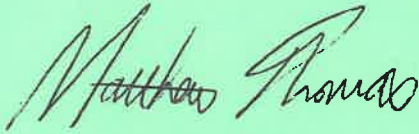


PWYLLGOR LLES A HAMDDEN
I'w cynnal yn Siambr y Cyngor a thrwy bresenoldeb o bell ar
dydd Mawrth, 21 Gorffennaf, 2026, am 4.45 y.p.



CLERC y CYNGOR

15 Gorffennaf, 2026.

AGENDA

1. Derbyn ymddiheuriadau am absenoldeb.
2. Derbyn Datganiadau o Fudd Personol gan Aelodau o ran y materion sydd i'w trafod.
3. Cyfleusterau Cymunedol - Gwaith Cynnal A Chadw - nodi er gwybodaeth, adroddiad cynnydd y Rheolwr Cyfleusterau ar y gwaith a wnaed.
4. Maes Hamdden Pwll – Rhwydi Amddiffynnol – mater y gofynnwyd amdano ar yr agenda gan y Cynghorydd J. Lovell.
5. Trosglwyddo Asedau – Llain o Dir Parc Dafen:
 - (1) Derbyn gohebiaeth gan Gyngor Sir Caerfyrddin ynghylch trosglwyddo ased y llain o dir ym Mharc Dafen a chytuno ar ymateb y cyngor.
 - (2) Ystyried e-bost gan Ysgrifennydd Clwb Pêl-droed Dafen a chytuno ar ymateb y cyngor.
6. Prosiect Gwirfoddoli Hawliau Tramwy Cyhoeddus – ystyried gohebiaeth gan Bennaeth Seilwaith Amgylcheddol, Cyngor Sir Caerfyrddin ynghylch cyllid a dderbyniwyd ar gyfer prosiect gwirfoddoli Hawliau Tramwy Cyhoeddus yn Sir Gaerfyrddin a chytuno ar ymateb y cyngor.
7. Maes Chwarae Sandy a Stradey – ystyried adroddiad y Rheolwr Llywodraethu a Phrosiectau ar yr ardal chwarae arfaethedig yn Ward Hengoed.

Aelodau'r Pwyllgor:

Cyng. D. M. Cundy (Cadeirydd y Pwyllgor), A. J. Rogers (Is-Gadeirydd y Pwyllgor),
R. E. Evans (Arweinydd y Cyngor) T. M. Donoghue, E. M. Evans, J. P. Hart, S. N. Lewis,
A. G. Morgan, J. S. Phillips, W. E. Skinner, A. G. Stephens a O. Williams.

LLANELLI RURAL COUNCIL
Vauxhall Buildings, Vauxhall, Llanelli. SA15 3BD
Tel: 01554 774103

RECREATION AND WELFARE COMMITTEE
To be hosted at the Council Chamber and via remote attendance on
Tuesday, 21 July, 2026, at 4.45 p.m.



CLERK to the COUNCIL

15 July, 2026.

AGENDA

1. To receive apologies for absence.
2. To receive Members' Declarations of Interest in respect of the business to be transacted.
3. Community Facilities - Maintenance Works – to note for information, the Facilities Manager's progress report on work undertaken.
4. Pwll Recreation Ground – Protective Netting – matter requested for inclusion on the agenda by Cllr. J. Lovell.
5. Asset Transfer – Parcel of Land Dafen Park:
 - (1) To receive correspondence from Carmarthenshire County Council on the asset transfer of the parcel of land at Dafen park and to agree the council's response.
 - (2) To consider an email from the Secretary, Dafen AFC and to agree the council's response.
6. Public Rights of Way Volunteering Project – to consider correspondence from the Head of Environmental Infrastructure, Carmarthenshire County Council on funding received for the Public Rights of Way volunteering project in Carmarthenshire and to agree the council's response.
7. Sandy and Stradey Play Area – to consider the report of the Governance and Projects Manager on the proposed play area in the Hengoed Ward.

Members of the Committee:

Cllrs. D. M. Cundy (Chairman of Committee), A. J. Rogers (Vice-Chairman of Committee), R. E. Evans (Leader of Council), T. M. Donoghue, E. M. Evans, J. P. Hart, S. N. Lewis, A. G. Morgan, J. S. Phillips, W. E. Skinner, A. G. Stephens and O. Williams.

**To the Chairman and Members of the
Recreation and Welfare Committee:**

ITEM No. 3 .

Date of meeting: 21 July, 2026

Dear Councillor,

COMMUNITY FACILITIES – MAINTENANCE WORKS

1. PURPOSE OF REPORT

- 1.1 To provide Members with an information report on work undertaken by the council's DLO workforce during June, 2026.

