

21 March, 2023

LLANELLI RURAL COUNCIL

Minute Nos: 403 – 416

At a Meeting of the **RECREATION AND WELFARE COMMITTEE** of the Llanelli Rural Council held at the Council Chamber, Vauxhall Buildings, Vauxhall, Llanelli, and via remote attendance on Tuesday, 21 March, 2023 at 4.45 p.m.

Present: Cllr. D. M. Cundy (Chairman)

Cllrs.

T. M. Donoghue	S. N. Lewis
A. Evans	A. G. Morgan
E. M. Evans	A. J. Rogers
R. E. Evans	W. E. Skinner
J. P. Hart	N. A. Stephens

Absent: S. K. Nurse

403. APOLOGIES FOR ABSENCE

An apology for absence was received from Cllr. B. M. Williams (Cllr. N. A. Stephens deputising).

404. MEMBERS' DECLARATIONS OF INTEREST

The following members declared an interest in the following matters:

<i>Minute No.</i>	<i>Councillor</i>	<i>Interest</i>
410	S. N. Lewis	Personal and prejudicial interest – Treasurer, Dafen Welfare Management Committee and employee, Dafen Cricket Club.
410	A. J. Rogers	Personal interest – Secretary, Dafen Welfare Management Committee.
416	S. N. Lewis	Personal and prejudicial interest – Treasurer, Dafen Welfare Management Committee.
416	A. J. Rogers	Personal and prejudicial interest – Secretary, Dafen Welfare Management Committee.

405. COMMUNITY FACILITIES – MAINTENANCE WORKS

RESOLVED that the Facilities Manager's report on work undertaken be noted.

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**406. DWYFOR GROWING SPACES
OCCUPANCY AGREEMENT**

Further to Minute No. 285, members considered the report of the Community Development Officer, enclosing the draft Occupancy Agreement in order to open up Dwyfor Growing Space for community access.

The Occupancy Agreement would be issued to all individuals and organisations that had an interest in using the facility. The document contained a schedule of maintenance which outlined the responsibilities of the council and the responsibilities of the user/client. This would provide clarity on what the user would be able to do whilst it also outlined their expectations as to what the council could and could not address.

The document covered the role of the council, the vision for the site, number of raised beds/growing spaces, site care, fees and general rules to abide by. The agreement must be signed prior to a raised bed/growing space being assigned.

The Occupancy Agreement would include a nominal charge for organisations/individuals that wished to be responsible for one of the raised beds/growing spaces. This would then go towards defraying any council costs associated with the upkeep of communal areas and other potential maintenance areas where it would be deemed unreasonable for users to maintain.

For insurance purposes a voluntary formed group from amongst the users would need to be established in order to obtain blanket public liability cover for the site.

Members were informed that in addition to the draft occupancy agreement, the report also contained an action plan, which was to be used by officers as a working document for the general development and evolution of the site.

Following discussion, it was

RESOLVED that:

1. The report be accepted and that the final draft occupancy agreement be endorsed subject to the minor amendments suggested during the meeting being included.
2. To move progress, the amended final draft occupancy agreement shall be circulated via email to members of the committee for subsequent sign-off, with a view to it being issued to site users from the start of April 2023, with the agreement running from 1 April to 31 March annually thereafter.
3. The annual fee per raised bed/growing space shall be initially set at a rate of £20.00 but with additional water consumption charges also being added on top of the rate, such charges shall be recharged to users from the council in arrears and following the receipt of periodic invoices having being served on the council from Dwr Cymru/Welsh Water for water drawn from the rising main.
4. The scheme parameters, tenancy agreement provisions and the range of fees shall be reviewed in 12 months' time.

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**407. FELINFOEL RECREATION GROUND
CAR BOOT SALES**

Cllr. E. M. Evans, on behalf of the Felinfoel Community and Events Group, requested permission to use the car park at the Phil Bennett OBE Resource Centre, Felinfoel, for occasional car boot sales starting in April 2023. Cllr. Evans confirmed the events group would liaise with the local sports groups in regard to the staging of car boot sales so that they did not interfere with sports matches and that the events group had public liability insurance in place.

Following discussion, it was

RESOLVED that permission be granted to the Felinfoel Community and Events Group to stage car boot sales at the car park at the Phil Bennett OBE Resource Centre, Felinfoel subject to the council receiving a copy of the group's extant insurance cover and the group also completing the council's event management plan document to mitigate against risk and to satisfy general health and safety requirements.

