## TONGWYNLAIS COMMUNITY COUNCIL

Minutes of the Extra-Ordinary meeting held at The Tanyard, Tongwynlais on Feb 12th 2020 Meeting commenced at 7:30pm.



**1.00 ATTENDANCE**: Community Councillors: Chairman Brian Griffiths, Ceri

Lane, Mike Griffiths, Peeter Tiidt, Linda Morgan

Clerk: Nadine Dunseath

**County Councillors**: Linda Morgan **Members of the public**: Four

2.00 APOLOGIES

Community Councillors - Chris Morgan, Mike Jones-Pritchard, Caryn Hill, Graham Walters

3.00 DECLARATION AND REGISTRATION OF INTERESTS:

None

## 4.00 To Discuss "Land for Sale at Merthyr Road"

Chairman Brian Griffiths welcomed everyone to the meeting and gave a brief background regarding land for sale at Merthyr Road.

The land belongs to Grafton's Ltd who currently have a planning application submitted to Cardiff Council applying for up to 2 dwellings which is due to be determined before a planning committee in March/April. Prior to the planning decision Grafton's have put the land up for auction at £78,000 which will be auctioned at the Village Hotel on Tuesday 18th February. The Auctioneer has commented that although there is never huge interest in a land sale, they are confident the land will sell at auction.

Clerk has contacted Grafton's asking if they would meet with the Community Council, which has been refused. They have also been asked if they would consider renting the land or selling on a long-term arrangement to the Community Council and again the request has been refused.

Clerk has been making enquiries as to whether the Community Council could borrow the money. If an application to borrow is submitted, it would need to be accompanied by a business plan and the land would require an independent valuation. On the auction day, the purchaser would be required to pay 10% of the agreed price in addition to £990 auctioneer's fees with the remaining costs paid within 28 days.

Chairman commented that the current asking price is too high.

Cllr Linda Morgan provided information regarding a planning application on the land for 5 dwellings which was approved. However, this approval was 7 years ago, and the planning consent has now lapsed. An amended application has been submitted for 2 houses which has been met by a local resident petition as well as objections

from the County Councillors. She advised that any buyer to the land would be required to submit a new planning application.

Chairman advised that the planning application is for up to 2 houses that would face Merthyr Road and the access to the site is proposed as across the grass bank where there is currently sited a bench.

4 residents attended the meeting who all live in Cae Lewis with gardens adjoining the land for sale. One resident raised concerns about the proposed access road which is across her land. She confirmed she had not been contacted by Grafton's Ltd with any offer to purchase her land.

Clerk to obtain copy of land registry documents

Chairman Brian Griffiths confirmed that a strip of the land running behind the properties in Cae Lewis had already been sold along with an area of the woodland to a local resident for conservation purposes.

Cllr Linda Morgan confirmed that the Village Hall Committee had been approached by Grafton's Ltd with an offer to purchase land for access purposes which was declined.

Residents raised concerns regarding a suggestion of the Community Council purchasing the land with the intention of a children's play area. Chairman Brian Griffiths confirmed that was not the Community Council intention and the village already benefitted from 3 designated children's play areas.

Council agreed to focus on objections to any development on the land.

Cllr Peeter Tiidt proposed a ground survey is requested to establish plant species present in the area.

Chairman Brian Griffiths commented that the proposed access to the site would be almost adjoining Cae Lewis and directly opposite the Primary School.

Council agreed to await the outcome from the auction before taking any further action.

Chairman thanked everyone for attending and the meeting closed at 8pm.