2. WORK ACTIVITIES

- (1) Vauxhall Buildings
Litter pick external areas
Paint steps and handrail
Unblock toilets
- (2) Dafen Community Hall
Checked toilets
- (3) Dafen Changing rooms
Purge water system
Repaired door handle
- (4) Dafen Park
Litter picked
Empty bins
Replaced MUGA padlock lock
- (5) Felinfoel Community Resource Centre
Litter pick
Lift issues/repairs
- (6) Felinfoel Recreation Ground
Litter pick
Empty bins
Replace sports field access gate
- (7) Five Roads Recreation Ground and Community Hall
Litter pick
Empty bins
Investigate flooding issues from adjacent field
- (8) Furnace Community Hall
Litter pick
Investigate external light issues

- (9) Llanelli District Cemetery
Preparation, backfilling, levelling of graves and cremation plots
Inspect and make safe memorials
Litter picking, empty litterbins and clear spent wreaths
Tend and maintain remembrance gardens
Clean roads and paths
Transport wheelie bins
Mark new burial plots
- (10) MUGA Llwynhendy/Gwili Fields/Canolfan
Litter pick
Monitor/cleared broken glass
Painted disabled parking markings
Repaired fence around play area
Fix loose manholes
French drain
- (11) Ponthenri Recreation Ground/Community Hall/ Changing Rooms
Litter pick
Installed drainage pipe
- (12) Pwll Pavilion and Recreation Ground
Empty litter bins and litter pick
Installed new fields access gates
Unblock toilet
Repaired toilet syphon
- (13) Sandy and Stradey Community Hall
Litter pick
- (14) Saron Community Hall and Square
Litter pick
- (15) Swiss Valley Community Hall and Shops
Litter pick
Repaired leak in toilet
- (16) Swiss Valley Reservoir
Empty bins, litter pick
Cleared litter around site, footpaths, shore areas and pontoon
Continued patrols to check fishing licenses
Prune vegetation
Swept footpaths
- (17) Tir Einon play area and recreation ground
Litter pick
Empty bin
- (18) Trallwm Community Hall and park
Empty bins, litter pick
Purge water system
hot water issue

- (19) Berwick play area
Litter pick
Empty bins
- (20) Dan y Banc play area
Litter pick
Empty bins
- (21) Pontyates Park
Litter pick
Empty bins
- (22) Cynheidre Park
Litter pick
- (23) Footpaths

Bynea Ward

Number	Description
36/99	Gelli Fach Farm
36/110	Pant Bryn Isaf
36/111	Cae Bryn
36/114	Bryn Martin
36/115	Llys Pendderi
36/116	Pant Glas
36/117	Pendderi Farm
36/118	Pencoed Ichaf
36/119	Pencoed Isaf
36/120	Pencoed Isaf Road
36/121	Ffos-fach
36/123	Saron Road
36/124	Off Saron Road
36/125	Station Road
36/126	Incline
36/127	Bell Inn
36/128	Sychnant Fach
36/129	Steps
36/131	Dogs home
36/134	Tir Morfa Fawr
36/136	Berwick Farm
36/137	Yspitty Road
36/140	Ina Bearings

Dafen Ward

Number	Description
36/103	cycle path/Halfway
36/81	Danycwm Lane
36/82	Brynsiriol Lane
36/90	Dyfed Steel
36/94	Crematorium

Glyn Ward

Number	Description
36/12	Noddfa Chapel
36/14	Pontyates Park/New Inn
36/35	Heol Hen Five Roads

Hengoed Ward

Number	Description
36/67	Constitution Hill
36/69	Stradey Park/Sandy Bridge
57/88	School memorial/Holy Trinity
72/1	middle Constitution Hill

Pemberton Ward

Number	Description
36/109	opposite White Lion
36/130	Parc Gitto/Tir Einon
72/27	Ivy Cottages to Parc y Scarlets

Swiss Valley Ward

Number	Description
36/42	Cwm Llechrd Ganol
36/43	Llannon 33/53
36/46	Pennant
36/47b	Hilltop
36/47a	Heol Nant
36/48	Y Lan
36/52	Reservoir
36/53	Links 52/141

(24) Porterage Services

Fill fuel storage
Consumables, materials
Vehicles to garages for repairs/tyres etc.
Litter waste and fly tipping removal to waste disposal site

(25) Machinery and vehicles

Daily maintenance, pre use checks, adjustments and minor repairs to vehicles, tools and equipment.
Clean vehicles, wash and disinfect vehicles, trailers and equipment following litter picking and bin emptying.
Arrange servicing and maintenance.

