

**17 November, 2015.**

**LLANELLI RURAL COUNCIL**

**Minute Nos: 263 – 271**

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, 17 November, 2015, at 4.45 p.m.

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

**Cllrs.**

T. Devichand                      M. L. Evans  
S. M. Donoghue                  S. N. Lewis  
   J. S. Phillips

**Absent:** R. E. Evans

**263.                      APOLOGIES FOR ABSENCE**

Apologies for absence were received from Cllrs. L. A. Beer, T. Bowen, M. V. Davies, S. L. Davies (Cllr. T. Devichand deputising), C. A. Rees and G. H. Wooldridge.

**264.                      MEMBERS' DECLARATIONS OF INTEREST**

The following Members declared a personal interest in the following matters:

| <i>Minute No.</i> | <i>Councillor</i> | <i>Interest</i>                                      |
|-------------------|-------------------|--|
| 269               | T. Devichand      | Personal – committee member, Dafen Welfare Committee |
| 269               | S. N. Lewis       | Personal – committee member, Dafen Welfare Committee |

**265.                      COMMUNITY FACILITIES – MAINTENANCE WORKS**

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

**266.                      LOCAL ENERGY ACTION**

Correspondence was received from the Local Energy Officer, Menter Cwm Gwendraeth Elli informing of a new project that aimed to reduce fuel poverty in Carmarthenshire's communities.

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The writer described his role which was to work free-of-charge with groups, volunteers, businesses and interested parties to develop Fuel Clubs in the neighbourhood and money saving energy efficiency campaigns and activities. Local Energy Action would help the vulnerable and empower people to take positive action within their own communities in response to worrying trends of increasing heating costs in homes.

The Community Development Officer (CDO) informed Members that he had already met with the Local Energy Officer and was informed that the Local Energy Action was a two year project running until August 2017 which was lottery funded. The project covered 10 electoral wards over the Carmarthenshire area and one of the wards that met the criteria was the Bynea ward. The project potentially could be rolled out to other wards in the Rural Council area at a later date depending on the future parameters of the scheme.

The CDO stated the Local Energy Officer had been invited to participate in the interventions identified in the Council's whole place plan, and it was

**RESOLVED** that the information be noted and that the Community Development Officer report any developments to a future meeting of the Recreation and Welfare Committee.

**267. PWLL PAVILION, CAR PARK AND CHILDREN'S PLAY AREA**

Members received the report of the Deputy Clerk (Administration) informing of the position of the lease asset transfer of Pwll Pavilion, car park and the tennis courts. The report also addressed the progress made on the contract to resurface the car park and access road and also the community consultation event to be held on the provision of a children's play area.

The Council agreed to the lease transfer of Pwll Pavilion, car park and the two tennis courts on 9 July, 2013 (Minute No. 135 refers), with the intention of surfacing the car park and making general improvements to the area. As part of a wider scheme, it was also intended to convert one of the tennis courts into a children's play area.

The legal process to draw up the lease was continuing due to its complex nature. The lease would be for a term of 99 years at a peppercorn rent. It would also allow for the sub-letting of the pavilion to the Recreation Ground Committee with a licence agreement being incorporated to permit the café proprietor to continue operating the café franchise.

The contract to re-surface the car park area and access road commenced on 12 October, 2015. Delivery of the contract was on programme; work was due to be completed during the first week of December 2015.

There was a budget of £80,000 in place for providing a children's play area in lieu of one of the tennis courts. A community consultation evening had been arranged for Tuesday, 24 November, 2015, at Pwll Primary School with a secondary event being held in the New Year. Three play providers had been invited to attend the event to directly hear the wishes of the local community on the type of preferred equipment at the new play area.

Members were informed the lease for the Pwll pavilion, car park and tennis courts would be completed hopefully soon once some minor issues had been attended to. A further committee

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report would be prepared on the opinions garnered from the community consultation event about the new play area together with quotations received from the interested play scheme providers and it was

**RESOLVED** that the report be noted and to await further developments.

**268. 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.

**269. DAFEN PARK, ASSET TRANSFER**

*Cllrs. T. Devichand and S. N. Lewis declared a personal interest in the following matter being committee members of Dafen Welfare Committee.*

Members considered a letter from Dafen Welfare Committee which requested the Council to consider the asset transfer of Dafen Park into its ownership and care.

The Clerk informed Members that he had also attended the Dafen Welfare Committee meeting held on 5 November, 2015, to discuss the request in more detail. The meeting covered the implications of proceeding with a transfer and the potential partners involved. The Council could initiate the transfer or the future upkeep of the park could also fall under one of the interventions identified in the Council's whole place plan by creating a new social entity to manage and maintain open green spaces in the Llanelli area. Before proceeding to look at the best delivery model, it was important to establish the operating and maintenance costs of the park to assess the budget implications and the effect on the annual precept. This would entail contacting Carmarthenshire County Council for the financial information. These points were recognised by the welfare committee.

The Clerk commented that during the meeting with the welfare committee it was clear to see there was an element of community concern about safeguarding the future of this unique park. He expressed that in his opinion the park could be transferred into Council ownership provided due diligence was addressed beforehand. This would require a legal assessment of the subletting arrangements to the various park tenants and how this could be taken forward if the Council became the head lessee. It was also important to ensure the Council had the correct resource capacity to ensure the upkeep of the park to a good standard. There was no merit in proceeding with the transfer if the Council could not add any value.

The Clerk then set out how the preliminary arrangements around the potential transfer could be taken forward but in doing so he also recommended to Members that Dafen Park should not be looked at in isolation. He stressed that it was only fair to consider Pwll recreation ground and Trallwn playing fields. The assets were also owned by Carmarthenshire County Council. It was inevitable that similar requests from the users of these facilities would filter through to the Council once it became common knowledge the Council was looking at the potential transfer of Dafen Park. Members agreed and following supportive comments from the Dafen ward representatives about working with the local volunteer base in Dafen, it was

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**RESOLVED** that:

1. As a first measure the Council register an in-principle expression of interest with Carmarthenshire County Council for the formal asset transfer of the following assets:

- Dafen Park;
- Pwll Recreation Ground; and
- Trallwm Playing Fields.

2. A full options appraisal of the preferred delivery model addressing the level of risk attached to the transfer be presented to committee with it incorporating a detailed legal and cost analysis together with a resource impact assessment on the Council's capacity to maintain all three sites.

3. The potential collaboration opportunity to work closely with the group of volunteers at Dafen Park be noted and accepted. Furthermore, the benefit of sourcing volunteer support for certain limited grounds maintenance activities and income generation opportunities associated with pitch hire fees and the like be noted for future reference.

**270. FINANCIAL SUMMARY REPORTS  
FIVE ROADS COMMUNITY HALL**

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

Following discussion, it was

**RESOLVED** that the annual grant of £400 be awarded to Five Roads Community Hall for the year ending 31 March, 2015.

**271. CHAIRMAN'S ANNOUNCEMENT**

The Chairman referred to the tragic events in Paris on 13 November and as a mark of respect the Chairman requested all present to stand and observe a minute's silence.

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The Meeting concluded at 5.25 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 December, 2015, adopted by the Council.