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PENTYRCH COMMUNITY COUNCIL



CYNGOR CYMUNED PENTYRCH

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BUILDING & ESTATES COMMITTEE – Following Finance Committee on 17th April 2024 via Microsoft Teams

MINUTES

1. In attendance

Cllr's McGrath, Krip, Hardy, Rosser
Clerk
Apologies for absence
Cllr Thomas

2. No declarations of interest

3. Agreed the exclusion of Public and Press

4. Offer made for Sale of Land at Cefn Bychan

In July 23 Council agreed to sell the land subject to the following conditions:

- The banking below the rear gardens of the adjoining properties be reinforced to a level to the base of the rear fences.
- The current plan shows a small gate from the north-west of the plot onto PCC retained land & this is to be removed.
- The Council's Solicitor be asked to advise on the
appointment of a professional valuer
whether an abortive fees agreement should be required from the purchaser
- The purchaser will pay
the cost of valuing the land, which will substantially enhance the property
all legal costs incurred by PCC
the valuation price of the land
- The sale agreement to contain a clause that PCC will not be liable for the existing condition of the land and that the purchasers will agree to not make any claim against PCC in relation to the condition of the land, including matters such as invasive species eg Japanese Knotweed, and also in relation to ground conditions etc.

- The boundary wall, the side facing away from the property, not be purely of block construction & is to be subject to agreement with PCC. The exterior finish to the new boundary wall to be specified and agreed with PCC and the work completed in a timely manner
- Prior to any exchange of contracts, the council will approve the final agreement

The Committee discussed the increased offer received, £20K plus the removal of the Knot Weed.

It was agreed to recommend to Council:

- Acceptance of the offer
- Earmarking of the monies received for recreational purposes within Pentyrch

It was recognised that when this matter was first discussed there were different Members of the Community Council.

The view of the Committee is that:

- Future requests to purchase land held for community purposes be refused
- The boundaries of PCC landholdings be subject to periodic inspection to ensure there are no encroachments

Council is recommended to agree the 2 points above.