**408. FIVE ROADS RECREATION GROUND
UK SHARED PROSPERITY FUND BID**

This matter having been listed on the agenda for discussion by Cllr. A. Evans was subsequently withdrawn at his request because under the general funding parameters, only landowners were able to apply to the fund. Cllr. Evans remarked he was mindful the council was likely to apply to the Shared Prosperity Fund in support of the Llwynhendy Hub project and so having due regard for the hub project he did not wish to potentially jeopardise the success of that potential bid by requesting the council to also submit a further additional application in support of the recreation ground and it was

RESOLVED accordingly and that Cllr Evans' comments be noted.

**409. PONTHENRI RECREATION GROUND
SAFER ROUTES GRANT APPLICATION**

Further to Minute No. 157, and subject to the Safer Routes in Communities Bid being successful, Cllr. A. Evans sought the council's agreement and permission to support the installation of three additional lighting columns and the widening of the existing path at the recreation ground, given both items formed part of the bid. Cllr. Evans also sought confirmation that the council would agree to pay the electricity charges associated with the subsequent illumination of the additional lighting columns, and it was

RESOLVED that the council's agreement and permission be granted in support of the installation of the additional lighting columns, the payment of the subsequent energy charges and the widening of the existing path at Ponthenri Recreation Ground subject to the Safer Routes in Communities grant bid being approved by the Welsh Government.

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410. PWLL RECREATION GROUND CRICKET FACILITIES

Cllr. S. N. Lewis declared a personal and prejudicial interest in the following item as she was the Treasurer of Dafen Welfare Management Committee and an employee of Dafen Cricket Club and left the meeting before discussion commenced. Cllr. A. J. Rogers declared a personal interest in the following item as he was a member of Dafen Welfare Management Committee.

Members received a letter from the Secretary, Dafen Welfare Cricket Club informing of an agreement reached with Pwll Recreation Ground Management Committee in regard to the cricket club's third team using the artificial wicket at Pwll Recreation Ground to play home matches when the facility was available over the forthcoming season.

In support of the arrangement the Secretary also enquired whether the council would be prepared to maintain the cricket outfield throughout the season in order for the cricket games to be played.

Following discussion, it was

RESOLVED that the letter be noted and the request made by Dafen Cricket Club for the council to maintain the cricket outfield be supported.

Cllr. S. N. Lewis re-joined the meeting.

411. 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.

412. BRYNMAEN COMMUNITY HALL

Further to Minute No. 162, members considered the report of the Technical and General Operations Manager.

Carmarthenshire County Council (CCC) was finally pressing ahead with the re-development of the Brynmefys Estate and enquired whether the council would be prepared to surrender its interest in the existing community hall, which had been mothballed since 2003.

CCC had not made any offer of financial compensation to the council in suggesting it surrender its interest in the community hall. The community hall was built by Llanelli Rural Council in 1979 at a cost of circa £30,000. Members were informed that it appeared title to the land was never obtained by the council and moreover no record could be found of the council entering into a formal lease to occupy the land with the former Llanelli Borough Council.

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Officers had sought legal advice on the position and one option open to the council was to possibly obtain or claim title to the property in order to safeguard its financial interest and general outlay in maintaining the property since the building was originally constructed.

Following discussion, it was

RESOLVED that officers and local ward members arrange a meeting with representatives from Carmarthenshire County Council to discuss the fate of the building in light of the legal advice received but with a positive view of safeguarding the interests of the local residents and them ultimately enjoying access to community facilities of whatever kind in the future as part of the general plans to redevelop the Brynmefys estate.

**413. FELINFOEL RECREATION GROUND
FELINFOEL RESOURCE CENTRE- RENAMING**

Further to Minute No. 155(1), the Technical and General Operations Manager presented members with the proposed new building signage and production cost associated with the renaming of the building as the Phil Bennett OBE Resource Centre. The family of the late Mr Phil Bennett had been consulted and had subsequently given their approval to the design. The cost of the sign was quoted as £1,500.

Following discussion, it was

RESOLVED that the new sign be procured at a cost of £1,500 excluding VAT from Vision Signs and Graphics, Unit 8 Glan Llwyd, Tyn y Bonau Road, Pontaddulais, SA4 8SF and that arrangements be put in place for the council chairman to officially unveil the sign with an invitation also being extended to all members to participate in the arrangements.