(26) General maintenance works to play areas and recreation grounds

Regular litter picking and emptying litter bins.
Sports pitch work included cutting aerating.
Fine turf winter work including fertiliser treatments and aeration to prepare playing surfaces for next season

(27) Maintenance works on behalf of Llanelli Town Council

Regular grounds maintenance services including grass cutting, hedge-cutting and sports surface management to:

Nightingale Court / Clos yr Ysgol / Penyfan / Penygaer / Seaside / Parc y Dre / Morfa / Havelock. Also, additional sports pitch cutting, aeration and marking to Penygaer / Seaside / Parc y Dre and fine turf works at Parc y Dre and Havelock. Additional work includes portorage services and playground repairs

3. LONG TERM IMPLICATIONS

- 3.1 The work programme is organised on a cyclical basis covering the summer and winter periods. In the summer period the majority of the time focusses on ground maintenance activities, whereas in the winter period the focus switches more to buildings' maintenance activities. Cemetery and Portorage activities are performed throughout the year. The Council has put in place a preventative maintenance budget based on an annual list of priorities and to cater for day to day contingencies. By adopting a preventative approach this supports sustainable development principles. The cyclical annual maintenance programme ensures community assets are kept in good order, extending the life cycle of the assets over many years.

4. SUSTAINABILITY AND WELL-BEING CONSIDERATIONS

- 4.1 The council's capital and revenue investment in the community facilities meets the following aims, core values and well-being goals.

Strategic Aim	Core Value	National Well-Being Goal						
		1	2	3	4	5	6	7
Community Development	CD7, CD8			✓	✓	✓		✓
Serving the Public	STP1, STP3, STP4, STP5, STP6	✓	✓		✓	✓	✓	✓
Acting as a Local Voice	LV1, LV2				✓	✓	✓	✓
Quality of Life								
(1) Environment	QL1	✓	✓	✓		✓		✓
(2) Social Inclusion								
(3) Safe and Healthy Places	QL5			✓	✓	✓		
Sports, Leisure and Cultural Activities	SLC1			✓	✓		✓	
The Local Economy								
Local Democracy								
Partnership Working	PW2, PW6	✓			✓	✓		✓
Communication								
Health and Safety	HS1, HS4, HS5	✓		✓		✓		✓
Resources	R2, R3	✓	✓					✓
Management and Control	MC2, MC4, MC5, MC6	✓	✓		✓		✓	✓

5. PUBLIC INVOLVEMENT

- 5.1 There are no public involvement opportunities identified in preparing this report. However, the council will examine public involvement in this area of activity as part of plans to promote volunteering initiatives and opportunities in the wider community.

6. COLLABORATION OPPORTUNITIES

- 6.1 The council works in collaboration with Carmarthenshire County Council on certain tasks such as footpath maintenance. The council works in collaboration with Llanelli Town Council by providing grounds maintenance services and support.

7. PREVENTATIVE MEASURES/CONSIDERATIONS

- 7.1 The work activities undertaken by the workforce are essential to support the council's preventative maintenance programme in order to maintain community facilities and assets and to keep them in good safe working order. It is important to carry forward appropriate budget provision to support the council's area of responsibilities and its general programme of works. This will ensure the council is contributing to a safe and healthy environment, removing the risk of harm to members of the public when using council/community facilities.

8. RECOMMENDATION

- 8.1 That Members note this information report.

Yours sincerely

FACILITIES MANAGER

15 July, 2026

Dawn Jones

Subject: FW: Agenda item for next Recreation & welfare committee meeting

From: Cllr. Jason Lovell <Jason.Lovell@llanelli-rural.gov.uk>
Sent: 07 July 2026 18:48
To: Mark Galbraith <Mark.Galbraith@Llanelli-Rural.gov.uk>
Cc: Matthew Thomas <Matthew.Thomas@Llanelli-Rural.gov.uk>
Subject: Re: Agenda item for next Recreation & welfare committee meeting

Good Evening, Mark, I am emailing to request an agenda item be added to the next Recreation & welfare subcommittee meeting on July 21st I have outlined the agenda item and rationale for the agenda item being added to the next committee meeting.

Agenda item - Request to add football protective netting behind goal of second football pitch at Pwll Park, Pwll

I've had a request from the Pwll recreation ground development committee and Pwll AFC to ask Llanelli Rural Council for the purchase and installation of protective football netting to run behind the goal of the second pitch at Pwll park. The reason for the request is the pitch is being used more often and there is currently a health & safety concern with footballs potentially hitting pedestrians and cyclist on the millennium coastal path which is located directly behind the second pitch goal.

I agree with their concerns that the absence of protective football netting behind the second pitch goal is a significant health & safety concern for passing pedestrians and cyclists on the cycle track behind the goal.

I have spoken to councils' officers and the cost for 70 meters of 3.7m high ball stop netting system, similar to the senior pitch would be around £4,200. In addition, pegs and postfix would put the total cost £5,000.

I hope the committee will consider this request as there are currently significant health & safety risks, I understand budgets are very tight, but could funds be found to provide the appropriate netting for the second pitch in Pwll park as a matter of urgency, Many Thanks Jason

Sent from [Outlook for Android](#)

Dawn Jones

Subject: FW: Dafen Park Llanelli
Attachments: Dafen AFC.pdf

From: Emily Hughes <EHughes@carmarthenshire.gov.uk>
Sent: 02 July 2026 12:20
To: Graham Williams <Graham.Williams@Llanelli-Rural.gov.uk>
Subject: RE: Dafen Park Llanelli

Good afternoon Graham,

Many thanks for your email.

