

**CYNGOR CYMUNED**  
**YNYSYBWL & COED-Y-CWM COMMUNITY COUNCIL**

**Cefnodion Cyfarfod y Cyngor**

**MINUTES of the EXTRAORDINARY meeting of the Ynysybwl & Coed-y-Cwm Community Council Held**

**At**

**YNYSYBWL COMMUNITY CENTRE on Tuesday 8<sup>th</sup> June 2021**

**at 6.45pm**

**Clerk.....**

**PRESENT:-** Councillors Mrs A Ellis, Mrs C Banwell, A Burnell, G Haines, RC Evans, C Jones, R Davies, H Osborne

**1. DISCLOSURES OF PERSONAL INTEREST**

Disclosures of interest were received from Councillors Mrs A Ellis, Mrs C Banwell, A Burnell, G Haines, RC Evans, C Jones, R Davies and H Osborne with regards to item 4.1

**2. APOLOGIES FOR ABSENCE**

Apologies were received from Cllr Mrs M Jones

**3. CLERK'S REPORT**

**3.1 Approval of the accounting statements and financial documents in accordance with the 2020/21 audit.**

The Clerk is awaiting the final report from the Internal Auditor before sending all audit paperwork to the External Auditor by 30<sup>th</sup> June. Cllr C Jones moved to accept the audit paperwork seconded by Cllr Burnell.

**4. MATTERS ARISING FROM MONTHLY MEETING HELD ON 1<sup>ST</sup> JUNE**

**4.1 To discuss the plans for a container site on Gelli Road**

The Chair pointed out to members that she had taken advice regarding disclosure on the planning application. As all members know Cllr C Jones and as he is a Community Councillor, all councillors should declare a personal interest. However, this would not exclude members from discussing, objecting or agreeing. All members need to declare a personal interest and sign the Declaration of Interest forms.

Cllr C Jones left the room while the plans for the site on Gelli Road were discussed. The architect, Mr Alwyn Evans, was present and provided members with a plan of the area. The letter that Cllr C Jones submitted states 6 containers but the application states 12, with access at the bottom end of the site for Western Power. This entrance/exit at the southern end is there purely if Western Power need to use it for access to the pylons. There will be no access for the public or vehicles from Glynmynach Street.

Mr Evans had written some notes in anticipation of questions from members and based on comments that have been made. The proposal is to clear the site and enclose it for security reasons and to prevent fly tipping. Small storage containers of 20ft in length will be placed there for public use not commercial use. Access from Gelli Road will remain as it has always been. Gates at the southern end have to be provided as a Western Power requirement (where 'Sam's Field' is located). There will be a security fence with fob access.

The Chair asked Mr Evans if Cllr C Jones had seen and approved the plans. Mr Evans confirmed that this was the case as he, as the architect, would not have been able to submit them otherwise.

Taking on board residents concerns, Cllr Burnell enquired whether there would be any flexibility in changing access time. The power station has to be 24/7 but could this be changed with regards to containers. Mr Evans assured members that lorries will come through the village one at a time and once the container is in place there will be no need for that lorry to return, therefore no increase in traffic through the village. The containers are small, 8ft x 8ft x 20ft. The site has planning permission for the building of garages but this was decided against due to access being needed constantly and there would be no security. It was decided to use the area as a container site with a security fence and CCTV (which will help residents with security) with users having a key fob to gain entry. They would only have access during daylight hours. Cllr Ellis observed that this is quite a broad timescale. Cllr Haines asked if the key fobs would be deactivated during times when they are not allowed to access but Mr Evans did not know if this would be the case.

Cllr Osborne queried how often the Western Power site was accessed, Mr Evans thought it was a couple of times per month. Cllr Osborne thought that access by Western Power would probably be in a small van.

It was asked if and how local people and businesses would benefit, eg, would the venture offer any employment? Mr Evans replied that 1 or 2 local people may be employed to keep the site clean and tidy on a daily basis and ensure that it was secure. Once the containers are in place and filled, users would probably not access them for weeks so there would not be a huge amount of traffic. Cllr Osborne observed that a 20ft container is the same width as a 40ft container so in terms of traffic the size of the container is irrelevant. Mr Evans stated that large lorries deliver every week to the Co-op but Cllr Osborne responded that these are a necessity as they are delivering food. Cllr Osborne pointed out that a large lorry carrying a 20ft container would still cause problems in the village with traffic having difficulties being able to pass but Mr Evans stressed that this would only happen once per container. The Chair asked for order due to the heated debate.

