

16 September, 2008.

LLANELLI RURAL COUNCIL

Minute Nos: 194 – 208

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, 16 September, 2008, at 4.45 p.m.

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

Cllrs.

L. J. Butler	T. J. Jones
M. L. Davies	M. J. Lewis
S. L. Davies	S. N. Lewis
S. M. Donoghue	C. A. Rees
M. L. Evans	A. C. Thomas
G. H. Wooldridge	

194. APOLOGIES FOR ABSENCE

No apologies for absence were received.

195. MEMBERS' DECLARATIONS OF INTEREST

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

<i>Minute No.</i>	<i>Councillor</i>	<i>Interest</i>
201	Cllr. C. A. Rees	Fund raiser, Cylch Meithrin Ponthenri
207	Cllr. L. J. Butler	Chairperson, Trallwm Community Hall Management Committee
	Cllr. G. H. Wooldridge	Member, Trallwm Forum

196. FELINFOEL CHANGING ROOMS AND RECREATION GROUND

Pursuant to Minute No. 133 (1), Members were circulated with an update report received from the Clerk, which informed of recent discussions held with representatives of Communities First Felinfoel and outlined proposals to enable an appropriate future capital scheme for the refurbishment of the pavilion/changing rooms.

The Chairman thereupon welcomed Mr. P. Watts, Senior Co-ordinator, Communities First Felinfoel, to the meeting and invited him to address Members.

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Mr. Watts informed of his role of responsibility within the organisation and to the Communities First programme, which aimed to focus on the provision of facilities within the community of Felinfoel; forming a partnership with this Council therefore, was an ideal opportunity to seek funding to deliver a suitable project.

Reference was made to the fact that the organisation was in desperate need of office accommodation and meeting place and it was hoped that, in exchange for agreeing to the construction of such space, Communities First Felinfoel would make a capital contribution to the Council's project. The meeting room would be let to raise income for the Council to offset ongoing maintenance costs and furthermore, Communities First would pay the rent for use of the office space.

Communities First staff would carry out all the necessary community consultation exercises to assess need and garner support. They would also write up bids on behalf of the Council for submission to funding bodies.

As it was the Council's intention to commence the project in the spring/summer 2009, it was suggested that a Steering Group be formulated as quickly as possible, comprising Council Members and Officers, Communities First Officers, Carmarthenshire County Council representatives and local villagers of Felinfoel. The Steering Group would manage and drive the project forward.

Members conveyed their support for the above and, having endorsed the need for a Steering Group, it was

RESOLVED that

- (1) a partnership agreement be entered into with Communities First Felinfoel to oversee the regeneration of facilities at Felinfoel changing rooms and recreation ground;
- (2) in support of the partnership, the Council agrees to extend its plans to construct new changing rooms so as to include the construction of office accommodation exclusively for Communities First Felinfoel (Carmarthenshire County Council), as well as a meeting room for community use and general public hire; provided Communities First Felinfoel made a capital contribution towards the construction costs of the new building as well as providing general support by carrying out all necessary community consultation exercises to assess need, including garnering support for the project and writing up funding bids for submission to funding bodies;
- (3) construction work on the new building would be taken forward as phase one of the regeneration works, with additional phases being added at a later stage incorporating the re-development of the park and playground facilities and general environmental enhancement of the recreation ground; and
- (4) the initial meeting of the Steering Group would be held at the Community Education Centre, Felinfoel, on Thursday, 18 September, 2008.

The Chairman thanked Mr. Watts for attending and he thereupon withdrew from the meeting.

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197. PROGRESS REPORT

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

198. PLAY AREA SAFETY INSPECTION REPORT

Members were circulated with the above report appertaining to the Authority's playground equipment and surfaces.

During discussion, Cllr. L. J. Butler voiced concern regarding the condition of the park at Tir Einon. Reference was made to the park needing a complete refurbishment and that the Council was not in a position to remedy the situation. Cllr. Butler thereupon suggested that she would raise the matter for discussion at the next meeting of the Communities First Llwynhendy Committee.

RESOLVED that the report of the Royal Society for the Prevention of Accidents, and Cllr. Butler's comments, be noted.

