

Minutes of the Special Meeting of the Pontyclun Community Council held in St Paul's Church Hall, Pontyclun at 8.00 p.m. on Tuesday, 22 January, 2008.

PRESENT: Community Councillors Ms Cale, D Clayton-Jones, P Griffiths, A R Lane, R G Norman and P Thomas

ALSO IN ATTENDANCE: No members of the public were in attendance

1. **Apologies for absence:**

Apologies for absence were received on behalf of Community Councillors C Davies, Ms D Hayes, Ms S Jenkins and M Rea

2. **Declarations of interest**

No declarations of interest were received from Members.

3. **Exclusion of Press and Public**

RESOLVED: That the press and public be excluded from the meeting for the next item of business on the grounds that it involves terms proposed by the Council in the course of negotiations for the acquisition of property.

4. **Tabernacle Church, Pontyclun**

The proposed sale of Tabernacle Church in Cowbridge Road, Pontyclun was discussed. It was noted that the estate agents acting in the sale required offers for the premises to be submitted by noon on 23 January, 2008.

In accordance with the Community Council's Financial Regulations the Clerk made a report dealing with the legal position, cost and security. He also expressed his view that the six detailed conditions required to be met by the Welsh Assembly Government before loan sanction can

be authorised should guide the Community Council in deciding whether to submit an offer for the premises.

A lengthy discussion took place on the need to provide facilities for the youth of the Community and the merits of submitting an offer for the former Tabernacle Church. In particular, the Council believed that any offer it could make would be well below the commercial value of the premises.

RESOLVED: That the Community Council:

- (a) wishes to be considered as a purchaser of this building
- (b) recognises that the offer it is making is below the guide price associated with the property and ask that the Trustees of the property give consideration to these terms
- (c) would wish to use the building for the purposes of the community of Pontyclun and ask that this be a condition of the sale
- (d) recognises that there may be congregations who would wish to continue to use the building with some reserved right of access and usage for the chapel congregations
- (e) would be willing to agree a development clause within the conveyance to the benefit of the vendor's charity
- (f) know this building well and that Councillor Lane visited the building on 19 December, 2007, to discuss the sale with the agents
- (g) have ideas on how lottery funding might be sought to partition the building for both youth activities and quiet activities including worship
- (h) on the basis of these conditions would be prepared to negotiate a purchase price in the region of £100,000, subject to survey and subject to contract

5. The meeting ended at 9.55 p.m.