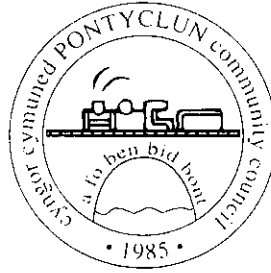


Cyngor Cymuned Pontyclun

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Pontyclun Community Council

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Minutes of the special meeting of the Pontyclun Community Council held in the Pontyclun Community Centre, Pontyclun, at 7.00 p.m. on Monday, 14 May, 2001.

PRESENT: Community Councillors C G Bendle, Mrs V A Cale, C Davies, J G Davies, J R Dilworth, J V Huish, M Rea (Chairperson), Mrs P Thomas and S Rogers

ALSO IN ATTENDANCE: Ten members of the public

1. **Apology for absence**

An apology for absence was received on behalf of Community Councillor R G Norman

2. **Proposals for development at Talygarn House**

The Chairperson, Councillor Rea, extended a warm welcome to everyone attending the meeting.

The Chairperson pointed out that while the Community Council would listen with interest to the plans for development at Talygarn House, it was important that the Council did not form any views on any possible planning application. It was vital that the Community Council was able to demonstrate complete impartiality on any application submitted by the developers at a later stage.

Mr Chris Nicholson of Cowbridge Developments addressed the Council. He stated that his company had been in existence for 20 years and specialised in the sympathetic conversion of listed buildings into residential accommodation. He quoted recent conversions at the former Mendip Hospital, Wells, Somerset, and the former Devizes Hospital, Wiltshire.

Discussions on the purchase of Talygarn House had commenced in June, 2000, and, with the exception of the lake, ownership of the House had passed to Cowbridge Developments. It was projected that purchase of the lake would be completed in coming months.

M. Thomas

It was planned that 80 units of accommodation would be available at Talygarn House when all work was completed. All building work would be completed to a high specification with the intention of preserving the façade of the building and many of the unique features of the House. Some demolition would take place of outbuildings of inferior quality and building would take place on these sites. The new buildings would be constructed in stone and reflect external features of the House.

Grounds in the immediate vicinity of the House would be kept as private gardens for residents while other grounds would be developed for public use. It was intended to renovate the cricket pavilion, create tennis courts and ensure that the lake was kept as a facility for local anglers. The bowling green pavilion was likely to be renovated provided external funds could be attracted for the improvement of the bowling green. Additional car parking spaces would be made available. Walks in the grounds would be kept open subject to certain controls.

A further development would be carried out at Talygarn Mews where a section of the existing development would be completed. It was anticipated that this additional development would result in four or five further units of accommodation. It was intended to upgrade the sewerage system at Talygarn Mews by installing a pumps to avoid the need for cesspits.

Following his presentation Mr Nicholson answered a series of questions from Members.

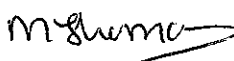
The Chairperson thanked Mr Nicholson for attending the meeting and explaining his company's proposals to the Council.

3. **Upgrading of Ivor Park Footbridge and Right of Way**

The Council discussed the letter of 27 April, 2001, from the Rhondda Cynon Taff County Borough Council about the proposed joint initiative between the Borough Council and Groundwork for the upgrading of the Ivor Park footbridge and the Public Right of Way to the bridge from Cowbridge Road, Brynsadler.

The Council recognised that the scheme had been planned for some considerable time and the joint initiative presented the best way of achieving its objectives. The Council was also pleased to note that the Rhondda Cynon Taff County Borough Council was likely to be making a contribution of £8,000.00 towards the scheme.

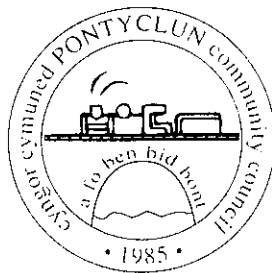
RESOLVED: That the Clerk be authorised to release the Council's contribution of £15,000.00 as the first stage towards meeting the cost of work identified by Groundwork in its recent survey of public footpaths in the Community.

