

16 December, 2025

LLANELLI RURAL COUNCIL

Minute Nos: 269 – 281

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, 16 December, 2025 at 4.45 p.m.

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

Cllrs.

S. R. Bowen	J. S. Phillips
N. Evans	A. J. Rogers
R. E. Evans	W. E. Skinner
S. N. Lewis	A. G. Stephens
O. Williams	

Absent: J. P. Hart

Together with:

Cllr. A. Evans, Chairman, Ponthenri AFC

Mr B. Hughes, Director, LiveFree Adventures Limited

269. APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs. T. M. Donoghue (Cllr. R. E. Evans deputising), E. M. Evans (Cllr. N. Evans deputising) and A. G. Morgan (Cllr. S. R. Bowen deputising).

270. MEMBERS' DECLARATIONS OF INTEREST

The following members declared an interest in the following matters:

<i>Minute No.</i>	<i>Councillor</i>	<i>Interest</i>
272	N. Evans	Personal interest – member, Phil Bennett Resource Centre Management Committee.
275	N. Evans	Personal interest – member, Dafen Welfare Management Committee.
279	N. Evans	Personal interest – member, Dafen Welfare Management Committee.
275	R. E. Evans	Personal interest – member, Dafen Welfare Management Committee.
279	R. E. Evans	Personal interest – member, Dafen Welfare Management Committee.

16 December, 2025

<i>Minute No.</i>	<i>Councillor</i>	<i>Interest</i>
275	S. N. Lewis	Personal interest – Treasurer, Dafen Welfare Management Committee.
279	S. N. Lewis	Personal and prejudicial interest – former employee and member, Dafen Cricket Club.
275	A. J. Rogers	Personal interest – Secretary, Dafen Welfare Management Committee.
279	A. J. Rogers	Personal and prejudicial interest – Secretary, Dafen Welfare Management Committee but on this occasion acting in support of the interests of Dafen Cricket Club.

271. COMMUNITY FACILITIES – MAINTENANCE WORKS

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

**272. PHIL BENNETT RESOURCE CENTRE
CAR PARK**

Cllr. N. Evans declared a personal interest in the following matter as she was a member of the Phil Bennett Resource Centre Management Committee.

Members considered a request from Cllr. N. Evans to tarmac the remaining un-made area of the car park at the Felinfoel Recreation Ground and that the cost be included in the estimates of income and expenditure for 2026/27. Cllr. Evans confirmed that she'd received requests from several members of the public for the work to be done.

The Facilities Manager informed members that a quotation had been received to tarmac the un-made area at a cost of £19,405.00.

Following discussion, it was

RESOLVED that a sum of £19,405.00 to tarmac the un-made area of Felinfoel Recreation Ground car park be carried forward for further consideration alongside other budget priorities when considering the budget estimates of income and expenditure for 2026/27.

273. VAT PARTIAL EXEMPTIONS

Members received correspondence from DCK Accounting Solutions informing of the VAT partial exemptions and its implications for the council.

A meeting had taken place with the council's accountants, DCK Accounting Solutions on 19 November, 2025, and correspondence had been received to formally summarise the key points discussed regarding VAT Partial Exemptions and the implications for the council in particular for the current and planned expenditure.

16 December, 2025

It had been recommended that the council should consider initiating the process to ‘Opt to Tax’ all existing income generating properties, namely Canolfan Llwynhendy, Swiss Valley Community Hall, Swiss Valley Reservoir and Furnace Community Hall. Classifying these properties as taxable business activities would remove their substantial input VAT costs from the VAT Partial Exemption calculation entirely. This would strategically free up the £7,500 De-Minimis allowance which could then be reserved for future non business categorised council halls so the council may refurbish and bring into satisfactory condition the costs of which would otherwise impact the calculation significantly.

