



**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 and Councillor G Hopkins

**Apologies for Absence:**

Councillor C Leyshon

**Other Councillor(s) in Attendance:-**

Councillor S Bradwick  
Councillor M Tegg

***Agenda Item : 10***

**SUBJECT: Acquisition of Land to the North West of Harriet Street, Trecynon, being  
the former Mayhew Chicken Factory, Trecynon, Aberdare, RCT**

**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 2.89 Ha / 7.15 acres of land at the Former Mayhew Chicken Factory site, Trecynon, Aberdare, for a purchase price of £850K plus VAT and Land Transaction Tax of £38.9K.

**2. REASON FOR THE DECISION BEING MADE:**

The need to seek Cabinet's authority to acquire the Freehold interest of land to the North West of Harriet Street, Trecynon, comprising the Former Mayhew Chicken Factory site which is located in a key position adjacent to the Aberdare bypass road, to facilitate the development of a new railway halt together with a park and ride facility. Acquiring the Freehold ownership of this strategic site adjacent to the Aberdare – Hirwaun mineral line will facilitate the redevelopment of the land for future use in support of the South Wales Metro. This will achieve social, economic and environmental benefits for the area. The land offers the potential to provide a strategic access off the A4059 bypass enabling development of a strategic park and ride site to serve a wide area of the upper valley and A465 corridor and a new station to be created to serve local residents and businesses in the Llwydcoed/Trecynon area.

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

The acquisition of land at the Former Mayhew Chicken Factory site and the proposed railway halt and park and ride facility will contribute to the Council's corporate priorities:

- Ensuring **People: are independent, healthy and successful;**
- Creating **Places: where people are proud to live, work and play;**
- Enabling **Prosperity: creating the opportunity for people and businesses to: be innovative; be entrepreneurial; and fulfil their potential and prosper.**

Having control of the future use of the land will guarantee the proposed use by RCT Council and enable the most beneficial redevelopment of the former Industrial site to be undertaken.

Given the strategic location of the land within the Aberdare valley, the development of the land as a railway halt with associated park and ride facilities will have significant beneficial effects over a wider area.

**4. CONSULTATION UNDERTAKEN PRIOR TO DECISION BEING MADE:**

None

**5. PREVIOUS CONSIDERATION BY A COMMITTEE OF THE COUNCIL:**

None

**6. PERSONAL INTERESTS DECLARED:**

None

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

N/A

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

No

**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 The acquisition will need to be completed by 30th April 2021.

**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:**



.....  
(PRESIDING MEMBER)

..... 29.04.21.....

(Dated)

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APPROVED FOR PUBLICATION: ✓