

# Public Document Pack

Penallta House,  
Tredomen Park,  
Ystrad Mynach,  
Hengoed CF82 7PG

Ty Penallta,  
Parc Tredomen,  
Ystrad Mynach,  
Hengoed CF82 7PG



[www.caerphilly.gov.uk](http://www.caerphilly.gov.uk)  
[www.caerffili.gov.uk](http://www.caerffili.gov.uk)

For all enquiries relating to this agenda please contact Sharon Kauczok  
(Tel: 01443 864243 Email: [kaucz@caerphilly.gov.uk](mailto:kaucz@caerphilly.gov.uk))

**Date: 24th June 2015**

Dear Sir/Madam,

A meeting of the **Cabinet** will be held in the **Sirhowy Room, Penallta House, Tredomen, Ystrad Mynach** on **Wednesday, 1st July, 2015** at **2.00 pm** to consider the matters contained in the following agenda.

Yours faithfully,

A handwritten signature in blue ink that reads 'Chris Burns'.

**Chris Burns**  
INTERIM CHIEF EXECUTIVE

## A G E N D A

	Pages
1 To receive apologies for absence.	
2 Declarations of Interest. Councillors and Officers are reminded of their personal responsibility to declare any personal and/or prejudicial interest(s) in respect of any item of business on the agenda in accordance with the Local Government Act 2000, the Council's Constitution and the Code of Conduct for both Councillors and Officers.	
To approve and sign the following minutes: -	
3 Cabinet held on 17th June 2015.	1 - 6

To receive and consider the following report which requires an executive decision: -

A greener place Man gwyrddach



4 Appropriation of Land at Snowdon Close, Risca.

7 - 14

**Circulation:**

All Cabinet Members

And Appropriate Officers.



## CABINET

### MINUTES OF THE MEETING HELD AT PENALLTA HOUSE, TREDOMEN ON WEDNESDAY, 17TH JUNE 2015 AT 2.00 P.M.

---

---

#### PRESENT:

Councillor K.V. Reynolds - Chair

#### Councillors:

Mrs C. Forehead (HR and Governance/Business Manager), N. George (Community and Leisure Services), K. James (Regeneration, Planning and Sustainable Development), D.V. Poole (Deputy Leader and Cabinet Member for Housing), T.J. Williams (Highways, Transportation and Engineering), R. Woodyatt (Social Services).

#### Together with:

C. Burns (Interim Chief Executive), N. Scammell (Acting Director of Corporate Services), D. Street (Corporate Director Social Services).

#### Also in Attendance:

B. Hopkins (Assistant Director 21<sup>st</sup> Century Schools), D. Thomas (Senior Policy Officer, Equalities and Welsh Language), R. Hartshorn (Head of Public Protection), C. Jones (Head of Performance and Property Services), S. Harris (Interim Head of Corporate Services), S.M. Kauczok (Committee Services Officer).

#### 1. APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillors Mrs B. Jones (Deputy Leader and Cabinet Member for Corporate Services), D.T. Hardacre (Performance and Asset Management) and R. Passmore (Education and Lifelong Learning).

It was noted that Councillors Mrs B. Jones and R. Passmore were currently experiencing ill health. Best wishes were expressed for their speedy recovery.

#### 2. DECLARATIONS OF INTEREST

Councillor Mrs C. Forehead declared an interest in agenda item 9 – Review of Existing Outdoor Recreation and Leisure Facilities – in that her brother has an allotment in Caerphilly.

#### 3. CABINET

RESOLVED that the minutes of the meeting held on 3rd June 2015 (minute nos.1-9) be approved and signed as a correct record.

**MATTERS ON WHICH EXECUTIVE DECISIONS WERE REQUIRED****4. ABERTYSSWG/PONTLOTTYN PRIMARY: OUTCOME OF THE STATUTORY NOTICE**

Following Cabinet's decision on 25th March 2015 to proceed to the publication of a Statutory Notice, the Notice was published on 20 April 2015 and provided a 28 day notice period for objections. One objection was received from the Chair on behalf of the Abertysswg Governing Body. If objections are received, the proposer (CCBC), in accordance with Section 49 of the School Standards & Organisation (Wales) Act 2013, must publish an objection report providing a summary of the objections and their responses to them before the end of 7 days beginning with the day of its determination. In view of this, Cabinet were requested to consider the draft objection report attached as Appendix 2.

