

**18 September, 2007.**

**LLANELLI RURAL COUNCIL**

**Minute Nos: 192 – 202**

At a Meeting of the **RECREATION AND WELFARE COMMITTEE** of the Llanelli Rural Council held at the Conference Room, Vauxhall Buildings, Vauxhall, Llanelli, on Tuesday, 18 September, 2007, at 4.45 p.m.

**Present:** Cllr. G. H. Wooldridge (Chairman)

**Cllrs.**

D. J. Davies	M. B. Hughes
M. Davies	M. P. Jones
S. L. Davies	S. N. Lewis
R. E. Evans	A. G. Morgan

**192. APOLOGIES FOR ABSENCE**

Apologies for absence were received from Cllrs. T. D. Bowen (Cllr. A.G. Morgan deputising) and T. J. Jones.

**193. MEMBERS' DECLARATIONS OF INTEREST**

Cllr. D. J. Davies declared an interest in Minute No. 196 as he was Vice Chairman of Communities First Llwynhendy. Cllrs. M. P. Jones and G. H. Wooldridge declared an interest in Minute No. 201 as Cllr. Jones was Treasurer and Cllr. Wooldridge a member of, Trallwm Forum.

**194. PROGRESS REPORT**

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

**195. PLAY AREA SAFETY INSPECTION REPORT**

Members having conveyed their appreciation of work done thus far in the Council's recreational areas, it was

**RESOLVED** that the Royal Society for the Prevention of Accidents' report appertaining to the Authority's playground equipment and surfaces, be noted.

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**196. CEFNCAEAU, LLWYNHENDY –  
PROPOSED MULTI BALL PARK**

Cllr. D. J. Davies declared an interest in the following item as he was Vice Chairman of Communities First Llwynhendy and did not speak or vote on the matter.

Pursuant to Minute No. 52, Members were circulated with a letter received from Nia Griffith, MP, expressing her full support for the above project.

Ms. Griffith informed of very positive feedback being generated from the local community regarding the excellent work that the Llanelli East Neighbourhood team were doing for the young people in the Cefncaeau area, not only successfully combating crime and anti-social behaviour, but also involved in helping young people to channel their energy constructively. One way the team were doing this was through the Multi Ball Park project which was being developed in partnership with Carmarthenshire County Council and Communities First Llwynhendy at Gwili field near Heol Elfed, Cefncaeau.

The Clerk stated that the proposed multi ball park project (originally put forward for Tir Einon Park by Communities First) would now not be proceeding given the widespread community support for the project to be provided at Gwili field and, having informed that a formal planning application had been put forward, Members conveyed their pleasure with the developments.

**RESOLVED** that the Clerk's information, Members' comments and the letter, be noted.

**197. ROWIP ACTION PLAN – PUBLIC RIGHTS OF WAY  
IMPROVEMENT PLAN FOR CARMARTHESHIRE 2007-2017**

The above document was received from the Head of Leisure and Sport, Carmarthenshire County Council.

The Executive Board Member for Regeneration and Leisure stated in the foreword of the document, that the first Rights Of Way Improvement Plan (ROWIP) for Carmarthenshire was an important document as it would set the scene to meet the countryside access needs of local people and visitors over the next decade. Not only did the document include footpaths, bridleways and byways, but also the range of country parks, woodland parks, picnic sites, nature reserves, open country and other countryside access opportunities in the County, operated by the County Council and others.

In December 2006, the County Council circulated an Assessment Report, which provided background material on countryside access in the County. Initial comments had been taken into account, it was now necessary to establish the policies, proposals and priorities for delivering improvements and managing the access network.

The Deputy Clerk (Administration) informed that Carmarthenshire County Council was not looking for funding from this Council, indeed an annual grant was received from the County towards footpath maintenance. It was also noted that the production of a long term digital version of the Definitive Map was an excellent idea, particularly if available on-line and would prove invaluable to this Authority and the public.

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**RESOLVED** that the ROWIP action plan be supported and that Members' views and observations be forwarded to Carmarthenshire County Council.

