

21 May, 2009.

LLANELLI RURAL COUNCIL

Minute Nos: 59 – 68

At a Meeting of the **RECREATION AND WELFARE COMMITTEE** of the Llanelli Rural Council held at the Council Chamber, Vauxhall Buildings, Vauxhall, Llanelli, on Thursday, 21 May, 2009, at 4.45 p.m.

Present: Cllr. S. M. Donoghue (Chairman)

Cllrs.

L. J. Butler	S. N. Lewis
D. J. Davies	A. G. Morgan
M. L. Davies	C. A. Rees
S. L. Davies	G. H. Wooldridge

59. APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs. M. L. Evans, T. J. Jones and M. J. Lewis.

60. MEMBERS' DECLARATIONS OF INTEREST

The following Members declared an interest in the under-mentioned matters:-

Minute No.	Councillor	Interest
61	L. J. Butler	Member, Trallwm Community Hall Management Committee
61	D. J. Davies	Member, Trallwm Community Hall Management Committee
61	G. H. Wooldridge	Member, Trallwm Forum

61. TRALLWM COMMUNITY HALL

Cllrs. L. J. Butler and D. J. Davies declared a personal interest in the following matters referred to in items (1), (2) and (3) below as they were Members of the Trallwm Hall Management Committee. Cllr. G. H. Wooldridge declared a personal and prejudicial interest in items (1) and (2) as he was a member of the Trallwm Forum and he withdrew from the meeting before discussion commenced.

21 May, 2009.

(1) EXTENSION AND REFURBISHMENT

Further to Minute No. 557, the Chairman welcomed Mr G. Gibson, Director/ Urban Designer, Sylfaen Cynefin to the meeting and invited him to give a progress report to Members on the proposed alterations and extension to Trallwm Community Hall.

Mr Gibson started by giving a brief description about the company stating Sylfaen Cynefin was a not for profit firm based in Swansea. It currently carried out projects all over Wales.

There had been a number of issues regarding the Trallwm Community Hall contract but despite this the contract continued to progress. The completion date had not been reviewed however a small delay was anticipated because of inclement weather encountered at the start of the project.

Members were informed that there were VAT issues to be resolved but Mr Gibson reassured Members that the project would be tightened to meet the budget costs and there would be no repercussions to the Council in having to make up any financial shortfall. Mr Gibson stated that Carmarthenshire County Council had contributed a further £10,000 to help cover the VAT shortfall of £16,000 and this would enable the budget contingency to be more manageable. However, Mr Gibson did enquire as to whether this Council could help with the VAT issue, by agreeing for the County Council financial contribution towards the project to be transferred to this Council and for it then to process invoices to the same value in order to reclaim the VAT.

Following discussion it was

RESOLVED that:

- (1) the progress report be noted;
- (2) the Technical Services Officer would attend future project meetings; and
- (3) enquiries be made with the Council's accountants over VAT reclamation and the legality of the proposal to transfer funds from Carmarthenshire County Council to Llanelli Rural Council.

(2) PROPOSED LEASE

Email correspondence dated 12 May, 2009, was received from the Legal Department, Carmarthenshire County Council confirming that the freehold of Trallwm Community Hall was vested with Carmarthenshire County Council and not Llanelli Rural Council. Llanelli Rural Council held the property under a lease from the former Llanelli Borough Council for a term of 99 years commencing on 9 May, 1989. Therefore, Llanelli Rural Council was now the tenant of Carmarthenshire County Council and wished to grant an under lease to Trallwm Hall Management Committee.

Members were informed that due to the conflict of interest, it would be necessary for Trallwm Hall Management Committee to seek impartial legal representation as the County Council could not act for the hall management committee given its status as Landlord. The writer advised that one of the provisions of the 1989 lease was that there was to be no assignment or under letting of the premises or any part thereof without the previous written consent of the

21 May, 2009.

Lessor. Therefore the consent of the County Council's Corporate Property Department to the proposed underletting would be required.

General discussion ensued and it was

RESOLVED that

- (1) the email correspondence be noted;
- (2) the cost of engaging a firm of solicitors to represent the hall management committee regarding the drafting of the under lease be met by this Council and reported back to the Committee; and in the meantime
- (3) a letter be forwarded to Carmarthenshire County Council's Corporate Property Department requesting permission for this Council to grant an under lease to the hall management committee.

Cllr. Wooldridge returned to the meeting.

(3) CAR PARK

A letter was circulated to Members from Mrs C of Trallwm Road, Llanelli. Mrs C had made a request for permanent fencing to be erected around Trallwm Community Hall to discourage youths from congregating at the rear of the hall in the hope that it would combat general nuisance issues affecting both her and her immediate neighbouring properties.

Following discussion, it was

RESOLVED that Mrs C's request be declined.

62. APPOINTMENT OF SUB-COMMITTEE

RESOLVED that a Sub-Committee, comprising the Chairman and Vice Chairman of Committee, Chairman of Council, Leader and Local Ward Members be appointed.

63. PROGRESS REPORT

RESOLVED that the report of the Technical Services Officer on work undertaken, be noted.