CCBC has committed to supporting a collaborative and strategic approach to 21st Century Schools projects via the South East Wales Capital (SEWSCAP) group. This collaborative arrangement provides standardisation of specifications and a strategic partnering approach. It is anticipated that the Abertysswg/Pontllytyn Primary Scheme will be procured in accordance with the new SEWSCAP2 framework agreement.

There are a number of potential forms of contract available for future consideration, examples of which are set out in paragraph 3.8 of the report. The preferred option for Abertysswg/Pontllytyn is the JCT Design & Build to RIBA Stage C/D option. This form of contract is fixed price with the internal Building Consultancy producing the conceptual drawings and acting as the Council's project manager with the internal Engineering Projects Group assisting with the pre-contract external works design.

Following consideration and discussion, it was moved and seconded that the recommendation in the report be approved. By a show of hands this was unanimously agreed.

RESOLVED that for the reasons contained in the officer's report, Cabinet considered the draft objection report and agreed to proceed with the proposal to establish an Abertysswg/Pontllytyn Primary School, to be developed as outlined in the report.

**5. ISLWYN WEST SECONDARY SCHOOL (IWSS) – UPDATE**

The report updated Cabinet on the new Islwyn West Secondary School. Members' views were sought on whether to agree the target cost advised by the external project managers of AECOM on behalf of the contractor, Wilmott Dixon.

The Cabinet report of 14th May 2014 outlined separate lists of roles and responsibilities proposed for the Building Consultancy and Contractor's design teams. The split was consistent with option 3 set out in the report. Cabinet subsequently approved option 2 i.e. to utilise internal design services until award of the construction contract and external project management and contract management services throughout. As a consequence, an updated list of roles and responsibilities needed to be agreed consistent with option 2 and these are outlined in the Appendix to the report.

The Cabinet report dated 1st October 2014 made provision for a temporary classroom block capable of accommodating up to a further 100 pupils taking the total to the stated 1100 pupils. The additional cost of this was estimated by AECOM at £300,000, which was the reported amount to Cabinet. In view of the additional longer term pupil bulge, officers have assessed that the revised cost of temporary classrooms would be circa £500,000.

In view of the Council's LDP aspirations and the preferred strategy to 2031, discussions have ensued with the Welsh Government for a permanent extension, comprising 5 additional classrooms, additional toilets, increased dining area and possibly increased changing room space. This would have the effect of increasing the capacity from 900 to 1013 based on WG's formula (excluding SRB).

The Cabinet report of 1st October 2014 recommended a target cost approach to the contract sum. A 'pain/gain' mechanism is prescribed in the options included within Lot 4 of the SEWSCAP framework and subsequently included in the ITT sent to all contractors. AECOM's Cost Plan 1, as reported to Cabinet on 1st October 2014, amounted to £22.65m. The most recent cost plan (number 3) was produced in February 2015 and totals £24.245m. A summary of the target cost proposal from Willmot Dixon Construction Ltd for the construction contract together with the overall project cost is set out in paragraph 5.5 of the report. Welsh Government has given an indication that it will be seeking circa £700k clawback from CCBC in relation to land reclamation.

Following consideration and discussion, it was moved and seconded that the recommendation in the report be approved. By a show of hands this was unanimously agreed.

RESOLVED that for the reasons contained in the officer's report, Cabinet noted progress in relation to the new IWSS development and approved the target cost figure and pain/gain mechanism outlined in the report. An update report would be presented to Members once the details of the proposed extension are finalised.