**198. FELINFOEL CHANGING ROOMS**

**(1) RECREATION AND WELFARE SUB-COMMITTEE**

Members received the following Minutes of meetings of the Recreation and Welfare Sub-Committee held on Thursday, 26 July and Wednesday, 1 August, 2007, respectively:-

“At a Meeting of the RECREATION AND WELFARE SUB-COMMITTEE of Llanelli Rural Council held at the Conference Room, Vauxhall Buildings, Vauxhall, Llanelli, on Thursday, 26 July, 2007, at 4.00 p.m.

Present: Cllr. G. H. Wooldridge (Chairman)

Cllrs.

D. J. Davies                      T. J. Jones

**4. APOLOGIES FOR ABSENCE**

Apologies for absence were received from Cllrs. R. E. Evans and S. N. Lewis.

**5. MEMBERS' DECLARATIONS OF INTEREST**

No declarations of interest were made.

**6. FELINFOEL CHANGING ROOMS**

Further to Minute No. 3 of the Recreation and Welfare Sub-Committee meeting held on 22 May, 2007, Members considered the report of the Technical Services Officer on tenders received for the construction of a new plant room to the changing rooms at Felinfoel.

**(1) CONCRETE BLOCK PLANT ROOM**

Of the five companies invited to tender for the construction of the plant room, four companies returned tenders by the closing date as follows:-

- (a) £29,271.00
- (b) £23,629.86
- (c) £25,481.00
- (d) £34,634.49

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(2) MECHANICAL AND ELECTRICAL WORKS

The Technical Services Officer informed that five companies were invited to tender for the mechanical and electrical works, and all five tenders were returned by the closing date as follows:-

- (a) £31,778.00
- (b) £23,930.00
- (c) £26,174.36
- (d) £40,664.00
- (e) £28,720.27

Both sets of tenders were opened by the Chairman of Council.

Members were informed that if the lowest tender was accepted for the respective elements of work, the overall project cost amounted to £77,448.35 which was much higher than the anticipated budget of £30,000.

It was noted that the total project cost also included an amount of £24,701.75 for the provision of utility services covering electrical works and also the provision of a new water and gas supplies.

Given that the construction of the plant room was intended to be a temporary solution to alleviate the shortcomings of the hot water supply to the showers, the results of the tendering exercise did not represent value for money.

Following discussion, it was

RESOLVED that:

- (1) The Technical Services Officer's report be noted;
- (2) the results of the tendering exercise be noted;
- (3) that a Sub Committee meeting be convened with representatives of the three Felinfoel sports clubs as a matter of urgency, to explain the results of the tendering exercise and to agree a way forward; and
- (4) the outcome of that meeting be reported to a Special Council meeting, together with recommendations for plans in respect of the short and long term future of the facility including options for remedying the shortcomings associated with the showers.

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The meeting concluded at 4.20 p.m.”

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“At a Meeting of the RECREATION AND WELFARE SUB-COMMITTEE of Llanelli Rural Council held at the Conference Room, Vauxhall Buildings, Vauxhall, Llanelli, on Wednesday, 1 August, 2007, at 4.45 p.m.

Present: Cllr. G. H. Wooldridge (Chairman)

Cllrs.

R. E. Evans                      T. J. Jones  
S. N. Lewis

Together with representatives of:-

Felinfoel Cricket Club                -            V. Howells  
Felinfoel Rugby Club                 -            P. Bennett  
   -            C. Richards

7.        APOLOGIES FOR ABSENCE

An apology for absence was received from Mr J Davies, Secretary of Felinfoel Cricket Club.

8.        MEMBERS' DECLARATIONS OF INTEREST

No declarations of interest were made.

9.        FELINFOEL CHANGING ROOMS

Further to Minute No. 6 of the Recreation and Welfare Sub-Committee meeting held on 26 July, 2007, the Chairman welcomed representatives of Felinfoel Cricket and Rugby Clubs to the meeting. It was noted that a football representative was not present.

