to the Council
 J.H.G. Lewis, A.C.I.S., D.M.A.
 "Mandalay"
 Cowbridge Road
 Talygarn
 Pontyclun
 CF72 9BZ

Ffôn: 01443 227094
 Ffacs: 01443 238500

Tel: 01443 227094
 Fax: 01443 238500

Minutes of the Extraordinary Meeting of the Pontyclun Community Council held at the Pontyclun Community Centre, Pontyclun, at 7.00 pm on Wednesday, 28 September, 2005.

PRESENT: Councillors Ms V A Cale, D Clayton Jones, C Davies, D G Henderson, Ms S R Jenkins, A R Lane and R G Norman

ALSO IN ATTENDANCE: No members of the public were in attendance

1. **Apologies for absence**

Apologies absence were received on behalf of Councillors M P Griffiths, M Rea and Ms P Thomas.

Councillor Rea had earlier requested that it be recorded in the Council's minutes that as the meeting had been convened solely for the purpose of deciding the Community Council's comments on the amended application for planning consent at Mwyndy, an item for which he would have declared an interest and left the meeting as a member of the Planning Authority, there was little purpose in his attendance.

2. **Declarations of interest**

Declarations of interest were invited from Members.

RESOLVED: That any disclosures be included in the Register of Disclosures.

3. **Amended planning application by the Welsh Development Agency to develop land east and west of the A4119 at Mwyndy, Pontyclun**

The Council held a lengthy discussion on the amended application by the Welsh Development Agency for planning consent to develop land on both sides of the A4119 at Mwyndy. The Council also took

into account the views expressed on the application by members of the public at the well attended public meeting the previous evening.

There was overwhelming concern that the proposed development was inappropriate on substantial planning grounds. There were also deep concerns, sufficient to weaken public confidence, that the process used to determine the original and amended planning applications had not followed objective criteria.

RESOLVED: That the Community Council make the following comments to the Planning Authority:

- (a) The proposals for development are contrary to provisions contained in the Local Plan.
- (b) The infrastructure is incapable of supporting the development. In particular:

Highways

The A4119 and surrounding feeder roads are already chronically overloaded. Major congestion on the A4119 occurs regularly by traffic from Pontyclun, Talbot Green, Llantrisant and Llantwit Fardre accessing the A4119 and Junction 34 on the M4.

The development is likely to produce another 1,000 car movements each morning and a further 1,000 movements each evening on a highway system which is already grinding to a halt.

Recent commercial development in Talbot Green has resulted in the police having to prevent traffic on the A4119 from accessing the new retail developments.

The traffic figures quoted in the Atkins Report are flawed. They were compiled at the wrong times and make no reference to prevailing weather conditions.

Schools



Existing English medium junior schools are already full to capacity. Additional residential development will result in a break-down of educational provision for this age group.

Surgeries

The existing doctors' and dentists' surgeries are already overloaded. Residents in the area are already experiencing long delays in booking appointments.

(c) **Selection of site**

At a time when the applicant has spent many millions of pounds of public money in reclaiming a brown field site for commercial purposes a short distance away at Coed Ely, it is difficult to understand why the WDA now wishes to develop on a very prominent green field site at Mwyndy.

The WDA's own guidance, 'Creating Sustainable Places' emphasises the need to be prudent with natural resources. It highlights the need for the "resource efficient use of land" and "supporting developments in sectors with low environmental impact". A further guideline emphasises the need for "protecting and enhancing the quality of the landscape". It is clear that the WDA is breaching its own guidelines for development.

It is important to note, too, that there are a large number of vacant commercial premises suitable for development at the Coed Cae Lane Industrial Estate, a few minutes drive from the Mwyndy site. A further brown field site exists at the site of the former Permutit works in Talbot Green.

(d) **Description of application**

The applicant has misrepresented its application to make it more acceptable.

The WDA has described what would normally be accepted as a 4 storey office as "3 storey". The WDA has also described what would normally be described as 3 storey offices as "2 storey". There are suspicions that similar deceptions are contained in the Atkins Report.

(e) **Job opportunities**

It has been suggested that the commercial developments will bring much needed jobs to the area.

While this is a welcomed objective, enquiries reveal that a significant portion of the proposed offices will be used for the purpose of re-locating staff out of Cardiff. The opportunities for the jobless of Rhondda Cynon Taf are likely to be minimal or possibly non existent.

(f) **Proposed residential development**

The amended plans indicate that the applicant has considerably reduced the number of housing units sought in the original application.

It is believed that this is a temporary measure to make the application more acceptable. It should be borne in mind that the applicant owns a large bank of land in the area and if consent for residential development is awarded it is likely to be the fore-runner of many other applications for residential development.

The significant capital cost of the construction of a fly-over across the A4119 cannot be met without the construction of further large numbers of residential units in the area.

(g) **Cefn y Parc Cemetery**

The proposal to construct offices to the east of the A4119 will result in the Cefn y Parc cemetery being overlooked.

This will inevitably result in insensitive intrusion into the grief of mourning families.

The proposed site for development will also take away the only feasible option for an extension of the cemetery since other surrounding land is unsuitable for this purpose.

(h) **Footpaths**

There are several footpaths in the area of the proposed development.

While appropriate diversions may be made, the Borough Council should bear in mind that urban footpaths through developed areas are no substitute for country footpaths.

It should also be taken into account that recently compiled figures indicate that approximately £550 million pounds are brought into the United Kingdom economy each year as the result of the use of footpaths. The Borough Council should be seeking to retain and invest in country footpaths and promote the beneficial value to health of regular walking.

(i) **Wildlife**

There are many varied species of wildlife in the area. Recently, the presence of otters has been noticed. The proposed development will affect wildlife and prevent the return of otters and other wildlife to the area.

(j) **ICI Safeguarding Zone**

It is understood that part of the proposed development may fall within

the Safeguarding Zone of the ICI explosives depository.

(k) **Atkins Report**

That given the uncertainties, ambiguities and one-sided assumptions contained in the Atkins Report, that the Borough Council be asked to defer consideration of the amended application until an independent objective statement on the application has been received.

The Council also resolved to seek advice on the application from Planning Aid, Wales, and to approach the neighbouring community councils of Llantrisant, Llanharry, Llantwit Fardre and Pentyrch to establish those councils' views on the application.

The Council also resolved to earmark an amount of £1,000.00 for the payment of any professional fees which might arise as a result of obtaining independent objective advice on the application.

4. The meeting ended at 8.25 p.m.