199. FURNACE COMMUNITY HALL

Further to Minute No. 152, Members were circulated with a progress report received from the Technical Services Officer regarding the construction of the new hall.

During discussion, Members conveyed their concern regarding the matter of hydrology. The Deputy Clerk (Administration) also referred to increased costs relating to the project; confirmation of which were being awaited from the Consultant Architect.

RESOLVED that the information and Members' concerns, be noted.

**200. FURNACE COMMUNITY HALL –
ADVERTISING FEATURE**

Members were circulated with a report from the Deputy Clerk (Administration) informing of the cost of an 'advertorial' in the Llanelli Star to advertise and promote the new community hall at Furnace.

RESOLVED that a full page advertisement at a cost of £500 be undertaken.

201. PONTHENRI COMMUNITY HALL

Cllr. C. A. Rees declared an interest in the following item as she was involved in fund raising for Cylch Meithrin Ponthenri and did not vote on the matter.

Pursuant to Minute No. 154, further correspondence was received from the Leader, Cylch Meithrin Ponthenri, requesting permission for the Cylch Meithrin to erect temporary fencing in the car park at the above hall. The organisation needed an outdoor play area facility to

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comply with a new national foundation phase and it would put the organisation in good stead for its forthcoming Estyn inspection. The writer also stated that a mobile barrier style of fencing had been found as a suitable solution.

A letter of support had also been received from the Secretary and Treasurer, Ponthenri Welfare Association.

Reference was made to the previous request as not having been entirely clear and to the need for appropriate risk assessments being undertaken.

Cllr. M. J. Lewis raised concern regarding the use of the car park for dual purposes and referred to the RoSPA report which indicated that playgrounds should not have tarmacadam surfaces. In reply, Cllr. T. J. Jones informed that rubber matting would be used.

RESOLVED that the proposal be supported.

202. FELINFOEL RECREATION GROUND

Correspondence had been received from the Secretary, Felinfoel R.F.C. requesting provision of a spectator stand and crowd control barriers at Felinfoel Recreation Ground.

Reference was made to the original stand having been demolished, and with the Club having been promoted to one division below the Welsh Semi-Professional Division, the organisation was actively involved in discussions with their sponsors and local businesses in trying to provide a sheltered/seating area as an improvement to facilities at Felinfoel. Planning permission was being sought and a request was therefore, being made to this Council for its support for the project.

Financial support was also requested for the provision of crowd control barriers behind the goal posts at the changing room end linking up with the existing barriers running along both touchlines.

During the ensuing discussion, the Club was commended for its recent success however, the Clerk informed Members that objections to a spectator stand had been received in the past from local schools' staff and park users owing to the antisocial behaviour of young people thereat. The stand had been demolished and removed owing to Health and Safety reasons, the cost of which amounted to £20,000. Council funding was not available for the proposed new stand, particularly as there was already a capital scheme underway for the Changing Rooms and Recreation Ground. There was no indication as to which party would be responsible for the maintenance of the structure should one be built.

Funding was not available for the erection of permanent barriers owing to the earmarked scheme for the Recreation Ground. It was also felt that support could not be given to the proposition as erecting such barriers behind the goal might interfere with cricket outfield maintenance and also cause a health and safety hazard during the cricket season. However, consideration would be given should the Club be in a position to erect temporary barriers that met with this Council's approval.

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RESOLVED that

- (1) support not be granted for the erection a new spectator stand; and
- (2) the request for financial support for crowd barriers be refused.

203. RABY'S IRON FURNACE

A letter was received from the Vice Chairman, Llanelli Community Heritage, enquiring as to whether this Council could consider a scheme to undertake the co-ordination of the restoration and preservation of the ancient monument known as Raby's Furnace.

Although a large project, it was felt that there were potential benefits for Llanelli's tourism and heritage if partnerships could be formed with other organisations.

During discussion, reference was made to the fact that the ruin was privately owned and although it was an important historical relic, such a large project would probably not be sustainable.

RESOLVED that the request to co-ordinate a restoration project be declined, however, the writer be informed that the Council would further consider the possibility of entering into partnership with other interested parties to restore the site, provided the Council was not the lead body, costs were not prohibitive and the project being sustainable.