Please find attached a plan showing the area that has been leased to Dafen AFC. I have held off updating the licence agreement, as I had hoped that the lease of the park to the Rural Council would have been completed by now.

I have requested an update from the County's Solicitor regarding the current position and will let you know as soon as I receive further information.

In the meantime, please note that the area outlined in red on the attached plan is no longer the responsibility of the Rural Council.

Should you have any queries, please do not hesitate to get in touch.

Kind regards,
Emily

From: Graham Williams <Graham.Williams@Llanelli-Rural.gov.uk>
Sent: 01 July 2026 10:47
To: Emily Hughes <EHughes@carmarthenshire.gov.uk>
Subject: RE: Dafen Park Llanelli

Caution: This is an external email and did not originate from within the Council. Please take care when clicking links or opening attachments. When in doubt, use the 'Report Message' button.

Rhybudd: E-bost allanol yw hwn ac nid oedd yn tarddu o'r Cyngor. Byddwch yn ofalus wrth glacio dolenni neu atodiadau agoriadol. Pan fyddwch yn ansicr, defnyddiwch y botwm 'Report Message'.

Dear Emily,

I am writing on behalf of Llanelli Rural Council regarding the licence agreement between Carmarthenshire County Council and Llanelli Rural Council for the maintenance of Dafen Parc.

Dafen Athletic AFC has recently informed Llanelli Rural Council that it has completed an asset transfer for land at Dafen Parc. It is our understanding that the land transferred include areas that are currently covered by the existing licence agreement between Carmarthenshire County Council and Llanelli Rural Council.

To date, Llanelli Rural Council has received no communication from Carmarthenshire County Council regarding this asset transfer or any implications it may have for the existing licence agreement. Consequently, we have no information regarding:

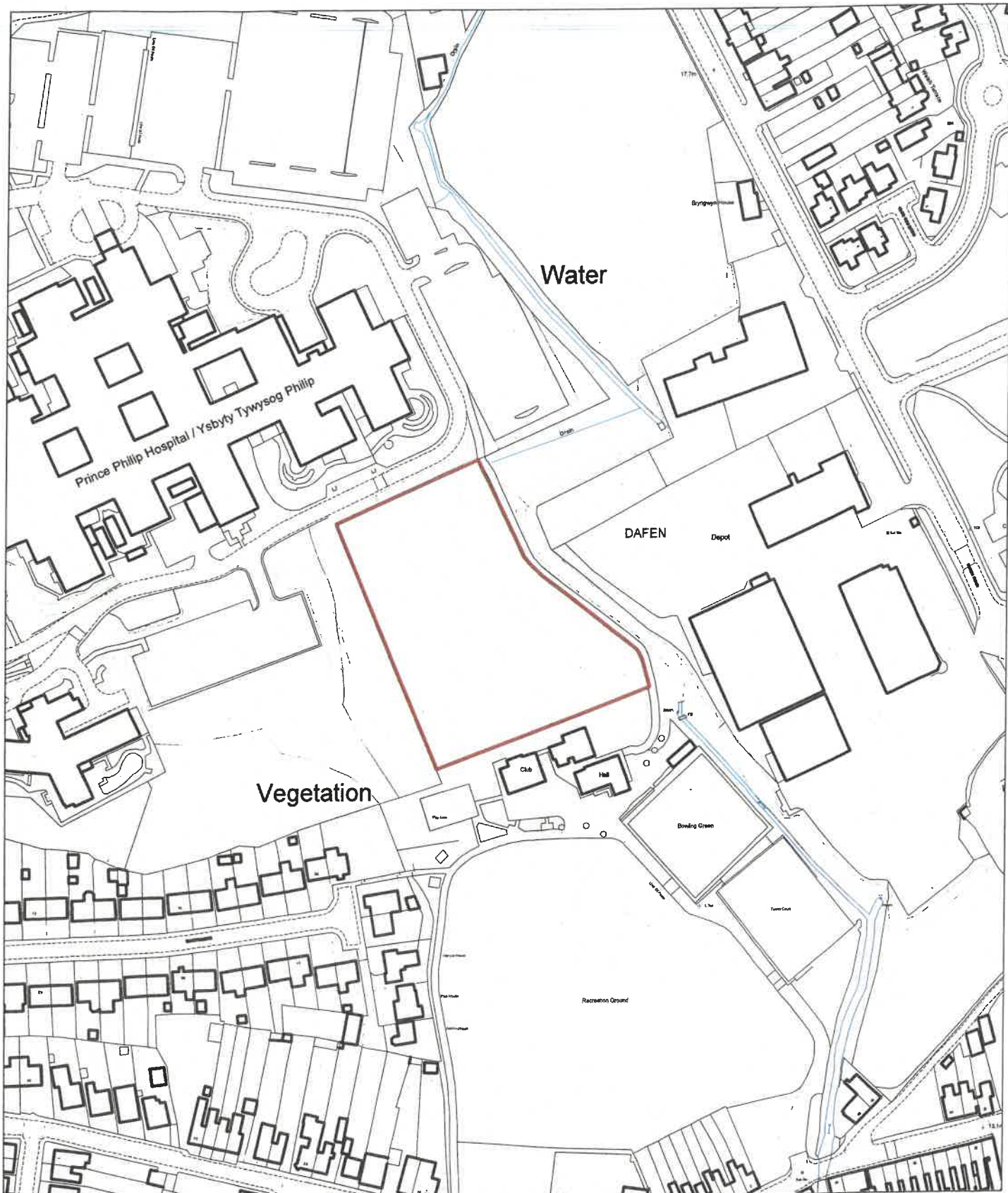
- The precise area of land that has been transferred to and is now occupied by Dafen Athletic AFC.
- The effect that the asset transfer has on Llanelli Rural Council's rights, obligations and responsibilities under the licence.

