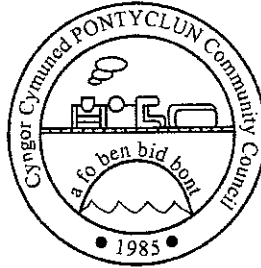


Cyngor Cymuned Pontyclun

Pontyclun Community Council

Clerc i'r Cyngor:
JHG Lewis ACIS DMA
Mandalay
Heol Bontfaen
Talygarn
Pontyclun CF72 9BZ



Clerk to the Council
JHG Lewis ACIS DMA
Mandalay
Cowbridge Road
Talygarn
Pontyclun CF72 9BZ

Ffon: 01443 227094
Ffacs: 01443 238500
E-bost: greglewis@pontycluncc.org.uk
Wefan: <http://pontycluncc.org.uk>

Tel: 01443 227094
Fax: 01443 238500
Email: greglewis@pontycluncc.org.uk
Web: <http://pontycluncc.org.uk>

Minutes of the Special Meeting of the Pontyclun Community Council held in the Pontyclun Community Centre, Pontyclun, at 7.00p.m. on Friday, 17 August, 2007.

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

Also in attendance: Seven members of the public

1. **Apologies for absence**

Apologies for absence were received on behalf of Councillors Ms D Hayes and M Rea.

2. **Declarations of interest**

No declarations of interest were received.

3. **Planning Application No.07/1271**

Members discussed the second application for planning consent for commercial development submitted by Beckerly Holdings for land on the site of the former Park Hall cinema in Cowbridge Road, Pontyclun.

It was clarified that the first application was still "live" and was presently the subject of an appeal to the Planning Inspectorate at the Welsh Assembly against the decision of the Planning Authority not to grant consent.

Members referred to planning guidance given by the Welsh Assembly government that the award of planning consent for commercial development should not undermine existing vitality and diversity in

M. Thomas

k

towns and villages. The Community Council was surprised that, in the first application for consent, despite the application having been refused, the Planning Authority claimed that the vitality and diversity of the shopping area of Pontyclun would not be undermined if a large national retailer was awarded planning consent for development on the site of the former cinema in Cowbridge Road, Pontyclun.

The Community Council was of the view that if a large national retailer were to begin trading in Pontyclun, the vitality and diversity of the village would be seriously undermined.

In particular, Members were concerned about the transportation implications of the second application. It was claimed by the applicant that existing parking facilities were adequate to support a retail development by a large national company. Members believed that the evidence produced by the applicant to support this contention was flawed since it was claimed that maximum occupancy of parking spaces in Pontyclun was 86%. Members with local knowledge, who taken photographic evidence, were able to demonstrate that occupancy of parking spaces in Pontyclun was regularly at 100%.

Similarly, the Community Council found it difficult to understand the applicant's proposal to create a delivery bay outside the site by utilising the lay by currently used as a bus stop. The proposal showed that the bus stop was to be re-located in the highway at the junction with Heol yr Orsaf and very close to the existing pedestrian crossing. This proposal would considerably hinder the progress of traffic and limit vision for users of the pedestrian crossing.

- RESOLVED:**
- (i) That the Community Council send a comprehensive letter, with accompanying photographs, to the Planning Authority opposing the second application for development.
 - (ii) That a site meeting be requested with the Planning Authority.
 - (iii) That a copy of the Community Council's comments on the application be sent to all members of the Borough Council's Planning Committee, Dr Kim Howells, MP and to Jane Davidson, AM.
 - (iv) That the Planning Authority be asked if discussions had been entered into between the Planning Authority and the applicant on a Section 106 Agreement.

4. The meeting ended at 8.20 p.m. 