## **6. EQUALITIES AND WELSH LANGUAGE ANNUAL REPORTS**

The report, which informed Members of the progress made during the financial year 2014/15 against targets in the Council's Strategic Equality Plan and Welsh Language Scheme, was considered by the Policy and Resources Scrutiny Committee on 2nd June 2015. Cabinet approval was sought for submission of the annual monitoring and improvement reports to the relevant Commissions (together with publication online) before the deadline date of 30th June 2015.

The Council has a statutory duty to produce annual monitoring reports on Equalities and Welsh Language issues under current legislation. The reports are very detailed in order to ensure that the regulatory bodies involved are provided with full evidence of the Council's compliance and commitment to these statutory duties.

Members were asked to note the achievements in respect of the number of impact assessments and consultation comments provided within officer reports, together with details of disability audits undertaken across the Authority. Progress was also outlined in respect of Equalities and Welsh Language training courses, the treatment of Equalities complaints, the addition of Equalities data to staff payroll data and translation requests dealt with by the Welsh Language Team. Detailed information in respect of these areas is included within the Annual monitoring and improvement reports appended to the Scrutiny Committee report.

Following consideration and discussion, it was moved and seconded that the recommendation in the report be approved. By a show of hands this was unanimously agreed.

RESOLVED that for the reasons contained in the officer's report, the annual monitoring and improvement reports be endorsed and submitted to the relevant Commissions (together with publication online) by 30th June 2015.

## **7. MAINTENANCE OF COMMUNITY SCHEMES FUNDING 2015/16**

Cabinet approval was sought for the allocation of funding from the Maintenance of Community Schemes Budget for 2015/2016 and for the permanent transfer of this budget from Miscellaneous Finance to relevant service budgets.

The Council has allocated funding over previous years for the maintenance of community schemes. The Community Schemes budget for 2015/16 is £258,000. The type of work carried out by the NCS Community Response Team includes the repair of seats, the

replacement of vandalised street furniture and hard landscaping and other small items of maintenance work. In addition, high profile schemes such as repainting of street furniture in town centres along with planting projects have helped the County Borough become a more attractive place for residents and visitors alike. Some of the budget has been allocated for funding the maintenance of schemes that have been initiated by the community eg. Playgrounds, multi use games areas etc.

Details of projects that were funded in 2014/15 are set out in the report together with the proposals for 2015/16. A Member requested further information on the schemes undertaken by the Community Response Team (NCS) as listed in paragraph 4.7.

Following consideration and discussion, it was moved and seconded that the recommendation in the report be approved. By a show of hands this was unanimously agreed.

RESOLVED that for the reasons contained in the officer's report, Cabinet approved the suggested allocation of the Community Schemes budget set out in paragraph 4.7 and the permanent transfer of the budget from Miscellaneous Finance to relevant service budgets.

## **8. FORMER NEWBRIDGE LIBRARY**

Cabinet approval was sought to formally market the former Newbridge Library site for sale on the open market, as a result of no interest being received from an earlier disposal process previously agreed by Cabinet on 12th November 2014. The former library site was declared surplus to the requirements of the holding service and no on-going operational use has been identified.

Following building closure, there were a limited number of enquiries regarding the future use of the site. A formal assessment process was established to implement Option 2, to dispose of the Council's interest, either through a freehold sale or leasehold disposal to those external parties who presented the most favourable business case. The deadline date for submissions was Monday, 13th April and of the initial 4 expressions of interest, no applications were received.

Following consideration and discussion, it was moved and seconded that the recommendations in the report be approved. By a show of hands this was unanimously agreed.

RESOLVED that for the reasons contained in the officer's report: -

1. The recommendation that the building be formally marketed for sale, be approved.
2. The decision regarding the detailed terms of the sale be delegated to the Head of Performance and Property in consultation with the Cabinet Member for Performance and Property and Asset Management.

## **9. REVIEW OF EXISTING OUTDOOR RECREATION AND LEISURE FACILITIES**

Having declared an interest in this matter at the beginning of the meeting, Councillor Mrs C. Forehead left the meeting while it was discussed.