Given the potential implications for our ongoing maintenance responsibilities and liabilities, I would be grateful if you could provide clarification on the above matters at your earliest convenience. In particular, we would appreciate receiving a plan identifying the extent of the land transferred together with confirmation of the status of the existing licence agreement and whether any variation or amendment is required.

We look forward to your response so that we can ensure our obligations under the licence are discharged appropriately and avoid any uncertainty regarding maintenance responsibilities.

Graham Williams

Governance and Projects Manager
Rheolwr Llywodraethu a Phrosiectau



Title - Dafen AFC

Ref. - EG/EH

Date/Dyddiad - 27/02/2026

Scale/Graddfa - 1:2,000



Adran Eiddo/Property Division
Neuadd y Sir/County Hall
Caerfyrddin/Carmarthen
SA31 1JP

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Subject: Dafen Welfare AFC Pitch

-----Original Message-----

From:

Sent: 14 July 2026 08:02

To: Graham Williams <Graham.Williams@Llanelli-Rural.gov.uk>

Cc:

Subject: Dafen Welfare AFC Pitch

Hi Graham,

Re: Dafen Welfare AFC Football Ground

Further to recent correspondence, we have signed a lease agreement with CCC and are now taking on the football ground at Dafen Park.

We'd just like to take the opportunity to thank Llanelli Rural Council for the many years of work done at Dafen. We have tried to assist wherever possible, especially in pre-season and without doubt the facility is now one of the best around. Thank you to you and Gareth and to all your predecessors who we dealt with in the past.

As a gesture of goodwill, would there be a possibility that the initial pitch marking and erecting of goalposts could be done by LRC. This would really help us get started and would be greatly appreciated if possible.
Many thanks again to all involved at LRC.

Kind Regards

Secretary
Dafen Welfare AFC



sirgar.llyw.cymru
carmarthenshire.gov.wales

ITEM No. 6.

Eich cyf / Your ref:

Gofynner am / Please ask for: Alex Morgan

Fy nghyf / My ref:

Dyddiad / Date:
24/06/26

E-bost / E-mail: aljmorgan@carmarthenshire.gov.uk

Dear Cllr,

In partnership with Ramblers Cymru, Carmarthenshire County Council have received funding from the National Lottery and the Welsh Government to continue our successful Public Rights of Way volunteering project in Carmarthenshire.

This stage of the project will empower volunteers to adopt paths in their local area. We will recruit and train volunteers to report problems, as well as providing a maintenance toolkit to resolve issues with waymarking and overgrowth. We will also provide training to volunteers to use battery powered line-trimmers and brush cutters to clear larger areas of overgrowth. Volunteers will be able to become a custodian of paths in their local community and play a key role in preventing small problems from becoming major obstacles. This role is flexible and impactful, and anyone involved will receive ongoing support and communications to ensure this role is carried out safely and responsibly.

In addition to adopt a path, we're also carrying out group tasks, helping to bring people together to carry out social and impactful volunteering on Rights of Way. These include guided 'Snip and Stroll' walks and Path Action Days supported by CCC Rangers.

We are keen to hear from you if you have paths in your locality that you feel would benefit from this initiative. We are also looking for support to promote this project; we have the roles advertised on [Volunteering Wales](#), but we can also provide additional promotional materials.

This project represents an excellent opportunity for individuals to positively contribute to improving green spaces in their communities and we hope you will support us reaching as many potential volunteers as possible.

If you have any questions on the above, please do not hesitate to contact me on aljmorgan@carmarthenshire.gov.uk

Daniel W John

Pennaeth Seilwaith Amgylcheddol,
Yr Adran Lle & Seilwaith, Neuadd y Sir, Caerfyrddin SA31 1JP

Head of Environmental Infrastructure
Department for Place & Infrastructure, County Hall, Carmarthen SA31 1JP

Mae croeso i chi gysylltu â ni yn Gymraeg neu Saesneg | You are welcome to contact us in Welsh or English

**To the Chairman and Members of the
Recreation and Welfare Committee:**

ITEM No. 7 .