Cllr Haines requested to read through the planning application as he had studied it and found numerous anomalies. The applicant is listed as a company – Cymri – but this is not found on the Companies House website. A similar name was found and Mr Evans suggested that this could be a typing error. Cllr Haines informed council that the first name on the application is c/o ByB Accountancy, Mr Evans was asked who they were as Cllr C Jones' name is not listed anywhere on the application. Mr Evans said that ByB are the client's accountants and that the form was completed by him based on the information given to him by Cllr C Jones. Cllr Haines stated that the address on the form is linked to the accountancy firm and not the company or Cllr C Jones.

The proposal says that the site was originally a transport depot but this was some time ago so appears to be irrelevant. The security fence is to stop any illegal fly tipping in the area, something which has not been identified as a problem by local residents, although there has been in the past.

The use for local residents – does this mean only local residents, as in Ynysybwl, or does the word ‘local’ refer to areas further afield, as in South Wales. Mr Evans said that would depend on the definition of ‘local’. Cllr Osborne stated that if it says local residents you would assume that would mean Ynysybwl. The application states that local residents have indicated a need for this facility. As 12 containers are being proposed, it is assumed that 12 people have been identified as needing this, are they from the Ynysybwl area or not? Cllr Ellis stated that no pre-planning consultation has been done, letters have been distributed but these are telling people what they want to do, local residents have not been asked their opinions.

The application says that work has not started when work has already been carried out on the site. The ground had already been levelled with 60 tons of aggregate put down, so this is incorrect.

Existing use states that the land is vacant with access only to Western Power, however, there has been public access there for many years. There is no legal right of way but after 20 years it can be asked to be adopted as a right of way and applied for in writing. This was used from the 1960s by miners going to work and also when the land was used as a bus depot by the Jones company and Cllr C Jones previous transport company.

The application asks, if vacant, what was the last use of the land and it has been stated that this was as a transport depot and associated garages. The actual last use was as a marble workshop which ended in 2005.

The application asks if the land requires materials for the build and the answer given is NO. However, as previously stated, 60 tons of aggregate have already been deposited and more will need to be used. Mr Evans replied that there is no build so this would not be relevant, which the Chair confirmed.

The application asks if the site is at risk of flooding and the answer given is NO. The land is actually in a C2 zone (definition: **Flood Zone C2** means an area of a floodplain without significant flood defence infrastructure). This is noted by Natural Resources Wales and actually stated on the application form by RCTCBC.

The application asks if the proposal is within 20 metres of a watercourse, river, stream or bank and the answer given is NO, however the land is next to a river.

Waste storage and collection – is this being managed and is anything in place for this, the application says NO but Cllr Haines asked what will happen if people take items from their containers and dump them, how will this be stopped. Mr Evans replied that this would not be allowed and is why the site will be managed. Waste storage and collection as mentioned on the application is referring to recycling etc. Cllr Haines commented that there is a possibility of waste accumulating from the containers.

Employment is not indicated on the proposal but this has been discussed as a possibility.

Hours of opening have been stated as not being relevant to this proposal but they will be relevant depending on how and when people access their container. Mr Evans replied that the details will be looked at.

The application states that no hazardous substances will be stored on the site but how can it be guaranteed that no one will use their container for this purpose. The application asks if neighbours have

been consulted about the proposal and the answer given is YES. Local residents have not been consulted about the plans.

Cllr RC Evans commented that there are already similar facilities in Porth and Treforest and wondered if they might have the answers to the anomalies that have been found in this application. Ultimately, RCTCBC will make the decision on the application. Cllr Burnell asked about the CCTV system that will be in place so that if waste dumping does occur perhaps to the back or side of the containers, will be this be caught on camera. Mr Evans replied that it would cover the whole area. The area will be walked weekly or even daily.

Cllr RC Evans asked about the footpath which currently runs through the site. Mr Evans said that, if there is a need, access can be given below the site.

Cllr Osborne mentioned that if the security fences are erected, there will be no access from Glynmynach Street to the bridge. Mr Evans replied that access would be below the power station and along the side.

Cllr Banwell asked about the boulders at the bottom of Glyn Street, which have been moved in the past for people to park there due to the lack of parking in that area. Mr Evans replied that this area will not be affected as it is below the proposal which stretches from the Western Power facility to Gelli Road.

