

**18 October, 2016.**

**LLANELLI RURAL COUNCIL**

**Minute Nos: 236 – 248**

At a Meeting of the **RECREATION AND WELFARE COMMITTEE** of the Llanelli Rural Council held at the Council Chamber, Vauxhall Buildings, Vauxhall, Llanelli, on Tuesday, 18 October, 2016, at 4.45 p.m.

**Present:** Cllr. A. G. Morgan (Chairman)

**Cllrs.**

D. M. Cundy	H. J. Evans
S. L. Davies	M. L. Evans
T. Devichand	R. E. Evans
S. M. Donoghue	C. A. Rees
A. J. Rogers	

**Absent:** L. J. Butler

**236. APOLOGIES FOR ABSENCE**

Apologies for absence were received from Cllrs L. A. Beer (Cllr. T. Devichand deputising), T. J. Jones, S. N. Lewis (Cllr. A. J. Rogers deputising), J. S. Phillips (Cllr. D. M. Cundy deputising) and G. H. Wooldridge (Cllr. R. E. Evans deputising).

**237. MEMBERS' DECLARATIONS OF INTEREST**

The following Members declared an interest in the following matters:

<i>Minute No.</i>	<i>Councillor</i>	<i>Interest</i>
245	S. L. Davies	Personal – committee member of Dafen Welfare Hall Committee
245	T. Devichand	Personal – Chair, Dafen Welfare Hall Committee
245	A. J. Rogers	Personal – Secretary, Dafen Welfare Hall Committee
247	H. J. Evans	Personal and prejudicial – member of the Felinfoel Community Resource Management Committee

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**238. COMMUNITY FACILITIES – MAINTENANCE WORKS**

**RESOLVED** that the report of the Cemetery Manager on work undertaken be noted.

**239. COMMUNITY DEVELOPMENT PROGRESS REPORT**

**RESOLVED** that the report of the Community Development Officer on various community development initiatives be noted.

Arising out of discussion of the above, Cllr. S. M. Donoghue, Chairman of Council, referred to the two successful public engagement events held recently, to discuss plans to enhance Felinfoel Recreation Ground and Pontyates Park with new play areas. Cllr. Donoghue took the opportunity to thank the Community Development Officer for his work in organising the events.

**240. SARON COMMUNITY HALL – NOTICE BOARD**

Cllr. D. M. Cundy informed Members that Saron Community Hall notice board was over 20 years old and because of its poor condition needed to be replaced. Cllr. Cundy enquired whether the Council could provide for a new notice board from its current budget?

The Clerk informed Members there was insufficient money available other than an amount of £200 which could be vired to partially offset the cost. The Clerk stated that enquiries had been made with local businesses to ascertain whether there was interest in a local sponsorship opportunity but this idea needed further development.

Members suggested using the ward allowance to help fund the notice board.

**RESOLVED** that:

1. The provision of a new notice board be approved.
2. Funds for the purchase of the notice board shall be made up from a combination of a budget virement, contributions from the local Members ward allocation and potential private sponsorship opportunities.
3. If after pursuing the suggested funding avenues, there was still a shortfall of money then the cost for the new notice board shall be included in next year's budget estimates.

**241. ASSET TRANSFER  
LAND ADJACENT TO YSGOL Y FELIN**

Members considered correspondence from the Assistant Solicitor, Administration and Law, Carmarthenshire County Council enclosing the Draft Lease, Lease Plan and official copies of the County Council's registered title and filed plan for consideration.

The Clerk informed Members the parcel of land would cater for a new play area and depot on land directly adjacent to Felinfoel Recreation Ground. An illustrated plan of how the land could be used was then considered during the ensuing discussion.

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Members were informed that it would be necessary to extend the amount of land to be transferred. The public consultation event held in Felinfoel to discuss the provision of a new play area, identified a health and safety concern if access to the proposed play area was via the recreation ground. There was a risk that during the cricket season, members of the public could be struck by cricket balls because the proposed route skirted along the cricket outfield boundary. To combat this it was suggested a new access was created directly of Ynyswen.

Following discussion, it was

**RESOLVED** that:

1. The Draft Lease be agreed to but enquiries be made with Carmarthenshire County Council for the small amount of additional land to be included in the Lease site plan to allow access to the play area from Ynyswen.
2. The Council's solicitor be instructed to complete the lease on the assumption the extra land requested will be included in an amended site plan. Furthermore, the solicitor be authorised to carry out all necessary searches in support of completing the lease.

**242. SUSTAIN WALES AWARDS  
CO-OP LOCAL COMMUNITY FUND**

Members considered the report of the Community Development Officer on two Council projects recently shortlisted for a Cynnal Cymru – Sustain Wales award and a Co-op Local Community Fund.

The Cynnal Cymru – Sustain Wales Award 2016 celebrated outstanding examples from individuals and organisations that were helping to deliver the seven national goals identified in The Well-being of Future Generations (Wales) Act 2015, contributing to the environmental, social, cultural and economic sustainability of life in Wales.