The report, which was considered by the Regeneration and Environment Scrutiny Committee on 31st March 2015, sought the views of Cabinet on a recent review of existing outdoor recreation and leisure facilities across the County Borough. The document entitled "Review of Existing Outdoor Recreation and Leisure Facilities in Caerphilly County Borough" focused on

the following elements: Equipped Play Provision, Sports Pitches, Leisure Centres, Allotments and Amenity Green Space.

The review is based on a range of factors, which include quality, accessibility, lifespan and assessment against national standards, where applicable. The review identified the strategy areas where there was good provision of facilities and where improvements and expansion were needed to specific strategy areas, made a number of recommendations against each facility type. It was noted that once the long term leisure and recreation strategy was agreed, any future developer contributions from Community Infrastructure Levy (CIL) or Section 106 agreements would be channelled into identified gaps in existing provision to help meet the needs/requirements identified in the report.

Following consideration and discussion, it was moved and seconded that the recommendation in the report be approved. By a show of hands this was unanimously agreed.

RESOLVED that for the reasons contained in the officer's report, the conclusions arising from the review of existing formal recreation and leisure facilities in Caerphilly County Borough be approved.

## **10. EDUCATION SCHOOLS IMPROVEMENT SERVICE PENSION DEFICIT**

The report informed Cabinet of the pension deficit arising from the cessation of the Education Schools Improvement Service (ESIS).

ESIS was a collaborative partnership created on 1st April 1996 by Caerphilly, Bridgend, Merthyr Tydfil and Rhondda Cynon Taff County Borough Councils. ESIS was wound up on 31st August 2012 and Caerphilly CBC opted to move to the newly established Education Achievement Service (EAS). Following the cessation of ESIS, the RCT Pension Fund commissioned their independent actuary to undertake a final valuation of the Pension Fund. Based on the actuary's report, RCT issued an invoice to Caerphilly CBC in September 2014 for £2.084m, which represented Caerphilly's share of the ESIS pension deficit plus interest.

A funding proposal has been put together to meet the maximum potential liability of £2.142m as at 31st March 2015 through a one-off payment to RCT (albeit that the final amount payable may reduce subject to reaching agreement on the interest payable).

Following consideration and discussion, it was moved and seconded that the recommendations in the report be approved. By a show of hands this was unanimously agreed.

RESOLVED that for the reasons contained in the officer's report:-

1. A one-off payment into the RCT Pension Fund to settle the pension deficit for Caerphilly CBC arising from the cessation of ESIS, be agreed.
2. The funding proposal set out in paragraph 4.10 of the report be approved.

## **11. CAPITAL REGION/CITY DEAL**

The report sought agreement to participate in development work around a 'City Deal' proposal for South East Wales.

The 'City Deal' initiative, a collaborative approach between the UK Government, Welsh Government and local authorities, could unlock significant funding with some estimates being as high as £1billion for a package of measures to stimulate the economy and create jobs in the region. Following a series of meetings between council leaders in the region there is a

proposal for a joint study to develop ideas and funding plans for this initiative. This will require a contribution from each authority. It represents an opportunity for CCBC to attract investment in a series of projects which could lead to significant job creation.

Following a number of discussions between leaders of the ten local authorities, a plan, outlining a proposal in terms of funding and what it would mean for the local economy, would now need to be developed for the ten authorities, working with Welsh Government, to present to the UK Government later this year.

Following consideration and discussion it was moved and seconded that the recommendation in the report be approved. By a show of hands this was unanimously agreed.

RESOLVED that for the reasons contained in the officer's report, Cabinet agreed to contribute £59,989 towards the development of a City Deal proposal for the reasons outlined in the report, utilising Divisional Reserves, subject to confirmation of the support from UK Treasury and Welsh Government.

The meeting closed at 3.16 pm.

Approved and signed as a correct record subject to any corrections made at the meeting held on 1st July 2015.