4. The meeting ended at 8.25 p.m. 

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Minutes of the meeting of the Pontyclun Community Council held at the Pontyclun Community Centre, Pontyclun, following the Annual Meeting on Wednesday, 2 May, 2001

PRESENT: Community Councillors Mrs V A Cale, C Davies, J G Davies, J R Dilworth, J V Huish, R G Norman, M Rea, S Rogers and Mrs P Thomas

ALSO IN ATTENDANCE: P C Steve Keddle for part of the meeting and one member of the public.

1. **Apology for absence**

An apology for absence was received on behalf of Councillor C G Bendle

2. **Chairperson's Business**

With the approval of the Chairperson, Councillor Huish advised that the next local government elections would be held in 2004. Councillor Huish referred the Consultation Document which had been issued by the National Assembly on the matter. The response to that document indicated that opinion was in favour of delaying local government elections for one year from 2003, the date of the next National Assembly elections.

RESOLVED:

- (i) That the information be noted.
- (ii) That for future meetings of the Council this item of business be amended to read Chairperson's/ Leader's Business.

3. **Police matters**

(a) **Pontyclun Primary School** *m Thomas*

P C Keddle advised the Council of a suspicious incident which had had occurred the previous day when an attempt was made to entice a young child into a parked car near the school. Fortunately the child did not enter the car and the driver drove away. Police inquiries into the incident were continuing.

P C Keddle urged members of the Council to exercise vigilance and warn parents of the potential dangers of children being enticed into parked cars.

The report was noted.

(b) **Police Office, Pontyclun Community Centre**

P C Keddle enquired of the Council if it had any knowledge of when communication lines would be installed into the police office.

Councillor Huish stated that he believed that all outstanding work would be carried out during the current financial year.

(c) **Availability of drugs and alcohol**

Councillor Norman expressed his concern to P C Keddle about the increasing ease with which drugs and alcohol seemed to be available to the youth of the Community.

P C Keddle responded that the police took action wherever possible but there was an overriding requirement for evidence on which to base action. P C Keddle was concerned that frequently there was insufficient evidence on which the police could act. When youths were found to be in possession of alcohol contrary to the law the police would take the offenders home and explain the provisions of the law to the parents.

(d) **Abuse of a senior citizen**

Councillor Thomas drew to P C Keddle's attention a recent incident in Pontyclun when a senior citizen was subject to intimidation and harassment by two young girls. The harassment had continued for a period of time.

P C Keddle responded that no report of the incident had been made to the police.

(e) **Incidents on the Hendy Estate**

Councillor Thomas quoted to incidents which happened on the same evening on the Hendy Estate. She said that her daughter had been chased by youths who were believed to be involved in M

drugs. The incident was reported to the police but there was no response. Later that evening four vehicles on the estate had been subject to vandalism. It was presumed that the two incidents were linked.

P C Keddle relied that incidents involving drugs were difficult to deal with effectively without substantial evidence. A dossier of evidence was currently being prepared and the police would act when it was considered that there was sufficient evidence.

(f) **Speed restrictions**

A discussion took place on the advantages and disadvantages of raising the speed limit from 30 m.p.h. on the length of highway between the allotments at the junction of Heol Miskin and Clun Avenue, Pontyclun, and the junction with the A4119 at Corner Park Garage.

It was pointed out that many residents had been reported for exceeding the speed limit on this stretch of highway. It was felt by some members that there was little reason for a 30 m.p.h. limit on the stretch of highway since it was wide, had good visibility and had no very little housing along its length. Additionally, there was a complete lack of 30 m.p.h. repeater signs to warn motorists that they were driving through a restricted area.

Other members believed that the a restriction was required. Without it, motorists would travel at even higher speeds. Pedestrians using the footways between Miskin and Pontyclun would be placed at even greater risk. Members pointed out the absence of repeater signs had been taken up with the Highway Authority on a number of occasions. The response had been that repeater signs were not required since the presence of lighting columns at given distances was an indication to motorists that the area was subject to a 30 m.p.h. limit.

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

RESOLVED: That the minutes of the Community Council's meeting of 4 April, 2001, be approved as an accurate record.

5. **Matters arising**

Site meeting in the Ivor Woods.