Following discussion, it was

RESOLVED that the advice received from the council’s appointed accountants be accepted in full noting that the council had already ‘Opted to Tax’ Canolfan Llwynhendy and in anticipation of the next financial year the council would also need to ‘Opt to Tax’ three further income generating facilities, namely: Swiss Valley Community Hall, Swiss Valley Reservoir and Furnace Community Hall as taxable business activities, recognising that Furnace Community Hall might need to be registered sooner depending upon when it is transferred to the council in the New Year.

274. PLAYGROUND INSPECTION REPORTS

Members received correspondence from ReZabond Surface and Play Limited enclosing the playground inspection reports on the council’s playground facilities.

Following discussion, it was

RESOLVED that the playground inspection reports be noted but regarding the following play areas, it was accepted that refurbishment works (together with the estimated costs) would need to be carried out within the next 12 months as follows:

- (1) Berwick Park Play Area, Bynea a sum of £45,000 shall be included in next year’s estimates of income and expenditure for 2026/27 to replace various items of play equipment and to provide new safety flooring.
- (2) Parc Elin Mair Play Area, Five Roads a sum of £40,000 shall be included in next year’s estimates of income and expenditure for 2026/27 to replace various items of play equipment and the existing rubber tile flooring, noting the play area could conceivably be relocated to a different area of the park that was less susceptible to surface water run-off and ground water saturation from the adjacent neighbouring field.
- (3) Dafen Park Play Area, Dafen a sum of £15,000 shall be included in next year’s estimates of income and expenditure for 2026/27 to re-install a select number of play equipment items.

275. ASTROTURF DAFEN PARK

Cllrs. N. Evans and R. E. Evans declared personal interests in the following matter because they were county council members serving on the Dafen Welfare Management Committee. Cllr. S. N. Lewis declared a personal interest in the following matter as she was the Treasurer, Dafen Welfare Management Committee. Cllr. A. J. Rogers declared a personal

16 December, 2025

interest in the following matter as he was the Secretary, Dafen Welfare Management Committee.

Further to Minute No. 235, the Facilities Manager presented an update report regarding planned repairs to the Stadia 22 artificial grass surface of the astroturf facility at Dafen Park. The report also set out a proposed inspection checklist to be used as part of a cyclical preventative maintenance regime to safeguard the pitch surface warranty.

Members were reminded that a complaint had previously been received regarding loose joints on the artificial grass surface along with concerns about water pooling and retention following periods of heavy rainfall. As a result of these issues, the facility had been closed since the concerns had been raised so that the surface could be inspected and subsequently repaired by the pitch manufacturer (Nomow).

The Facilities Manager stated the matter had been reported to Nomow under the terms of the warranty. A representative from Nomow attended the site on 3 December, 2025 to inspect the facility. During the inspection, the representative confirmed that all joints required re-adhesion and that existing drainage holes needed to be cleared. It was also noted that some sections of the artificial grass surface might require replacement. All required work would be carried out under the warranty. However, it was estimated that the necessary repairs would take a week to complete during a spell of dry weather. Therefore, the facility would have to remain closed until weather conditions improved and the company could commit to a date to carry out the work.

Following discussion, members conveyed their disappointment about the general situation, and it was

RESOLVED that the report be noted and the key action points associated with conducting the repairs and the planned cycle of pro-active inspection checks to safeguard the playing surface warranty be accepted.

276. 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.

**277. PONTHENRI CHANGING ROOMS
SHOWER WATER HEATING SYSTEM**

Cllr. A. Evans addressed members in his capacity as Chairman, Ponthenri AFC, about the immediate need to replace the shower water heating system at Ponthenri Changing Rooms. This was because the exiting boiler system had failed and could not be repaired owing to the age of the system. Recently Ponthenri AFC had re-formed but for the time being it was being forced to use alternative venues for hosting the team's home matches because the boiler system no longer worked and this prevented the showers from working. The club had to pay £120 per match to hire alternative facilities and this was something that could not be sustained at a time when the club was trying to re-establish itself within the local community

16 December, 2025

by attracting new members and generally raising funds. In view of this Cllr. Evans sought committee support for the boiler system to be replaced as a matter of urgency. Cllr. Evans further advised that the football league had made enquiries regarding the length of time the changing rooms would remain out of use. Continued unavailability of the facilities could result in the club being fined or suspended from the league.