The Council was one of three organisations/projects shortlisted for the Sustainable Public Service category. The Council's Whole Place Plan, overall strategy and recent developments had been recognised for embracing the Well-being of Future Generations (Wales) Act and its five ways of working towards the sustainable development principle. This was excellent news.

The Community Development Officer then referred to the Co-op Local Community fund which opened from 30 September, 2016 to 18 March, 2017. Every time a Co-op member purchased Co-op branded products and services and used their Co-op Membership card, 1% of what they spend would go to their chosen cause. Members could change their choice at any time until the end of the giving period on 18 March, 2017. If members did not choose a cause during the giving period then the 1% was shared out equally between all local causes in their community. Any funds raised for the causes would be distributed shortly after the end of the giving period. The new play area for Felinfoel Recreation Ground had been shortlisted against Cylch Meithrin Felinfoel and the Felinfoel Family Centre.

Following discussion, it was

**RESOLVED** that the information be noted and the community at large be encouraged to vote for the Council's projects and that the news be shared via email and social media outlets.

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**243. PWLL RECREATION GROUND - PLAY AREA**

Members received a letter of appreciation from County Councillor Penny Edwards enclosing a cheque payment of £500 in memory of Cllr. G. Edwards.

**RESOLVED** that the donation be received with thanks and that a reply letter be sent to Cllr. Edwards as an acknowledgement, indicating the £500 would be ring-fenced for use at Pwll Recreation Ground.

**244. PUBLIC BODIES (ADMISSION TO MEETINGS) ACT, 1960**

**RESOLVED** that in view of the confidential nature of the business to be transacted, the following matters be considered in private and that the power of exclusion of the public under Section 1(2) of the Public Bodies (Admission to Meetings) Act, 1960 be exercised.

**245. TRANSFER OF COMMUNITY ASSETS FROM  
CARMARTHENSHIRE COUNTY COUNCIL**

*Cllr. S. L. Davies declared a personal interest in the following matter as she was a committee member of Dafen Welfare Hall Committee. Cllr. T. Devichand declared a personal interest in the following matter as she was the Chair of Dafen Welfare Hall Committee. Cllr. A. J. Rogers declared a personal interest in the following matter as he was the secretary of Dafen Welfare Hall Committee.*

Members considered a detailed feasibility report prepared by the Clerk in respect of Carmarthenshire County Council's Community Asset Transfer (CAT) programme which addressed the asset transfers already completed; about to be completed or potentially to be completed by the Council.

Members were reminded that the County Council had embarked upon its CAT programme in earnest from 2013 mainly as a consequence of the austere economic climate and because of having to respond to prolonged spending cuts to public services. This was still continuing today. The County Council introduced a set of procedures to run from 2013 – 2016 to guide local communities through the CAT process.

Community assets such as parks, play areas and community buildings were not mandatory service facilities and so money to maintain these facilities could not be ring-fenced to safeguard and guarantee their future upkeep. A number of the County Council's community assets had fallen into disrepair and were becoming liabilities. The County Council had no money to repair or to protect them. Given the financial constraints faced by the County Council it believed CAT was fundamentally about giving local people and community groups greater control in the future of their area and their community. The County Council felt local communities were often best placed to manage local facilities.

The Council already managed and maintained parks, play areas and a stock of community buildings. It had the necessary knowledge, experience and infrastructure to support the CAT programme, providing always that it could add value to the overall process and in the future

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sustainability of the assets. The Council had previously recognised there was no point in agreeing to asset transfer stock if at least the current service standards could not be maintained by it in the future. However, the Council was well placed and had the necessary economy of scale (in comparison to other neighbouring community councils) to fully participate in the CAT programme and to invest in these facilities. It had already demonstrated its willingness to step in and safeguard what could be regarded as important community assets having previously transferred three play areas and a community building since the commencement of the CAT programme.

To date, the County Council had transferred the following community assets to the Council: Bryngolau Play Area, Dafen; Llwynhendy MUGA; Swiss Valley Play Area; and Pwll Pavilion and surrounding land. Pontyates Park was close to completion but the Council was still awaiting the draft lease for Cilsaig Play Area because of legal issues surrounding the transfer of title.

The County Council had set Town and Community Councils a deadline of 31 March, 2016, to submit further and final expressions of interest in its CAT programme. Accordingly, the Council expressed an interest in transferring the following additional community assets: Dafen Park; Pwll Recreation Ground; Trallwm Playing Fields; and Clos Y Gelli Play Area, Pemberton.

The Clerk then led Members through the issues identified for each of the above sites as set out in his report while also making reference to Maengwynne Play Area and land adjacent to Felinfoel Recreation Ground. During the discussion, Members attention was drawn to the additional manpower, equipment, materials and stock supplies needed to adequately maintain the facilities. This was then subsequently translated into costs in order to ascertain the ongoing budget commitment required from 1 April, 2017. The accompanying financial appraisal set out a four year forecast (including the current financial year) of the impact the transfers would have on the Council's precepting arrangements. Through a combination of budget virements, savings identified and anticipated income to be received from the County Council, the transfers were financially viable albeit with the potential of slightly increasing the Council precept. However, this would only be predicated if the Council's council tax base didn't increase and if further savings could not be identified at year end following the completion of various capital schemes in the current budget.