414. FURNACE COMMUNITY HALL

Members considered a consultancy report prepared by Bullock Consulting Ltd in the form of email correspondence, to remedy the configuration issues and problems with the hall's current heating system and the necessary mechanical and engineering modifications required to ensure the system worked efficiently and effectively as per the original intended design. The Technical and General Operations Manager took members through the recommended modifications and stated no money had been identified in the budget to carry out the work but nevertheless the work was deemed essential and if approved, the cost estimate of £5,800 plus VAT would have to be met from general reserve balances. Furthermore, the engineering consultant costs of £1,500 plus VAT would also have to be met from general reserve balances. All work would be guaranteed under the subsequent commissioning certificate to be issued upon completion of the work and once issued no further work to the system would be necessary.

Following discussion, it was

RESOLVED that:

1. The recommendations set out in the consultancy report be accepted and that the work be put out to tender with the results being subsequently reported for committee approval. The

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cost of the work, including engineering consultancy fees shall be met from general reserve balances.

2. In support of the required works, appropriate training shall also be procured for key nominated personnel to operate the reconfigured heating system efficiently and effectively.

**415. SWISS VALLEY LOWER LLIEDI RESERVOIR
OPERATOR'S LICENCE**

Further to Minute No. 148 (21 April, 2021, refers), members considered the report of Technical and General Operations Manager informing of a strategy and delivery model for the provision of water sports via an appointed licensee at the Lower Lliedi Reservoir, Swiss Valley.

Officers had consulted with national bodies, local groups and commercial providers and also visited other facilities to evaluate the prospects of operating water sports at the reservoir. Officers were of the opinion that it was better for the council to licence a suitable experienced operator to provide water sports activities at the reservoir instead of the council doing this directly and having to recruit staff to manage activities.

Members were informed that in February 2023, Dwr Cymru/Welsh Water had issued a Deed of Variation to the council's original licence agreement. This permitted the council to licence an operator to provide water sports at Swiss Valley Reservoir. A number of commercial outdoor activity providers had already registered an interest in operating such a licence on behalf of the council.

It was therefore proposed to invite individuals, clubs and existing watersports organisations to submit proposals to run non-motorised watersports activities at the Lower Lliedi Reservoir.

The licence would permit the licensee to offer the hire of water sports equipment, lessons, skills training and other general water based experiences such as team building days etc. The licence would operate for twelve months and a fee of £2,500 per annum was recommended for consideration. This rate was used in a nearby similar facility owned by Dwr Cymru/Welsh Water. Under such an arrangement, the licence holder would be required to work closely with the council, angling society, and other stakeholders at the licensed location while demonstrating consideration for local residents and all other users.

Members were then asked to consider the following draft timetable for appointing a licensee:

- Formal expression of interests invited from 22 March, 2023;
- Deadline for submission of expression of interests 3 April, 2023 at 5.00 pm;
- Sub-committee to consider and review all applications received by no later than 7 April, 2023;
- The sub-committee to subsequently report to the Recreation and Welfare Committee by 18 April, 2023 with its findings and recommendation;
- Successful licensee to be notified on 19 April, 2023.

Following discussion, it was

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RESOLVED that:

1. The proposals set out in the report for appointing a licensee be accepted in full with the license fee being set at £2,500 per annum and that officers be authorised to seek expressions of interest for presenting before the Recreation and Welfare Sub-Committee.
2. The membership of the Recreation and Welfare Sub-Committee shall comprise, the chairman of council, the leader of council, the Recreation and Welfare Committee Chairman and Vice-Chairman together with the local ward members representing the Swiss Valley electoral ward.

**416. FINANCIAL SUMMARY REPORT
DAFEN COMMUNITY HALL – 30 APRIL, 2021**

Cllrs. S. N. Lewis and A. J. Rogers both declared personal and prejudicial interests in the following item because they were both members of Dafen Welfare Management Committee and left the meeting before discussion commenced.

Members were circulated with the Statement of Accounts for Dafen Community Hall, received from the Dafen Welfare Management Committee, and it was

RESOLVED that the annual grant of £400 be made to Dafen Community Hall for the year ending 30 April, 2021.

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The Meeting concluded at 6.07 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 12 April, 2023 adopted by the Council.