The Chair asked if access to the units would be 7 days per week but was told that this would be Monday to Friday. The Chair noted that this was not stipulated on the application.

The Chair informed members that she drove to the area and could not manoeuvre her car through the narrow street. It was felt that if a car could not pass then a van, delivering items to a container, would not be able to do so either. The access there is very questionable. Mr Evans said that he had also driven there and he had no problems passing apart from negotiating 2 cars that were parked away from the kerb. Cllr Osborne also felt that there is not enough access. Cllr RC Evans enquired as to whether the road has narrowed since the bus depot was there. Mr Evans replied that the road has not been altered and that Western Power frequently take their vehicles there. The Chair pointed out that Western Power notify the residents in advance for them to move their vehicles accordingly. If the proposal goes ahead, the residents will not know when people are accessing their containers so will not know in advance to move their vehicle. Cllr Haines reminded members that a previous application for a bus depot had been revoked due to access issues. He also felt that it would be better if Cllr C Jones cleared the land and offered the residents parking spaces for a small fee but the Chair stated that it is not the Community Council's decision to make.

The Chair asked members if there any objecters of which there were 5 and 2 abstentions.

Objections were as follows:

1. Access
2. Application is inaccurate
3. Residents in the area do not feel it is of benefit to them
4. Noise
5. No guarantee of days and times of access
6. Concerns that this may be the start of a larger development in the future

The Chair asked that it could be noted in the minutes that, in the meeting on 1<sup>st</sup> June, Cllr C Jones was asked if he had seen the plans to which he replied that he had not. The architect has confirmed today that Cllr C Jones had seen the plans and had actually signed them off before they were submitted. This was a blatant lie and breach of Code of Conduct and the Chair will be reporting the

matter to the Ombudsman. The Chair thanked Mr Alwyn Evans for attending.

#### **4.2 To discuss the forthcoming NHS, Social Care & Frontline Workers Day on Monday 5<sup>th</sup> July**

Cllr Haines has sent out a draft Risk Assessment to all members. He has spoken with Clive Thomas of Friends of Butchers Pool to ask if the event can be held there and also with the vicar who is amenable to the event being held on the land at the rear of the Church. The Church has no disabled parking and only 1 toilet whereas the pool has parking and 3 toilets. A decision needs to be made tonight on the venue and whether the event will go ahead. Cllr Burnell told members that permission will be required from RCTCBC to use Butchers Pool as it will be classed as a gathering. Cllr Haines informed members that as FoBP have the lease on the land, they can allow other groups to use it and do not need permission for this. With the Welsh Government's announcement last week of extending the numbers outside, the amount of people will not be an issue. Tesco, Sainsburys, and the Co-op have offered donations of cake, tea and coffee.

Cllr Haines has asked WAST for support and there may be some volunteers from there. The Chair asked that a post be placed on the Facebook page requesting volunteers. There will be a maximum of 100 people (plus marshalls and visitors) and tickets will be issued on a 'pulled out of the hat' basis, available to all. Cllr Burnell asked the Chair if, logistically, the Community Centre could offer the venue but this would mean even more limited numbers as only 30 are allowed indoors. However, the Community Centre can offer the use of their tables and chairs. The Chair asked if members were in favour of going ahead, and it was **RESOLVED** to progress with the event.

Cllr Davies suggested a tick list of all that needs to be carried out beforehand. Funds are needed for sanitisers etc, and it was proposed that £500 be awarded for this purpose.

Trerobart School have agreed to fly the NHS flag and the Clerk will order 2, one for the school and one for the United Services Inn.

Cllr Haines suggested contacting a brass band but Cllr Burnell stated that a licence would need to be acquired for this. Music was discussed and the Chair offered to speak with Nigel and Eirwen Jones with regards to a brass band.

Cllr Haines has set up ticket sales through Eventbrite. The Chair suggested adopting the Risk Assessment for the Community Council.

#### **4.3 To discuss the advertisement for a new Clerk**

It was **RESOLVED** to hold a meeting of the Human Resources Committee on Wednesday 16<sup>th</sup> June at 10am in the Community Centre to discuss the advertisement for a new Clerk. Cllrs Ellis, Banwell, Burnell and Osborne agreed to meet. Cllr Baish would be contacted with regards to this.

**Meeting closed at 8.15pm**

Signed: ..... Date.....