

Pontyclun Community Council

8 July 2020

Report of the Administration Working Group

The Working Group met on 24 June 2020 to consider the preparation for a community engagement on a Pontyclun Place Plan.

The Group considered that it would be a good opportunity to engage the community over the next few months on the future land use of Pontyclun using as many digital means possible. The engagement could place such a discussion paper on the Pontyclun.net website along with a questionnaire. Facebook pages and other social media could be used as signposts to the web-site. Virtual meetings should be organised with local organisations such as U3A, local schools, chapels and churches, sporting clubs, local businesses

A draft Introductory Paper

The Group considered a draft paper which had been prepared two years ago (Appendix A). It thought that such a paper would be a useful introduction to a public engagement and asked that a series of amendments and additions be made:

1. Within the part raising issues of residential development it was suggested that attention should be drawn to the sites which had been the subject of planning applications in recent years and would be likely to become candidate sites in the LDP Review – the sites in Groes Faen and Brynsadler as well as the pre-application proposal put forward by Tarmac for the quarry site in Miskin.
2. The Group drew attention to the transport infrastructure constraints to future residential development. It thought that the paper could draw attention to highway options that might alleviate congestion such as a link from Llanharry to the proposed motorway junction at Llanilid and a link from the Tarmac quarry direct to the Junction 34 east bound slip road.

3. The Group wanted the paper to encourage a debate on the impact of Covid. Would there be more homeworking in the future? Would this reduce highway congestion? Would this have an impact on the need for housing development and the character of such development?
4. The Group wanted to invite views on opportunities for increasing 'Active Travel' – cycle routes and walking routes
5. The section on 'open spaces' should draw attention to the fact that the ownership of Pant Marsh and Hendy Woods has now transferred to RCT Council which is seeking views on its appropriate management. This section should draw attention to public rights of way
6. The section on economically active sites should be amended to include the activity in Mwyndy including Pritchards and Arthur Llewelyn Jenkins. The Group discussed the current presence of 'light manufacturing' and opportunities for further growth. The Group considered the suggestion that transport links, including the train links, created the opportunity for investment in office space but also noted that an increase in home working would reduce demand for office space.
7. The Group considered that the paper should invite a public discussion on the scope for local economic activity in 'green' industries – potentially with the label 'Clun Energy'.
8. The Group considered that the paper should invite a discussion on potential sites for a replacement primary school in Pontyclun.

Mapping

The Group considered that the consultation papers must have illustrative maps for each of the issues to be covered by the public engagement.

Survey

The Group considered that the paper needs to be accompanied by a well designed survey which summarised the issues in the document into an accessible questionnaire.

Recommendations

- 1.** The Council proceeds with a public engagement exercise at the beginning of September using as much 'digital' engagement as possible
- 2.** Paul Griffiths amends the draft paper to take account of the Group's discussion
- 3.** Margaret Griffiths designs a draft questionnaire
- 4.** Mike Davies, Neil Holley, Anne Jackson and Gwyn Jackson develop the skill to use the mapping software that the Council has procured with a view to producing the illustrative maps

Pontyclun Place Plan

A Public Consultation

Pontyclun Community Council is starting a conversation with Pontyclun residents and businesses with the aim of setting out a vision of how Pontyclun should develop in the coming decades.

Pontyclun is defined to include Talygarn, Brynsadler, Ynys Ddu, Hendy, Miskin, Mwyndy and Groes Faen

This consultation document is intended to help that conversation take place, helping us to develop conclusions and proposals for our future

Working with local residents Pontyclun Community Council intends to produce a Pontyclun Place Plan.

We will use our 'place plan' to influence the decisions of our partners in Rhondda Cynon Taf County Borough Council, Cwm Taf Local Health Board, Transport for Wales and Welsh Government.

Growth of Residential Settlement

In the 2011 census 8000 people were living in Pontyclun. Pontyclun doubled in size between 1980 and 2000 but no development has taken place since 2000.

Prior to 1850	Very few existing buildings precede 1850. They include the Mill House in Brynsadler.
1850 to 1900	In this period, following the arrival of the railway, settlement took place along Llantrisant Road and Cowbridge Road through to Brynsadler High Street, in the centre of Miskin and in the centre of Groes Faen
1900 to 1950	Settlement took place around the Athletic Club, Park Crescent, Talygarn and Cefn yr Hendy
1950 to 2000	Settlement took place in Maesyfelin, Rhydynamant, Brynsadler, Ynys Ddu, Cefn yr Hendy, Miskin and Groes Faen
Post 2000	A planning consent has been given for a further 460 dwellings on Cefn yr Hendy

Are there any further sites which could be made available for housing?