The Clerk advised the Council that a site meeting had taken place on the evening of Sunday, 30 April, 2001, to view trees at the rear of properties in The Hollies where complaints had been received about poor television reception allegedly because of the height of trees in the Ivor Woods. *U*

The Clerk had advised members present at the meeting of the advice the Council had received from the Acting Divisional Director of Environment of the Rhondda Cynon Taff County Borough Council, namely, that such problems are unlikely to be regarded as a nuisance in law. The T V Licence is a permit to operate a television, it does not guarantee reception. Therefore, there is no legal right to reception. Furthermore, while the Borough Council would have no objection to pruning taking place, it could prove to be a futile exercise.

The Clerk further advised that was in the course of obtaining quotations from tree surgeons for pruning of trees in the Ivor Woods which were overhanging the rear gardens of premises in The Hollies. Pruning of these overhangs might have the effect of improving television reception.

- RESOLVED:**
- (i) That the Clerk continue to make arrangements for the pruning of all Council owned trees in the Ivor Woods where those trees are overhanging the rear gardens of No.s 9 to 14, The Hollies, Brynsadler.
 - (ii) That the situation be re-assessed after the pruning has taken place.

6. **Matters reported for decision**

Notices of Motion from Councillor Norman


- (a) "That in the event of the Community Council wishing to call a meeting during the Clerk's two weeks' leave in August, the Council engage the services of a locum clerk"

Councillor Norman stated that he did not wish to speak to the motion since it was self explanatory.

Councillor Huish opposed the motion stating that provided the Community Council dealt with its responsibilities in a proper manner there would be no need to convene a special meeting of the Council during the Clerk's annual leave.

- RESOLVED:** That the Council take no action to engage the services of a locum clerk during the Clerk's two weeks' leave in August.

- (b) "That the Council, if requested, agree to receive a donation of a sculptured yew tree in the shape of a peacock, to be planted on Council owned land at the entrance to The Hollies, Brynsadler"

Councillor Norman advised the Council that he had been contacted by Mr Michael Wren of Heol Miskin, Pontyclun, who 

wished to dispose of a sculptured yew tree in the form of a peacock. The yew tree, which was presently in Mr Wren's garden, had been nurtured over the years but had outgrown the space available. Initially, Mr Wren had offered the tree to Councillor Norman. Councillor Norman declined the offer since he, too, had limited space to accommodate the tree.

Councillor Norman proposed that the yew tree could be re-planted on the area of open space at the entrance to The Hollies, Brynsadler.

There were mixed feelings among members of the Council. Some members believed that the tree would be an attractive proposition at the entrance to The Hollies. Others members believed that the tree would be vandalised and soon lose its shape. There were safety concerns, too, since yew was known to be a poisonous tree.

RESOLVED: That the Council write to Mr Wren thanking him for his offer but stating that, having taking all factors into account, it did not feel that it would be possible to accommodate the sculptured yew tree at The Hollies.

(c) **Implications of the creation of a Standards Committee**

The Council discussed the letter of 10 April, 2001, from Paul Lucas, of the Rhondda Cynon Taff County Borough Council about Part III of the Local Government Act, 2000 – Conduct of Members and Employees and the implications for a Standards Committee in relation to community councils.

Enclosed with Paul Lucas's letter was a copy of a report he had made to the Policy Committee of the Rhondda Cynon Taff County Borough Council on the new legislation. One of the recommendations he had made to members of the policy Committee was that he be authorised to meet the clerks of all community councils in the Borough to discuss the workings of the Standards Committee in relation to community council.

RESOLVED: That the Clerk be authorised to attend the proposed meeting on the proposed Standards Committee and, following the meeting, the Clerk submit a further report to the Community Council.

(d) **Plans for development at Talygarn House**

The Clerk explained that during April he had been given a copy of an open letter from a company called Cowbridge *u*

Developments Ltd, based in Bath, about that company's purchase of Talygarn House and the company's plans for development.

The company stated that it had some 25 years' experience in the conversion and maintenance of listed buildings ".....having recently completed Mendip Hospital, Wells and the Roundway Hospital at Devizes. Both are superb listed buildings set in large grounds of 40 plus acres, very similar to Talygarn"

The company had stated it wished convert existing buildings at Talygarn House into private residential apartments and houses while keeping and enhancing existing facilities such as the cricket field and bowling green. It was planned to provide a tennis court and walks for residents and non residents.