Date of meeting - 21 July, 2026.

Dear Councillor,

SANDY/STRADEY PLAY AREA

1. PURPOSE OF REPORT

- 1.1 To provide members with an update on discussions with Llanelli Athletic Association regarding the identification and potential acquisition of a suitable parcel of land for the proposed Sandy/Stradey Children's Play Area Project.
- 1.2 To update Members on the progress of negotiations relating to the proposed lease arrangements and associated legal considerations.
- 1.3 To present the proposed next steps, governance requirements and indicative costs associated with progressing the project through the survey, design, consultation and legal stages.
- 1.4 To seek members' views on the proposed approach to lease negotiations and to obtain the necessary approvals and delegated authority to enable the project to progress.

2. BACKGROUND

- 2.1 Further to Minute 214 (17 March, 2026), the council has received written confirmation from The Stradey Estate expressing its support in principle for the provision of a children's play area within the Stradey/Sandy area and its willingness to make land available for this purpose. However, at the present time, the Estate is unable to identify a specific site or commit to the extent of land that may be available for the project.
- 2.2 In light of this uncertainty, an alternative parcel of land is being sought in the area for consideration with a third party landowner, to which minute 214 refers.
- 2.3 Llanelli Athletic Association (LAA) is the freehold owner of land occupied by a number of sports organisations in the Stradey area. The principal occupiers are Llanelli Tennis and Squash Club, Llanelli Cricket Club, Llanelli Wanderers RFC and Furnace United RFC. Each organisation occupies its respective area of the site under the terms of a lease granted by LAA and is responsible for the management, maintenance and operation of its leased premises. LAA operates as the overarching body for the site, with each member organisation appointing representatives to serve on the Association and participate in its governance and decision-making processes.
- 2.4 A parcel of land located between Llanelli Cricket Club and Llanelli Wanderers RFC is currently underutilised and does not form part of any organised sporting or recreational provision. The land is crossed by a permissive footpath and, owing to its limited use, is maintained only at a basic level. The area forms part of the leasehold premises occupied by Llanelli Cricket Club and presents a potential opportunity for the development of a children's play area and potentially a community garden space, subject to the agreement of the relevant parties.

- 2.5 The provision of a community garden would be subject to a Section 106 funding application by local members.
- 2.6 Following initial written correspondence with the Chairman of Llanelli Athletic Association, officers met with representatives of LAA on 3 July, 2026 to discuss a proposed play area project in greater detail. The meeting provided an opportunity to consider the suitability of the site, discuss the Association's views on the proposal and explore the practical implications of delivering a play and community garden facilities on the land identified.
- 2.7 A site location plan identifying the parcel of land referred to in this report is attached at Appendix 1. The plan includes indicative areas showing a children's play area and community garden. These areas are shown for illustrative purposes only at this stage and are intended solely to demonstrate the scale and potential layout of the proposed facilities. The precise design, extent and positioning of any future development will be subject to further assessment, consultation and approval.

3. KEY ISSUES ARISING FROM DISCUSSIONS WITH LLANELLI ATHLETIC ASSOCIATION

- 3.1 The representatives of Llanelli Athletic Association present at the meeting, indicated their support in principle for the proposals and, subject to the agreement of formal terms, an outline extent of the land that could be leased to the council was agreed. The proposed lease area broadly reflects the land identified on the plan attached at Appendix 1 and will be subject to detailed survey, legal documentation and approval by the respective parties.
- 3.2 As part of these discussions, consideration was given to the location of the proposed facilities within the site. Whilst representatives present indicated a preferred location for the children's play area, officers advised that the findings of the ground drainage investigations would be a significant factor in determining the most suitable position for the play equipment and any associated infrastructure. Given the need to ensure the long-term usability, safety and sustainability of the facility, it was considered appropriate that the final layout and siting of the play area be informed by the outcome of those investigations.
- 3.3 The representatives acknowledged this approach and accepted, in principle, that the final location of the proposed play area and community garden should be determined following completion and assessment of the drainage investigations.
- 3.4 In respect of the area identified for development, Llanelli Cricket Club has agreed in principle to surrender its leasehold interest in the land back to Llanelli Athletic Association (LAA), the freehold owner. It was explained that, under the terms of the arrangements between LAA and its member clubs, subletting of leased land is not permitted. Accordingly, the surrender of the Cricket Club's leasehold interest is a necessary prerequisite to any new lease being granted directly to Llanelli Rural Council. Subject to the completion of the surrender and the agreement of formal terms, LAA indicated that it would be willing to grant the council a 99-year lease of the site.