---

CHAIR





## CABINET – 1ST JULY 2015

**SUBJECT: APPROPRIATION OF LAND AT SNOWDON CLOSE**

**REPORT BY: ACTING DIRECTOR OF CORPORATE SERVICES**

---

### **1. PURPOSE OF REPORT**

- 1.1 To seek approval to appropriate land at Snowdon Close, Risca (as shown edged black on the plan at Appendix 1 - "the land") from informal leisure purposes to Planning purposes.

### **2. SUMMARY**

- 2.1 The land was acquired, with other land in 1964, as part of the development of the Ty Sign Housing Estate, but has never been developed. Housing Services has assessed the land as no longer being required for its own operational purposes, and so it has been transferred to the General Fund account.
- 2.2 Appropriation for Planning purposes will better safeguard the Council's position in respect of future development of the land.
- 2.3 Appropriation will cleanse the site of all 3rd parties' rights, with the effect of converting such rights into claims for compensation; officers are not aware of the existence of any 3rd party rights.

### **3. LINKS TO STRATEGY**

- 3.1 Under its approved Asset Management Objectives, the Authority aims to manage its land and buildings effectively, efficiently, economically, and provide a safe, sustainable and accessible living and working environment for all users.
- 3.2 The Authority has a medium term financial plan (MTFP), which includes cost saving targets resulting from the disposal of assets.

### **4. THE REPORT**

- 4.1 The land was acquired, with other land in 1964, as part of the development of the Ty Sign Housing Estate. It has never been developed, and has remained as an area of open space on the periphery of the Ty Sign estate. Private sector development has been undertaken to both east and west of the land. It is crossed from east to west by a public right of way (FP22), that will be rerouted, or extinguished as appropriate, as part of any development.
- 4.2 Housing Services has assessed the land as no longer being required for its own operational purposes, and so it has been transferred to the General Fund account.

- 4.3 The site has an area of 1.6 hectares (or thereabouts) and is included in the Council's adopted LDP as part of a much larger area (2,500 hectares) of Visually Important Local Landscape. Corporate Property Officers are proposing that the settlement boundary be amended in the forthcoming LDP Revision to include the site and this report, recommending the land be appropriated for Planning purposes, is a necessary adjunct as it will better safeguard the Council's position in respect of future development of the land.
- 4.4 Local residents have made an application to register the land as Village Green; whilst the application might be successful, it would not preclude future development. However this would make matters more complicated and has the potential to cause delay.
- 4.5 Consequently, the Council, as Commons Registration Authority, must advertise the village green application in the press, serve notice on all parties who have an interest in the land or may wish to object. On Counsel's previous advice it is recommended that, in the Council's perspective as land owner, the land be appropriated for planning purposes. This action will afford a further safeguard should the applicants be in a position to provide sufficient evidence of public use of the application site as of right for the period of 20 years up to the submission of the application.
- 4.6 Risca East Community Council is concerned that the disposal of this land will result in the loss of yet another greenfield site. It feels that this land is a worth keeping as amenity land which can be used by the residents of Ty Sign and the surrounding area.
- 4.7 Ward members object to any Planning appropriation, or planned change of boundary or change of use of the land situated adjacent to Snowdon Close, Risca. They state that:-
1. The community presented a petition (in connection with the Islwyn Local Plan (1991 – 2001), see below) recording the view and opinion of the community to keep it as a resource for the community and to safeguard its leisure use.
  2. The land is fully utilised by the communities of Ty Sign and adjoining communities for recreation and leisure purposes.
  3. There is very little green space within the combined communities.
  4. It is an access point to Twmbarlum.
- 4.8 The Head of Planning & Regeneration has been consulted, and has provided a commentary on the status of the site; this is shown below.

## PLANNING ISSUES

1. The principle of residential development on the site has been established previously however in more recent years the site has been located outside of the settlement boundary for the area.
2. Site History

### Islwyn Borough Council's Interim Policy Statement 1988-1993

The site was originally included in Islwyn Borough Council's Interim Policy Statement on Residential Development in Risca / Pontymister. It was identified as a site to be released for residential development in accordance with the then Structure Plan.

