



RHONDDA CYNON TAF COUNCIL

RECORD OF DECISIONS OF THE EXECUTIVE

DECISION MADE BY: Cabinet DATE DECISION MADE: 29 April, 2021

Cabinet Members Present:

Councillor A Morgan (Chair), Councillor M Webber (Vice-Chair),
Councillor R Bevan, Councillor A Crimmings, Councillor M Norris,
Councillor J Rosser, Councillor R Lewis, Councillor C Leyshon and
Councillor G Hopkins

Other Councillor(s) in Attendance:-

Councillor S Bradwick
Councillor M Tegg

Agenda Item : 11

**SUBJECT: Acquisition of Land and Buildings at Willowford House, Willowford Road,
Gwaelod-Y-Garth, Taffs Well**

1. DECISION MADE:

Following the consideration of the report of the Director, Corporate Estates containing exempt information as defined in Paragraph 14 of Part 4 of Schedule 12A of the Local Government Act, 1972 (as amended), namely information relating to the financial affairs of any particular person (including the authority holding that information), it was **AGREED:**

To purchase the Freehold interest of approximately 1.56 Ha / 3.87 acres of land at Willowford House, Willowford Road, Gwaelod- Y -Garth, Taffs Well, for a purchase price of £550K plus Land Transaction Tax of £21.2K. In addition, Compensation costs of £88K will also be payable in accordance with the Compensation Code, resulting in a total acquisition cost of £659K.

2. DECISION MADE:

Agreed –

To purchase the Freehold interest of approximately 1.56 Ha / 3.87 acres of land at Willowford House, Willowford Road, Gwaelod- Y -Garth, Taffs Well, for a purchase price of £550K plus Land Transaction Tax of £21.2K. In addition, Compensation costs of £88K will also be payable in accordance with the Compensation Code, resulting in a total acquisition cost of £659K.

3. REASON FOR THE DECISION BEING MADE:

The need to seek authority to acquire the Freehold interest of land and buildings at Willowford House, Willowford Road, Gwaelod -Y -Garth, Taffs Well, comprising a residential property and land immediately adjacent, being primarily woodland which is located in a key position adjacent the Willowford Road to facilitate the development of a new railway halt. Acquiring the Freehold ownership of this strategic site adjacent to the Willowford Road will safeguard the land for future use in support of the South Wales Metro. The land offers the potential to provide a new, relocated railway Halt, replacing the existing Treforest Halt situated 0.71 km (0.4 miles) to the north. The public transport offer linking to the Treforest Industrial Estate will be enhanced providing tangible benefits to Pontypridd, the Treforest Industrial Estate and the surrounding area.

4. LINKS TO CORPORATE PRIORITIES/FUTURE GENERATIONS - SUSTAINABLE DEVELOPMENT:

The acquisition of land at Willowford House, Willowford Road, Gwaelod-Y Garth and the proposed railway halt will contribute to the Council's corporate priorities:

- Ensuring **People: are independent, healthy and successful;** Creating **Places: keeping people and traffic moving across by improving our roads and pavements and public transport, whilst also improving air quality;**
- Enabling **Prosperity: delivering major regeneration and transportation**

schemes, making the most of the new South Wales Metro to create better places to live and work, whilst protecting and enhancing the County Borough.

Having control of the future use of the land will guarantee the proposed use by RCT Council and enable the relocation of the existing railway halt, and the construction of a footbridge linking to the Treforest Industrial Estate on the opposite side of the River Taff, encouraging use of public transport to access the new facilities under construction on the estate, including the new offices for the Department of Work and Pensions.

Given the strategic location of the land within the lower South Wales Valleys, the development of the land as a railway halt will have significant beneficial effects over a wider area.

5. CONSULTATION UNDERTAKEN PRIOR TO DECISION BEING MADE:

None

6. PREVIOUS CONSIDERATION BY A COMMITTEE OF THE COUNCIL:

None

7. PERSONAL INTERESTS DECLARED:

None

8. DISPENSATION TO SPEAK (AS GRANTED BY STANDARDS COMMITTEE):

N/A

9. (a) IS THE DECISION SUBJECT TO CALL-IN BY THE OVERVIEW AND SCRUTINY COMMITTEE:

Yes

Note: This decision will not come into force and may not be implemented until the expiry of 3 clear working days after its publication to enable it to be the subject to the Call-In Procedure in Rule 17.1 of the Overview and Scrutiny Procedure Rules.

The closing date for Call-In is 5pm on the 5 May 2021

8.(b) IF NO, REASONS WHY IN THE OPINION OF THE DECISION-MAKER THE DECISION IS EXEMPT OR NON APPLICABLE:

I. COUNCIL / SCRUTINY FUNCTION (CALL IN IS THEREFORE NON APPLICABLE):-

Reason: N/A

II. URGENT DECISION:-

Reason N/A

8.(c) IF DEEMED URGENT - SIGNATURE OF PRESIDING MEMBER OR DEPUTY PRESIDING MEMBER OR HEAD OF PAID SERVICE CONFIRMING AGREEMENT THAT THE PROPOSED DECISION IS REASONABLE IN ALL THE CIRCUMSTANCES FOR IT BEING TREATED AS A MATTER OF URGENCY, IN ACCORDANCE WITH THE OVERVIEW AND SCRUTINY PROCEDURE RULE 17.2:

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(PRESIDING MEMBER)

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(Dated)

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PUBLICATION

Publication on the Council's Website:- **Thursday, 29 April 2021**

APPROVED FOR PUBLICATION: ✓