The Chairman explained that the meeting had been convened following the conclusion of a recent tendering exercise for the construction of a new external plant room to service the two existing shower blocks in the changing rooms.

The Chairman invited the Clerk and Technical Services Officer to reveal the results of the tendering exercise to all present, and during discussion a number of options were considered in an effort to reduce costs and to mitigate the on going problem of the insufficient hot water supply to the showers. The problem being that when both shower blocks were in use, the hot water supply only lasted for 20 minutes because of the configuration of the hot and cold supply. Ideally there should be a continuous supply of hot water.

It was pointed out that whatever option was pursued in the short term (that might involve substantial investment), would impact upon the long term plans for providing a new facility as less money would be available. Therefore, the need for prudence was recognised by the club representatives.

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Given that the construction of the plant room was put forward as a temporary solution to alleviate the shortcomings of the existing hot water supply to the showers, coupled with the desire to construct new changing facilities in the longer term; club representatives were informed that the results of the tendering exercise did not represent value for money.

The Clerk informed that the Council had originally set aside a budget of £30,000 to cover the project costs. The money was to be drawn from Earmarked Reserves for the construction of new changing rooms. Earmarked Reserves currently stood at £202,360.

The results of the tendering exercise were naturally disappointing and the Council did not anticipate project costs escalating to £78,000 for a project intended to serve as a temporary arrangement with a short life cycle of perhaps two years. Given the prevailing circumstances the Clerk stated that the project could not be recommended to the Council in its present form.

The Rugby club representatives repeated their concern over the poor standard of the showers and the embarrassment this had caused last season.

Following lengthy discussion, it was

**RECOMMENDED** that:

- (1) To reduce the demand on the hot water supply to the showers, the respective football and rugby club secretaries discuss the possibility of reversing club fixtures lists so that their home fixtures did not clash over the forthcoming season, so that only one of the senior football and rugby club sides played at the recreation ground on Saturdays; with the seconds, reserves, youth and junior sides using County Council facilities at Penywaer playing fields;
- (2) provided that this can be accomplished and to mitigate the additional cost burden borne by the clubs in hiring County Council facilities, it is recommended that the Council approve the payment of a £600 grant per club for the foreseeable future;
- (3) that if necessary, letters of support be forwarded from the Council to the Welsh Rugby Union and Carmarthenshire Football League in support of the clubs;
- (4) in the event of fixture lists not being reversed, the Clerk and the Technical Services Officer formulate a contingency plan by evaluating the possibility of installing one new Andrews water heater (or similar) in the existing building instead of constructing a separate plant room, on the proviso that the project costs can be reduced more in line with the original budget; and
- (5) as previously resolved, that, a Special Council meeting be convened to discuss the various implications surrounding the short and long term future of the existing changing rooms and to confirm the above recommendations in a bid to move progress prior to the commencement of the forthcoming football and rugby seasons.

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The meeting concluded at 6.10 p.m.”  
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**RESOLVED** that the Minutes be noted.

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**(2) FELINFOEL R.F.C.**

Further to Minute No. 169, a letter was received from the Secretary, Felinfoel R.F.C., informing that, following the meeting held in July at this Council's offices, communication to discuss issues and concerns with the relevant personnel of the Football Club had not been successful. It was felt therefore, that a joint agreement between the two Clubs was not viable on a practical level and could pose severe problems for the Rugby Club if an agreement was not adhered to.

The writer stated that discussion had taken place with the District Representative of the Welsh Rugby Union Board who confirmed that the showering facilities offered at the recreation ground fell far below what would be usually expected from a club of Felinfoel R.F.C.'s calibre. Should visiting clubs or referees complain of the conditions, Felinfoel R.F.C. could face serious repercussions.

All parties felt that the main responsibility for solving the problems lay with the Rural Council and that the long-term answer was not to change the sporting fixtures.

The Club stated that it was committed to working alongside this Council wherever possible, however, as it ran twelve rugby teams from Felinfoel Park, it had a responsibility to the players and associates to provide them with adequate facilities and it was felt that it could not settle for anything less than showers that were safe and in good working condition.