### Islwyn Local Plan (1991 – 2001)

'Land west of Snowden Close, Risca' [Housing Proposal HP1 (27)] was designated for a residential land use in the Adopted Islwyn Local Plan, 1991-2001. This site measured an area of 1.8 hectares. Land to the east was left within settlement limits (therefore the principle of development was acceptable), however was not allocated for any specific use.

## PLANNING ISSUES

### Caerphilly Unitary Development Plan (1996 – 2011)

Consultation on the Caerphilly Draft Unitary Development Plan (1998) identified a site of 3 hectares, west of Snowdon Close for residential development [Site H1 (39)]. Following this public consultation, the council received 1 comment, 16 objectors and 1 petition representing 111 people. As a result, the site was reduced to a size of 1.8 hectares as it appears in the Deposit Unitary Development Plan (1999). This revision removed from the site the area of informal public open space (to the east), which is to be retained. The Development Plan was also revised to put this area of public open space outside the Settlement Boundary where development will not normally be permitted (Policy DC2).

A public Inquiry was called regarding the objections to the deposit draft of the Caerphilly Unitary Development Plan. Objections were raised for traffic safety, general amenity and nature conservation reasons.

The Inspector assessed the evidence and concluded that the reduced site (on the western edge) was suitable for housing, and there was no justification for any modification to the Plan for it to stay as Open Space.

To counter the loss of any open space, land was allocated along Holly Road, Risca as L7 (11) for informal recreation.

### Snowdon Close Development Brief (April 2002)

A development brief was created for the site and, on consultation, 18 representations were received, 6 in favour of the development brief, and 12 objecting to it for various reasons.

The development brief was adopted as Supplementary Planning Guidance (SPG) in October 2002 to help instil good development principles into the site

### Adopted Local Development Plan (2006 – 2021)

As part of the LDP process, land highlighted in a 2005 Planning Consent (development completed in 2010) meant that the settlement boundary line was drawn to take in the additional dwellings. Land to the east of the site was left outside of settlement limits, as it had been in the UPD. Following on from the allocation made in the UDP, land opposite the housing site was allocated for informal leisure use (LE5.20)

### Local Development Plan (First Revision) up to 2031

The site outside of the settlement boundary (directly adjacent to Snowdon Close) has been submitted for consideration as a Candidate Site in the process. The site reference is RSE001

3. The potential loss of open space has been assessed in relation to Policy CW7 (Protection of Open Space) of the adopted LDP, which states that “developments on areas of open space within settlements will only be permitted where:

“A *The amount of open space remaining in the neighbourhood would still be adequate to serve local needs; and*

“B *The site has no significant value as a recreational resource or an area of visual amenity*”.

The Council has adopted a Supplementary Planning Guidance (SPG) document on the Protection of Open Space, which sets out a methodology for assessing open space provision in order to ascertain whether there is sufficient open space to serve local needs in accordance with criterion A of Policy CW7. The methodology in the SPG is based upon the Fields in Trust (FIT) Benchmark Standards for Outdoor Play. The FIT Standard indicates that there should be 0.55ha of informal playing space per 1,000 population, which, when applied to a geographical area, broadly equates to 3ha of informal open space within a 0.5km radius of a given site.

***The assessment of open space undertaken in respect of the site indicates that, in terms of usable informal open space in the area, there is sufficient informal recreation space to meet the FIT standard.***

The proposal would also need to adhere to criterion B of Policy CW7 and, from a recreational amenity perspective, the site is a gently sloping area of land used for informal play.

## PLANNING ISSUES

***However, there appears to be land in the surrounding area that can be readily used for leisure purposes too – namely land identified as informal recreation space in policy LE5.20 of the Adopted LDP. This land could be used by the combined communities although the maintenance of LE5.20 will need to be assessed in order to ensure that the site's usability is increased***

***Subject to that proviso, it is considered that the loss of this site would be acceptable with regards to criterion B***

4.9 For the reasons given, there is no policy objection to the release of the site.

4.10 Members should also be aware that appropriation would cleanse the site of all 3rd parties' rights, with the effect of converting such rights into claims for compensation. However, following investigation of the title, officers are not aware of the existence of any 3rd party rights.