The company had made an offer to present its proposals for consideration and ideas.

The Clerk had written to the Managing Director of Cowbridge Developments asking whether a presentation could be made available to the Community Council. A reply was awaited.

A discussion took place on the letter. It was emphasised that no planning application had been submitted to date and the company's detailed plans would come before the Community Council for comment in the coming weeks.

A view was expressed that it seemed unfair that the owner of a field adjacent to the Talygarn Conservation Area had been refused planning consent for residential development yet it appeared likely that a developer would obtain consent for residential development inside the Conservation Area. In reply, it was pointed out that all planning applications were decided in accordance with the Local Plan, local policies and planning guidelines issued by the government.

- RESOLVED:**
- (i) That the actions of the Clerk in asking for a presentation from Cowbridge Developments Ltd be confirmed.
 - (ii) That, if necessary, the Clerk be authorised to convene a special meeting of the Council to hear the presentation from Cowbridge Developments Ltd and, if possible, combine the presentation with a site meeting.

(e) **Pontypridd and District Housing Association** *u*

The Clerk referred to earlier correspondence which had taken place with the Pontypridd and District Housing Association about the maintenance of small plots of Housing Association land in the vicinity of the Pontyclun Community Centre.

In its latest letter the Association had indicated that it would be happy to pay the Community Council to maintain the land directly opposite the Community Centre.

RESOLVED: That the Clerk be authorised to agree a specification of work with the Housing Association for the plot of land subject to the Community Council's costs being recovered at the rate of £7.00 per hour for the 2001/2002 financial year.

(f) **Application for financial assistance**

The Council discussed the application for financial assistance towards the 2001 Pontyclun Playscheme.

RESOLVED: (i) That the organisers of the Pontyclun Playscheme be requested to produce an Income and Expenditure Account, in the same way as all other applicants for financial assistance, for its last year of activity.

(ii) That the organisers of the Pontyclun Playscheme be asked to state the activities which were proposed for the 2001 Playscheme.

(iii) That, in recognition of the urgency of the request, the application for financial assistance be considered by the Council in advance of the annual grants distribution meeting in July.

(g) **Payment of creditors**

(Councillor Dilworth declared an interest in this item of business and took no part in the Council's deliberations)

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

(h) **Planning Notifications for Weeks Ended 30 March, 6, 13, 20 and 27 April, 2001** *WJ*

(Councillors Huish and Norman declared an interest in this item of business and took no part in the Council's deliberations. Councillor Norman left the Council Chamber.)

RESOLVED: That no comment be offered to the Planning Authority on any of the applications.

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

There were no matters were reported for decision since the despatch of agendas

8. **Matters reported for information**

(a) **Audit of Community Council's accounts for 2000/2001**

The Council noted that the audit of accounts for the 2000/2001 financial year would commence on 5 June, 2001

(b) **Re-siting of litter bin, Cowbridge Road, Pontyclun**

The Council noted that the Highway Authority did not have any objection to the re-siting of the litter bin in Cowbridge Road, Pontyclun.

The Clerk advised Members that the re-siting has already been carried out by the Council's Handyman.

(c) **Additional length of footpath**

The Council received the letter of 31 March, 2001 from Dr Wynne Davies of Ceulan Stud in which he advised of the provision of an additional footpath in order that an adjacent "species rich" field could be protected.

RESOLVED: That the Clerk write to Dr Davies to thank him for his efforts in protecting the environment while making an additional footpath available to the public.

(d) **Public meeting**

The Clerk drew the Council's attention to a public meeting which had been called by the South East Wales Regional Committee of the National Assembly for Wales. It was proposed to discuss the review of Assembly Procedures and Land Use Planning Issues.

The meeting would be held in the Caerphilly Leisure Centre on Friday, 18 May, 2001, from 9.30 a.m. to 12.30 p.m. *uy*

RESOLVED: That any member of the Council wishing to attend contact the Clerk.

9. The meeting ended at 8.20 p.m. *M. Shome*