**RESOLVED** that the letter be noted.

**(3) PROPOSED INSTALLATION OF A SINGLE BOILER**

Pursuant to the above, Members were circulated with the Technical Services Officer's report which suggested an alternative proposal within the existing changing room to accommodate a single boiler for heating the showers (Option B), as identified in Minute No. 169 (4) of the Special Council meeting held on 9 August, 2007. The projected cost of the scheme would be between £50,000 and £54,000.

During the ensuing lengthy discussion, consideration was given to the proposals and costs of the above. The Clerk informed that the proposal was not financially viable and that it did not represent value for money. Given the prevailing circumstances and the uncertainty over the future of the existing building, he would not recommend this option as a viable proposal. The Clerk reminded Members of the total ear-marked reserve (£202,360) for constructing new changing facilities and stated that, if Members were minded to proceed, then nearly 25% of the ear-marked reserve would be used up in delivering, what might turn out to be, a short term solution to the problem. Furthermore, it would considerably delay the Capital Scheme of building new facilities at Felinfoel as well as progress with other projects the Council had identified. The Clerk qualified his remarks by stating that, if Members ultimately decided to proceed, then Officers would fully support that decision. Members having referred to being duty bound to fully support the sporting clubs, it was

**RECOMMENDED** that the Council proceed with installing a new single boiler and associated works at Felinfoel Changing Rooms at the estimated cost of £50,000-£54,000.

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**199. DAFEN WELFARE BOWLS CLUB**

Consideration having been given to the above application for financial assistance, it was

**RESOLVED** that a contribution of £300 be made to Dafen Welfare Bowls Club for the year 2006/07.

**200. 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.

**201. TRALLWM COMMUNITY HALL – ALTERATIONS**

Cllrs. M. P. Jones and G. H. Wooldridge declared an interest in the following item as Cllr. Jones was Treasurer and Cllr. Wooldridge a member of, Trallwm Forum. Both Members, having supplied background information on the project, withdrew from the meeting and did not vote on the matter.

Cllr. S. N. Lewis, the Vice Chairman, chaired the remainder of the proceedings.

Further to Minute No. 469 (20 March, 2007), information received from the Chairperson, Trallwm Forum, was circulated regarding the development project. It was stated that the Forum, working in conjunction with the Trallwm Hall Management Committee, actively sought grant funding to upgrade the hall and develop changing rooms/shower facilities as an extension project onto the Hall. Funding had been received from Hidden Dragon for the group to complete a business plan, detailed designs and specifications, which were nearing completion. In order to apply to the Community Facilities and Activities Project, it was necessary that the group become the leaseholders of Trallwm Hall and therefore, a request was made of this Council for an agreement of same, preferably that of a long-term lease of a minimum of ten years at a peppercorn rent.

During a lengthy discussion, reference was made to the need for consultation regarding design improvements and the business plan, as ultimately, maintenance costs of the building would be borne by the Council. The future responsibility for the building would need to be defined to ensure that the day-to-day administration remained with the Hall Management Committee.

**RESOLVED** that a sub-lease of at least 21 years be supported in principle subject to the receipt of further feasibility plans, a business plan and detailed design plans.

Cllr. R. E. Evans thereupon withdrew from the meeting.

Cllrs. M. P. Jones and G. H. Wooldridge returned to the meeting.



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**202. FINANCIAL SUMMARY REPORTS –**  
**(1) PONTHENRI A.F.C.**  
**(2) PONTHENRI COMMUNITY HALL**

Consideration having been given to applications for financial assistance received from:-  
(1) Ponthenri A.F.C. for 31 May, 2006 and 31 May, 2007, respectively;  
(2) Ponthenri Community Hall for September 2005, September 2006 and March 2007,  
respectively, it was

**RESOLVED** that the annual grants be forwarded to the above Committees.

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The Meeting concluded at 6.10 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 9 October, 2007, adopted by the Council.