**204. PONTHENRI COMMUNITY HALL –
RECYCLING FACILITIES**

A letter received from the Senior Waste Officer, Carmarthenshire County Council, was circulated requesting permission to place recycling facilities for glass at the above hall.

RESOLVED that the request be granted.

205. 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.

**206. PONTHENRI COMMUNITY HALL –
REFURBISHMENT WORKS**

Members considered the report of the Technical Services Officer on tenders received for refurbishment works at Ponthenri Community Hall as follows:-

- (1) £54,000.00
- (2) £71,926.25
- (3) £77,140.10

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(4) £78,896.00

The lowest tender was qualified and, therefore, the building contractor concerned had been requested to remove those qualifications. A revised tender of £59,089 had been received.

The Technical Services Officer referred to the budget of £36,850 available for the works and indicated that there would be a shortfall of £22,239. It was suggested that the scheme be undertaken over two financial years as follows:-

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|-------------------|---|--|
| Phase 1 (2008/09) | - | External replastering, structural wall repairs, flat roofing repairs, fascias, guttering, etc. - £36,941 |
| Phase 2 (2009/10) | - | Disabled ramp, new floor, upgrading of Nursery area, etc. - £22,148 |

The Deputy Clerk (Administration) stated that, should Phase 2 proceed, there would be additional expenses for building regulations' fees and the appointment of a CDM Supervisor.

Members, however, were of the opinion that the refurbishment works should be carried out in one phase and enquired whether monies were available to enable the scheme to proceed during the current financial year.

The Deputy Clerk (Administration) suggested that the Finance and General Purposes Committee could be requested to transfer an amount from General Reserves to off-set the deficit of approximately £25,000.

RECOMMENDED that the Finance and General Purposes Committee be requested to authorise the transfer of £25,000 from General Reserves to enable the refurbishment works at Ponthenri Community Hall to proceed in its entirety with the tender submitted by Enzo's Construction Ltd., Clos Gelliwerdd, Cross Hands Business Park, Cross Hands, Llanelli, SA14 6RX, in the sum of £59,089 plus VAT being accepted.

**207. TRALLWM COMMUNITY HALL –
CAPITAL SCHEME**

Cllrs. L. J. Butler and G. H. Wooldridge declared an interest in the following item as Cllr. Butler was Chairperson, Trallwm Community Hall Management Committee and Cllr. Wooldridge a member of Trallwm Area Forum. Both Members withdrew from the meeting prior to discussion.

Pursuant to Minute No. 536 (15 April, 2008), correspondence, together with details of the proposed alterations and extensions to Trallwm Community Hall, were received from the Chairperson, Trallwm Area Forum.

During discussion, reference was made to a few minor points raised regarding the plans and which required resolving prior to the submission of a formal planning application to Carmarthenshire County Council. It was also noted that there was a potential shortfall in funding for the project and it was imperative that this Council receive written confirmation of secured funding prior to any permitted building work being undertaken. Mention was also

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made that users of Trallwm Hall should be notified of the forthcoming scheme as soon as possible in order that alternate venues could be sought.

The Clerk informed Members that information was still awaited from the legal representatives on the drafting of the lease.

RESOLVED that:-

- (1) the scheme be approved in principle, however, commitment would be required from the Trallwm Area Forum that full funding of the project was in place prior to construction works commencing, in this respect, letters of confirmation from funding bodies would need to be provided to the Council confirming grant awards, the totals of which matching project expenditure;
- (2) the areas of concern identified on the drawings for the scheme be pursued with the designers by the Technical Services Officer.

Cllrs. Butler and Wooldridge returned to the meeting.

208. FINANCIAL SUMMARY REPORTS -

- (1) PONTHENRI COMMUNITY HALL**
- (2) TRALLWM COMMUNITY HALL**

RESOLVED that the annual grant be forwarded to the Trallwm Community Hall and that Ponthenri Community Hall Management Committee be requested that the Statement of Accounts be audited and signed appropriately.

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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 14 October, 2008, adopted by the Council.