## 5. EQUALITIES IMPLICATIONS

5.1 An Equalities Impact Assessment (EqIA) screening has been completed in accordance with the Council's Equalities Consultation and Monitoring Guidance and no potential for unlawful discrimination and / or low level or minor negative impact have been identified, therefore a full EqIA has not been carried out.

## 6. FINANCIAL IMPLICATIONS

6.1 Apart from this potential consequence arising from unexpected claims in respect of 3<sup>rd</sup> party rights, there is no direct cost for the appropriation of the land as the land is already in council ownership. There are cost implications related to the statutory requirements set out in respect of posting legal notices in respect of the procedure, i.e. placing a notice in a local paper for two consecutive weeks. Whilst the exact cost will be dependent upon the size and wording of the required notices, it is likely to be in the region of £5,000, which can be funded from within existing budgets.

## 7. PERSONNEL IMPLICATIONS

7.1 There are no personnel issues arising out of this report.

## 8. CONSULTATIONS

8.1 Risca East Community Council is concerned that the disposal of this land will result in the loss of yet another greenfield site. It feels that this land is a worth keeping as amenity land which can be used by the residents of Ty Sign and the surrounding area.

8.2 Ward members object because the view and opinion of the community is to keep the site as a resource for the community and to safeguard it for leisure use.

8.3 These views have been addressed satisfactorily in paragraph 4, and cannot be incorporated in the recommendations as they are rejections of the proposal, requiring the council to retain ownership of the land as an amenity site.

8.4 There are no other views expressed as a result of consultation that differ from the recommendation.

## **9. RECOMMENDATIONS**

- 9.1 The Council declares its intention that the land at Snowdon Close, Risca (as shown edged black on the plan at Appendix 1) be appropriated for Planning purposes.
- 9.2 The Council causes notice of its intention to appropriate the said land for planning purposes to be advertised for two consecutive weeks in a newspaper circulating in the area in which the land is situated, and consider any objections to the proposed appropriation that may be made to it.
- 9.3 The Head of Performance and Property, in conjunction with the Cabinet Member for Performance and Asset Management be authorised:-
1. To consider the objections (if any) received as a result of the notice and;
  2. Unless there are new (i.e. not expressed in this Report) objections in which case a further Report will be presented to Cabinet, to approve the appropriation of the land at Snowdon Close, Risca for Planning purposes.

## **10. REASONS FOR THE RECOMMENDATIONS**

- 10.1 The land is no longer required by Housing Services and is regarded as surplus. The appropriation of the land for Planning purposes will facilitate the carrying out of development of the land.
- 10.2 It is anticipated the appropriation will enable housing, including some affordable housing, to be developed on the land.
- 10.3 To meet the statutory requirements for the appropriation of land for planning purposes.