4. LEASE TERMS AND RENTAL CONSIDERATIONS

- 4.1 LAA representatives advised that each constituent club, each currently pays an annual ground rent of £250 for its respective premises under the lease granted by LAA. It was suggested by some of those present that Llanelli Rural Council should similarly be expected to pay an annual rent of at least an equivalent amount in respect of any lease granted for the proposed play area site.
- 4.2 Officers highlighted that the council would be making a substantial capital investment in the development of the site and would assume full responsibility for all ongoing costs associated with the insurance, inspection, maintenance, repair, renewal and management of the facility throughout the term of the lease. Given the significant community benefit arising from the proposal and the council's long-term financial commitments, officers indicated that it would be appropriate for the council to seek a lease at a peppercorn rent, as had been outlined in the initial communications with the Association.
- 4.3 It was further explained that peppercorn rents are commonly used in long-term leases granted for community and public benefit purposes, where the tenant is responsible for the costs associated with developing, maintaining and managing the leased asset. Such arrangements are intended to recognise the value of the investment being made by the tenant and the wider benefits delivered to the local community.
- 4.4 It was further explained that a peppercorn rent does not necessarily require a payment. In modern lease arrangements, particularly those involving community or public benefit projects, a peppercorn rent is commonly expressed as a nominal sum, for example '£1 per annum, if demanded'.
- 4.5 Whilst the lease agreement would include this rent as the formal consideration payable to the landlord, it is not intended to represent a commercial rental value. Instead, it recognises that the tenant is making a significant investment in the land and assuming responsibility for the development, maintenance, insurance and ongoing management of the facility.
- 4.6 Representatives present advised that the matter would be referred to the constituent clubs for further consideration. A response will be provided in due course as to whether the Association and its member clubs would be prepared to support the granting of a lease to the council at a peppercorn rent.
- 4.7 Members will therefore need to consider how they wish to proceed should a peppercorn rent not ultimately be agreed with Llanelli Athletic Association. Members may wish to authorise officers to continue negotiations with the Association, with the aim of securing lease terms that represent best value for the council whilst enabling the project to progress. Alternatively, Members may determine that an annual rental payment of £250 is acceptable in order to secure the site and avoid any further delay to the delivery of the proposed play area.
- 4.8 It should be recognised that requiring protracted lease discussions to be referred back and forth between the parties for approval will likely result in additional delay to the project. Delegated authority would provide officers with greater flexibility to progress negotiations and minimise the risk of the project timetable slipping unnecessarily.

5. PROPOSED NEXT STEPS AND RECOMMENDED LEGAL STRUCTURE

5.1 In order to provide the council with sufficient certainty to commence the next phase of project development, including the commissioning of surveys, public consultation, design work and other preparatory activities, prior to the formal completion of a lease, it is recommended that the following legal framework be adopted.

5.2 Agreement for Lease

5.2.1 An 'Agreement for Lease' would establish a legally binding commitment between Llanelli Athletic Association (LAA) and Llanelli Rural Council, requiring the parties to enter into a lease upon satisfaction of agreed pre-conditions.

5.2.2 The 'Agreement for Lease' would ordinarily set out the principal terms of the proposed lease, including:

- The extent of the site to be leased;
- The agreed lease term;
- Rental provisions;
- Permitted use of the land;
- Any conditions precedent to completion; and
- The obligations of both parties in progressing the transaction.

5.2.3 Entering into an 'Agreement for Lease' would provide the council with a reasonable degree of certainty that a lease will ultimately be granted, thereby reducing the risk associated with incurring project expenditure prior to lease completion.

5.3 Agreement for Early Access

5.3.1 In parallel with the 'Agreement for Lease', the council would seek an agreement for early access entry onto the site before completion of the lease. Subject to the agreed terms, the agreement could permit the council to undertake:

- Topographical surveys;
- Ground investigations and drainage assessments;
- Ecological surveys;
- Utility searches;
- Initial design and feasibility work; and
- Such other preparatory activities as may be reasonably required to progress the project.

5.3.2 This approach is commonly adopted where a proposed development project requires preliminary investigations whilst lease negotiations and legal completion remain ongoing.

5.4 Members should note that Llanelli Cricket Club will be required to formally surrender or reassign the relevant parcel of land to Llanelli Athletic Association before LAA is able to grant a new lease to the council. Consequently, it may be necessary for any interim agreement for early access to be entered into initially with Llanelli Cricket Club, pending completion of the land surrender arrangements.

6. RECOMMENDED SEQUENCE OF ACTIONS

6.1 To enable the project to progress whilst lease arrangements are being finalised, the following sequence of actions is recommended:

1. Obtain the necessary council approvals and delegated authority for officers to progress the project and associated property transactions.
2. Agree the principles of Terms with Llanelli Athletic Association.
3. Enter into a legally binding 'Agreement for Lease'.
4. Enter into an agreement for early access to facilitate surveys, investigations and other preparatory works.
5. Agree final Agree Heads of Terms with Llanelli Athletic Association.

6.2 This approach would provide the council with:

- A contractual commitment that a lease will be granted, subject to agreed conditions;
- Agreed access to the site during the interim period;
- Greater confidence in committing project expenditure; and
- A clear legal framework for progressing the development of the proposed play area and community facilities.