How do we balance the need for housing for the next generation with the need to ensure supporting infrastructure – transport, schools, health facilities?

Green Spaces

The current accessible green spaces in Pontyclun include

1. Pontyclun Park which is provided by the Community Council
2. Maeyfelin Rugby Field and football field which is owned by RCT Council and leased to the football clubs
3. Ivor Park which is owned by the Community Council
4. Brynsadler Riverside Walk
5. Windsor Fields – Rugby Field which is owned by RCT Council and leased to the Rugby Club
6. Cycle Path which is owned by RCT Council
7. 25 acres of open space surrounded by Ffordd Cefn yr Hendy which is owned by RCT Council
8. Hendy Woods and Pant Marsh which are owned by Welsh Government

Are these spaces being managed in an appropriate manner?

Are there any other spaces which could be protected and managed for public access?

Currently Coed yr Hendy and Pant Marsh is in the ownership of Welsh Government. Steps are being taken to transfer part of this land to RCT Council. How should it be managed?

Transport

Pontyclun residents feel that transport infra structure has not kept up with residential and commercial development:

- Access to the M4 is impeded by congestion on the A4119
- The hourly train service offers limited access to commuters
- There is a regular bus service but at peak times travel times are slowed by congestion
- The town centre is congested and the demand for parking exceeds supply

What improvements to transport infrastructure would be the most cost effective?

Sites for Business Activity

1. Coed Cae Lane Industrial Park is one of the largest and most successful in the County Borough. It is still expanding
2. The area around Leekes includes the former Crabtree and Evelyn site and the former Purolite and Staedler factories. Concrete Canvas has occupied the old Crabtree and Evelyn site. There is a planning consent for a Supermarket and retail park on the old Purolite and Staedler sites – but there appears to be no investor interest.
3. The existing Glamorgan Vale Retail Park
4. There is existing business activity in Mwyndy on the sites of Maxibrite and the Leekes warehouse. The Local Development Plan identifies land for further economic development around these sites.
5. The former quarry in Miskin is available for development
6. The former Bosch factory site is occupied by Renishaw with plans also for a logistics centre
7. The Ely Valley Business Park has a history of incremental growth into the adjacent flood plain

Should further sites be made available for Business Activity?

What sort of business activity should we aim to attract to Pontyclun?

Office space increases footfall in town centres. Is there scope for increased office based activity?

Retail and Hospitality

Pontyclun has a thriving town centres. Vacant spaces are rapidly taken.

The mix of retail space includes three convenience stores and a wide range of small scale independent retailers.

There are a good number of independent retailers including chemists, butcher, The Gallery, clothes shops, hairdressers, the Post Office, a bank.

There are a good number of cafes and restaurants.

There are two pubs and two clubs in the town centre, as well as pubs with food in Brynsadler, Miskin and Mwyndy and Groes Faen

There is a hotel at Miskin Manor.

Pontyclun is close to the two retail parks in Pontyclun and has access to Cardiff City Centre.

In 2013 a planning consent was given to a further retail park behind Leekes with space for a supermarket, a department store and forty other stores. Although Sainsbury invested in groundworks, there has been no investor interest in expanding retail on this site.

Is there scope for further retail and hospitality in and around Pontyclun?

What would be the most effective support that could be provided to existing retail and hospitality providers

Schools and Colleges

Primary school children living in Pontyclun have access:

- Pontyclun Primary School for English medium schooling
- Ysgol Llantrisant and Ysgol Llanhari for Welsh medium primary schools

Secondary school children have access to:

- Y Pant for English medium schooling
- Ysgol Llanhari for Welsh medium schooling

Pontyclun Primary School with 540 pupils is the largest primary school in RCT and needs replacement buildings

Ysgol Llanhari occupies 60 year old buildings which are no longer fit for purpose.

There is space for expansion at Penygawsi and Tonysguboriau

Young people in Pontyclun gain access to further education at the colleges in Bridgend and Nantgarw

What should the location of schools for Pontyclun children in the future?