## **11. STATUTORY POWER**

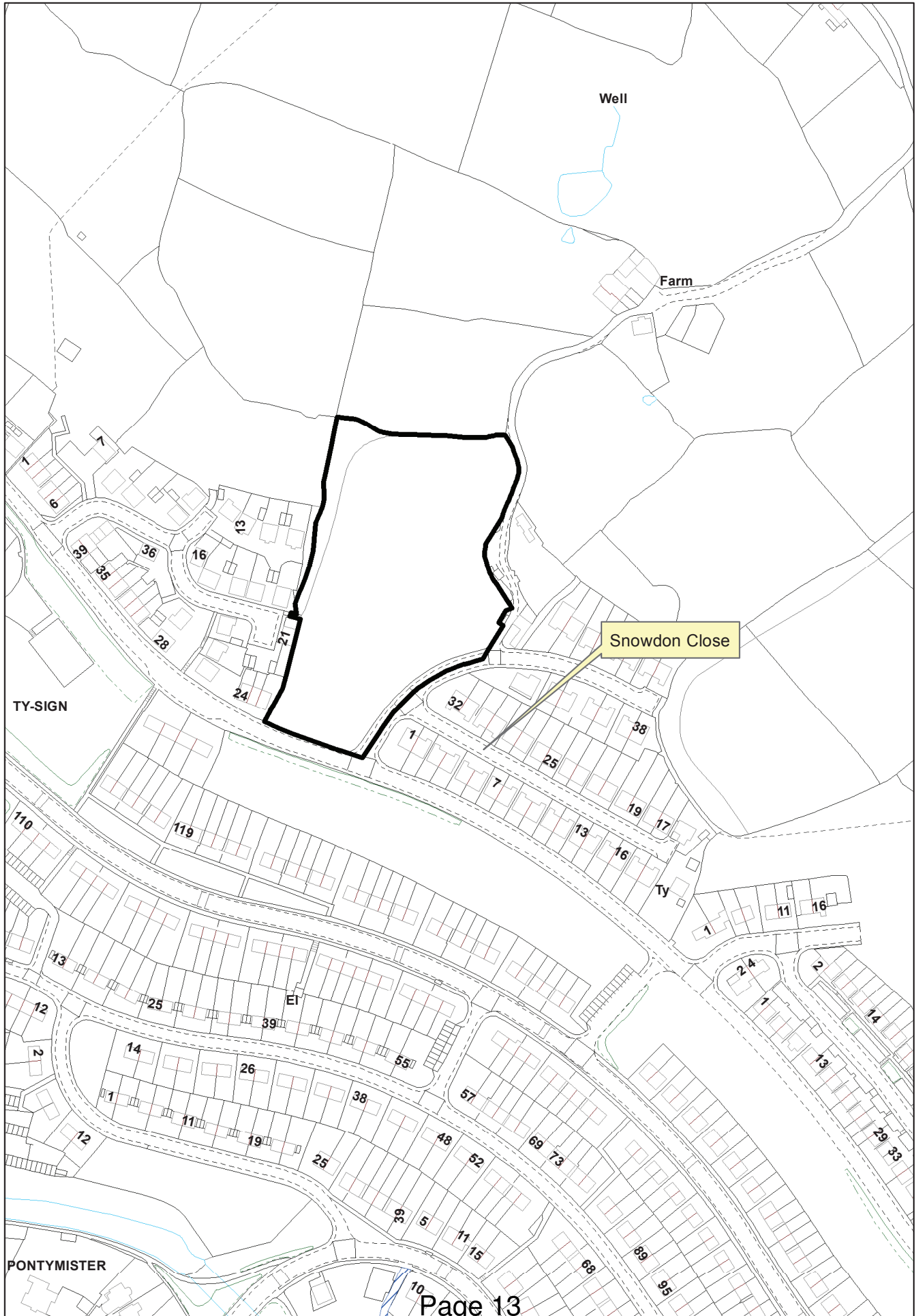
- 11.1 Section 122(A) of the Local Government Act 1972 (as amended).
- 11.2 Section 226 and Section 241 of the Town and Country Planning Act 1990 (as amended).

Author: Colin Jones- Head of Performance and Property Services  
Consultees: Chris Burns - Interim Chief Executive  
Nicole Scammell - Acting Director of Corporate Services  
Shaun Couzens - Chief Housing Officer  
Pauline Elliott - Head of Regeneration and Planning  
Rhian Kyte - Team Leader Strategic & Development Planning  
Tim Stephens - Development Control Manager  
Richard Crane - Senior Solicitor  
Gail Williams - Monitoring Officer  
David A Thomas - Senior Policy Officer (Equalities & Welsh Language)  
Cllr D Hardacre - Cabinet Member for Performance and Asset Management  
Cllr G Jones - Deputy Leader and Cabinet Member for Housing  
Cllr N George - Ward Member, Risca East  
Cllr P Leonard - Ward Member, Risca East  
Cllr R Passmore - Ward Member, Risca East  
Mr G. James - Clerk and RFO, Risca East Community Council -  
riscaeastcc@outlook.com

Background Papers:

Appendices:

Appendix 1 Plan showing the land



This page is intentionally left blank