7. INDICATIVE INITIAL PROJECT COSTS

7.1 The following costs are anticipated during the initial project development phase:

Item	Estimated Cost
Legal preparation of Heads of Terms, Agreement for Lease.	£3,500
Topographical Survey	£1,750
Ground drainage investigations and SuDS assessment	£1,500
Initial planning submissions and associated fees	£ . 350
Total Estimated Initial Costs	£7,100

7.2 The above figures are indicative only and may vary depending upon the complexity of the legal documentation, site investigation requirements and any additional professional advice required as the project progresses.

8. LONG TERM IMPLICATIONS

8.1 The council has a long standing ambition to develop children's play facilities at the Stradey/Sandy area of Hengoed ward.

8.2 Members should note that the delivery of the project is dependent upon securing suitable land tenure arrangements and progressing the necessary surveys, consultation exercises, design work and statutory approvals including planning permission. Delays in agreeing lease terms or obtaining the necessary approvals could have implications for the overall project timetable.

9. SUSTAINABILITY AND WELL-BEING CONSIDERATIONS

9.1 The proposed investment meets the following aims, core values and well-being goals:

Strategic Aim	Core Value	National Well-Being Goal						
		1	2	3	4	5	6	7
Community Development	CD1 CD2 CD3 CD4 CD5 CD7 CD8 CD10	✓	✓	✓	✓	✓	✓	✓
Serving the Public	STP1 STP2 STP3 STP5 STP6	✓	✓		✓		✓	✓
Acting as a Local Voice	LV1 LV2 LV3 LV4 LV5			✓	✓	✓	✓	✓

Quality of Life								
(1) Environment	QL1	✓	✓	✓		✓		✓
(2) Social Inclusion	QL3			✓		✓		✓
(3) Safe and Healthy Places	QL5			✓	✓	✓		
Sports, Leisure and Cultural Activities	SLC1 SLC2			✓	✓		✓	
The Local Economy	LE3	✓				✓	✓	✓
Local Democracy	LD3				✓			✓
Partnership Working	PW1 PW2 PW5	✓			✓	✓		✓
Communication	C2 C3 C9	✓	✓		✓	✓	✓	✓
Health and Safety	HS1 HS2 HS3 HS5	✓		✓	✓	✓		✓
Resources	R1 R2 R3	✓	✓					✓
Management and Control	MC2 MC4 MC5 MC6	✓	✓		✓		✓	✓

10. PUBLIC INVOLVEMENT

- 10.1 Direct involvement with the public will be secured via community consultation events.

11. COLLABORATION OPPORTUNITIES

- 11.1 The council is worked in collaboration with Llanelli Athletic Association in securing a lease of the site at Stradey.

12. PREVENTATIVE MEASURES/CONSIDERATIONS

- 12.1 The Stradey Estate cannot commit to identify a location or the scale of land it could make available to the council for a number of years. Subsequently an alternative parcel of land is being sought in the area for consideration.
- 12.2 The area of land identified at Stradey, as outlined in this report, presents excellent potential for community recreational use, subject to the agreement of the relevant parties.
- 12.3 Whilst Llanelli Athletic Association has expressed support in principle for the project, the proposed rental arrangements remain subject to further consideration by its constituent clubs. There is therefore a risk that agreement on a peppercorn rent may not be achieved.
- 12.4 Given that the next ordinary elections for Community and Town Councils in Wales are scheduled to take place in May 2027, timely progression of the project will provide greater certainty regarding delivery and reduce the risk of delays to the project being delivered for the benefit of residents during the tenure of the present council.

13. RECOMMENDATIONS

- 13.1 That members support in principle the proposed development of a children's play area and community gardens on the land identified at Stradey, as shown indicatively on the plan attached at Appendix 1.
- 13.2 That members note the contents of this report and the positive discussions held with representatives of Llanelli Athletic Association regarding the potential provision of a children's play area and community garden within the Stradey/Sandy area and approve

the progression of negotiations with Llanelli Athletic Association and any other relevant parties to secure a long-term lease of the site for community use.

- 13.3 That members delegate authority to officers, in consultation with the Leader of Council and the Chairman of this committee, to negotiate the annual rent payable to secure the site and progress the Sandy/Stradey Play Area Project.
- 13.4 In exercising this authority, officers shall seek to secure a 99-year lease at a peppercorn rent as the council's preferred position. However, where a peppercorn rent cannot be achieved, officers shall be authorised to negotiate an alternative annual rental arrangement that represents value for the council. Any lease terms agreed under this delegated authority shall be reported to the next available meeting of the committee for information.
- 13.5 That members approve the commissioning of the necessary initial surveys, investigations and professional services required to assess the suitability of the site and inform the design and development of the project to be funded from the council's earmarked budget provision, as detailed in section 7 of this report.
- 13.6 That members support the undertaking of public consultation on the proposed play area and community garden following completion of the initial site investigations and preparation of concept designs.

Yours sincerely

Governance and Projects Manager

14 July, 2026.