64. PONTHENRI RECREATION GROUND – FOOTBALL PITCH

Members were circulated with a report from the Technical Services Officer on quotations received to appoint a contractor to carry out necessary drainage works at Ponthenri Recreation Ground as follows:

- (1) £40,792.92
- (2) £31,762.62
- (3) £20,257.30

21 May, 2009.

The Technical Services Officer recommended that quotation number (2) be accepted because the lowest tenderer had not visited the site and therefore there could be additional costs involved. Furthermore, the company had included a number of caveats affecting the state of the pitch and that the pitch might not be available for the start of the new season, whereas the acceptance of quotation (2) would guarantee that the pitch would be ready for use at the beginning of the new season. Following discussion and subject to satisfactory references being received, it was

RESOLVED that the quotation received from Turfdry Ltd, Woodville Road, Hartshorne, Swadlincote, DE11 7ET to the value of £31,762.62 be accepted.

**65. FIVE ROADS RECREATION GROUND –
CRICKET PRACTICE AREA**

Email correspondence dated 14 May, 2009, was received from the Secretary, Five Roads Sporting Association requesting this Council to finance a hard standing area for cricket nets. The Association had previously been awarded a community development grant from this Council towards purchasing all weather training nets. However, Mr Stephens stated that in order to have effective usage of the facility a hard standing area was required.

A site meeting had previously taken place between the Technical Services Officer and representatives of Five Roads Sporting Association to discuss the siting and costs involved for a hard standing area. Members were informed that construction costs would range between £1,500 and £2,000, but the Association had indicated that it could possibly contribute to the works either in labour and or costs. Following discussion it was

RESOLVED that further enquiries be made with the Secretary, Five Roads Sporting Association to ascertain the level of its contribution towards construction costs and that the correspondence be deferred to the next Recreation and Welfare Committee Meeting.

66. SWISS VALLEY SHOPPING AREA

Members were circulated with a block plan and photographs of the Swiss Valley Shopping Area, Heol Nant received from the Swiss Valley Residents' Association. The Association requested the Council to consider carrying out an environmental enhancement and general improvements scheme of the shop fronts as part of the Council's capital works programme.

Members were informed that the Council had set aside £5,000 within its budget to carry out some form of environmental enhancement of the area but no definite proposals had been identified. Therefore the Residents' Association wondered whether the Council would be prepared to use part of the money to remedy any health and safety implications associated with the steps and hand rails fronting the shopping area and also to commission a design brief for the site. The brief could then be costed and depending on what was included in it, works could be phased in over a period of time, provided the Council was happy to take on the capital commitment and any associated on-going maintenance costs.

The Clerk stated that an initial meeting had been held with representatives of the Residents' Association as a precursor to discussing the Association's request at today's meeting. The

21 May, 2009.

Clerk stated that the scheme had similarities to other schemes previously supported by the Council and therefore felt the request was reasonable. It was clear that the Residents' Association wanted to work in partnership with the Council in order to put the money to good use. The Clerk commented that provided Members were happy with the proposals any money left over from the £5,000 could be set aside for match funding and/or used as a direct contribution for initial enhancement work.

Following discussion it was

RECOMMENDED that the Council take the project forward in principle as a capital scheme subject to costs not being prohibitive and that the Council's Recreation and Welfare Sub Committee work in partnership with the Residents Association to draw up a suitable scheme which attracted low maintenance costs.

67. SWISS VALLEY COMMUNITY HALL

A letter was received from the Chairperson, Swiss Valley Community Centre Association, which referred to a proposed change of utility supplier following the increase in utility bills received for the community hall.

Members were informed that this was strictly a matter for the hall management committee to determine and there was no requirement to seek the Council's consent in order to switch to a different utility supplier. The hall management committee was clearly attempting to source cheaper utility services in the interest of best value and should increase hire charges to reflect actual cost.

RESOLVED that the application be granted.

Arising out of discussion of the above, Members referred to the Council's annual grant of £250 made to hall management committees to help with day to day running costs. Members acknowledged that the figure of £250 had not been reviewed for a number of years and that perhaps it was timely to review the level of annual grant awarded prior to the Council commencing preparations with its annual budget estimates and it was

FURTHER RESOLVED that the annual grant be uplifted in principle by an additional £50 per year, providing for an annual grant of £300 and the increase shall take effect in the 2010/2011 budget provided it was deemed affordable following the conclusion of the Council's annual budget estimates exercise planned for later in the financial year.

68. CHAIRMAN'S FELICITATIONS

The Chairman congratulated Miss Dawn Jones, Administration Assistant on her impending marriage to Mr Paul Jones and on behalf of Members and Officers he wished them every success for the future.

21 May, 2009.

Members also conveyed their best wishes to Dawn and in so doing also announced that Cllr. D. J. Davies had successfully completed his course of medical treatment and it was hoped he would make a steady recovery back to full health.

.....

The Meeting concluded at 6.05 p.m.

.....

The afore-mentioned Minutes were declared to be a true record of the proceedings and signed by the Chairman presiding thereat and were, on 9 June, 2009, adopted by the Council.