The Clerk stated the Council was well placed to take on the assets and facilities identified in the report. Transferring the assets would have longer term budget implications so it was important the Council could add value to the assets by investing adequate time, money and resources into them to justify proceeding with the transfers. There were resource implications affecting staffing levels, additional equipment, materials and supplies. These would have to be sustained and a positive commitment was required from the outset.

However, if the Council continued to demonstrate the appropriate commitment has it had already done with the earlier transfers then its agreement to take over the responsibility of these assets would protect and safeguard them from the threat of closure. Taking on the maintenance responsibilities would offer long term security and would have a positive impact on general well-being and quality of life of people throughout the Council's area. Helping people to participate in exercise would promote better, healthier lifestyles indirectly decreasing the financial burden on the health service.

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Following a lengthy discussion, it was

**RESOLVED** that:

1. The report be accepted and as a consequence it is also recommended that the Policy and Resources Committee be requested to accept the report at its meeting tomorrow night.
2. In accepting the report and in anticipation of the Policy and Resources Committee also accepting it, the following actions be agreed to:
  - (1) The Council formally commits to the transfer of Dafen Park, Pwll Recreation Ground, Trallwm Play Fields and Clos Y Gelli Play Area (following the receipt of draft leases for Trallwm and Clos Y Gelli) with all transfers being completed by no later than 31 March, 2017. In anticipation of receiving the draft lease for Clos Y Gelli, the Council's solicitor be authorised to conduct all necessary searches on the land.
  - (2) The status of the Maengwynne Play Area be noted for the time being until Carmarthenshire County Council can provide a clearer indication of what is likely to happen to the Maengwynne estate and the Council's requirement for a formal lease for the adjoining land currently occupied by Brynmaen Hall.
  - (3) The draft lease for Dafen Park and Pwll Recreation Ground shall be forwarded to the Council's solicitor for completion noting the involvement of other third party interests in resolving title ownership at Dafen Park and noting the site issues identified in the report that will need to be resolved prior to completion. In this regard a tree survey shall be commissioned for Dafen Park along with a survey report on the condition of the all-weather artificial pitch. In regard to Pwll Recreation Ground, professional opinion be sought about the site ground conditions and the issue of running sand.
  - (4) Carmarthenshire County Council shall provide all associated building condition reports, risk assessments, details of easements and wayleaves granted to third parties, applicable to all the sites identified in the report.
  - (5) The financial appraisal set out in the report be accepted and that appropriate budget provision is set aside in the current and future budgets to source the additional manpower, equipment, materials and supplies needed to sustainably maintain all facilities going forward.
  - (6) The Clerk be authorised to manage all the necessary preliminary matters and arrangements leading up to the completion of transfers including the calling of any additional meetings, dealing with the public and interaction with the community at large and engaging with sports groups using the County Council's facilities.
  - (7) It is recommended the Council continues to extend its policy to not charge fees to sporting clubs playing on the County facilities once the transfers are completed with the exception of the all-weather pitch at Dafen where a control and charging policy will need to be separately developed.
  - (8) All sporting organisations receiving a grant from the Council for using the County facilities to be transferred to the Council shall be informed the grant will be revoked from 1 April, 2017, in anticipation of completing the transfers by 31 March, 2017.
  - (9) As a means of promoting the principles of sustainable development all ongoing and future collaboration opportunities (including the use of volunteers) for the upkeep of the parks and play areas identified under the CAT programme shall be taken forward and positively examined over the fullness of time taking into account wider considerations and the interventions identified in the Council's whole place plan 2015 to 2030.

*During discussion of the above, Cllr. R. E. Evans left the meeting.*

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**246. FINANCIAL ASSISTANCE  
DAFEN WELFARE BOWLS CLUB**

Members considered a request for financial assistance from Dafen Welfare Bowls Club, and it was

**RESOLVED** that a grant of £1,250 be awarded to Dafen Welfare Bowls Club.

**247. FINANCIAL SUMMARY REPORTS  
FELINFOEL COMMUNITY RESOURCE CENTRE**

*Cllr. H. J. Evans declared a personal and prejudicial interest in the following matter as he was a member of the Felinfoel Community Resource Management Committee and left the meeting before discussion commenced.*

Members were circulated with a Statement of Accounts received from the above Management Committee.

**RESOLVED** that the annual grant of £400 be made to Felinfoel Community Resource Centre for the year ending 31 July, 2014.

**248. CHAIRMAN'S ANNOUNCEMENT**

The Chairman remarked it was the 50<sup>th</sup> anniversary of the Aberfan disaster and as a mark of respect, Members and Officers stood in silent tribute.

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The Meeting concluded at 6.30 p.m.

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The afore-mentioned Minutes were declared to be a true record of the proceedings and signed by the Chairman presiding thereat and were, on 8 November, 2016, adopted by the Council.