

CYNGOR CYMUNED
YNYSYBWL & COED-Y-CWM COMMUNITY COUNCIL

Cefnodion Cyfarfod y Cyngor

‘DRAFT’ MINUTES of the EXTRAORDINARY meeting of the Ynysybwl & Coed-y-Cwm Community Council Held at the Ynysybwl Community Centre

on Tuesday 3rd March 2020

at 6pm

Clerk.....

PRESENT:- Messrs A Burnell, C Jones, RC Evans, H Osborne, D Baish, A Holloway, J Haines, Mrs A Ellis, Mrs C Banwell

1. DISCLOSURES OF PERSONAL INTEREST

There were no disclosures of personal interest.

2. APOLOGIES FOR ABSENCE

There were apologies for absence from Cllrs R Isaac, B Evans, Mrs M Jones

3. TO CONSIDER

3.1 The proposed development of the Lady Windsor site

Cllrs Burnell and Holloway met with Vikki Howells and Sue Pickering on Friday 21st February to discuss the proposed development. Vikki Howells stated that as no plans had been received, a public meeting to discuss the development is not conducive at this time.

The land has been sold, subject to contract.

Councillors, including Community Councillors, will need to see all the information, including plans before they can make an informed decision. However, we do want to obtain as much information as possible.

It was emphasised that this was not a public meeting but an extraordinary meeting of the Community Council to see what information can be gleaned prior to a public meeting. This can then be taken forward when the plans arrive. Vikki Howells has stated that, as part of the process, a public consultation meeting will be held when the plans are in place.

Cllr Haines informed those present that the ongoing planning application is still open but this is the application from ARUP from 5 years ago that has apparently closed, although this will need to be double checked.

Cllr Jones stated that we could write to RCTCBC to extend the period of consultation if needed when plans are released. The plans could ‘sit around’ for the next few years but we need to get the community views now. Ynysybwl & Coed-y-Cwm is in a Zone 0 for the Community Infrastructure Levy which means that Section 106

(planning legislation) does not apply in this area. Section 106 was put on the Lady Windsor site previously, we need to check if this is still valid and have confirmation in writing.

The Chair of Ynysybwl Regeneration Partnership was present and had spoken to RCTCBC regarding obtaining land at Lady Windsor for community use. The Head of Regeneration referred to Welsh Government's approved agreement with Persimmon.

The community needs to have a voice now and be given the factual information that we have received. A public meeting with a representative from YCC would 'kill off' any rumours. Concerns could be collated and put to council.

The Chair had spoken with Trerobart School and there are currently 189 places with capacity for 217. Pontypridd High also has space.

The land is owned by RCT. The WDA (Welsh Development Agency) were contracted to landscape and remove the buildings from the site. This was done on the condition that once the land was sold a claw back became payable by any developer for this landscaping work/clearing of the site. The WDA was then decommissioned so the clawback is for Welsh Government with RCT possibly retaining a small amount.

The last plans were for 300 houses, the new plans would be for 113. Contamination studies, environmental impact, traffic - all need to be taken into consideration. It was noted that Persimmon are notorious for holding on to land and could sell on in the future. If development is approved for 113 houses, the next development will be even easier, especially as certain measures have already been carried out eg. drainage.

YRP applied for a 2 acre site, but the plans were not accepted as they required the bank between the top and bottom plateaus to place solar panels. If YRP wanted access to the far end of the site this would restrict further development.

Cllr Ellis was concerned about the lack of social housing. Vikki Howells had stated that Persimmon social housing is not of the quality required by RCTCBC. She also said that 80% of people who buy the new homes are from within a 2 mile radius so there would be a 20% increase in the population of the village.

It was agreed that there is not enough information as yet so it was difficult to form an opinion. The 2013 plans show costings, and a feasibility study revealed that a new road would be too expensive. Cllr Jones reminded members that a response from RCTCBC regarding traffic stated that improvement to roads in Ynysybwl is not happening and the proposals for a one way system are not being considered. A member of the public informed members that he had heard on good authority that Persimmon will start developing towards the end of 2020.

The group wished to become more involved and discussed the best way to take forward. How do we involve the community? Do we have an informal public meeting? Cllr Haines had carried out an online survey and found that the best day to hold a public meeting would be a Sunday. This would enable YCC to support the community and inform people that, even though we do not have the plans as yet, we can gauge residents opinions. It was agreed to host a public consultation exercise which will allow residents to voice their concerns or agreement with the development.

This information can then be considered alongside the planning application when received.

Questions to Ask:

1. Would you like to see houses on the Lady Windsor site?
2. Are you against?
3. Why are you against the development– what are your concerns?
4. If infrastructure (new road) is included, would your opinion change?

Closure of official business of the council

Verbal report of the Community Councillors

Meeting closed at 6.40pm

Signed: Date.....