Having received Cllr. Evans' remarks the chairman thanked him for attending the meeting and Cllr. Evans withdrew from proceedings so that members could consider the Deputy Clerk's report on the options for replacing the boiler system including three quotations received for supplying a new boiler as economically as possible.

The Deputy Clerk confirmed the gas-fired shower water heater at Ponthenri changing rooms was not operational and unfortunately, replacement parts were no longer supported by the manufacturer. The space heating system (combi boiler) was not affected.

Members were informed that the shower water heating system was decommissioned in August 2024 as the former football team at Ponthenri had disbanded so the changing rooms were not being used. However, upon discovering the football club had re-formed, the council engaged a mechanical and heating engineer to recommission the shower heating system. Unfortunately, it had not been possible to complete the recommissioning due to several faults that had come to light regarding corroded and failed components and the general condition of the heating vessel and flue which raised safety concerns.

The football team at Ponthenri had disbanded and reformed a number of times in recent years and there was currently no firm assurance regarding its long-term stability. Although the newly re-established team required use of the changing facilities, the history of intermittent operation should be carefully considered when determining the level of investment in a replacement shower system. This context supported a cautious and proportionate approach to future funding decisions.

The estimated cost of installing a new system at Ponthenri, comparable to the systems recently fitted in the Dafen and Pwll changing rooms, would exceed £15,000. In addition, there were practical challenges in specifying a unit that could be manoeuvred through the existing access doors, meaning that further building works would likely be required if this option was pursued to replace the old boiler on a like for like basis.

A cost-effective solution had been proposed by Bullock Bros. Heating Engineers. This involved installing a new hot water system incorporating a hot water storage tank and electric immersion heaters. While installation costs would be significantly lower than those of a full gas replacement system, operational costs might be higher than comparable systems as fitted in the Dafen and Pwll changing rooms.

There was the option to incorporate a secondary heating circuit. This would link the new storage cylinder to the existing combination heating system, providing supplementary heating and thereby help to reduce overall running costs. The following works would be required:

Option 1

Drain down, disconnect, and remove from site the existing gas-fired Andrews storage water heater, associated pipework and flue.

16 December, 2025

Cap and make safe the gas supply to the water heater (leaving the existing combination boiler supply operational).

Supply, install and commission a new 600-litre unvented indirect hot water cylinder with two immersion heaters to supply the shower systems.

Wire in two 3kW electric immersion heaters with timer controls.

Option 2

Install a 22mm Primary Circuit with motorised valve to connect off the existing space heating circuit to reduce the electrical running costs from the immersion heaters.

The Deputy Clerk stated the emersions would need to be timed to switch on at least once a week to pasteurise the stored water. A timed pumped system would circulate the water in the tank and a data logger would be fitted to record the readings for legionella management.

The water systems would require chlorination before commissioning and a revised legionella risk assessment would be required. The cost of the legionella management procedures would be in the region of £1,000.

The following quotations had been received:

	Option 1	Option 2
Quote 1	£5,580	£1,950
Quote 2	£5,570	£1,950
Quote 3	£5,835	£1,940

A functioning shower system was essential for the continued use of the changing rooms at Ponthenri. Without operational showers, the football team was unable to utilise the facilities and play home matches on the pitch, forcing the team to hire alternative venues.

Furthermore, the league had indicated that failure to provide adequate shower facilities may result in sanctions or financial penalties. This situation places the long-term viability of the team at risk and reinforced the need for a solution to restore basic shower provision.

Following protracted discussion, it was

RESOLVED that the request for a new replacement shower water heating system at Ponthenri Changing Rooms be approved and that financial provision for the works be included in the budget estimates of income and expenditure for 2026/27.

Cllr. W. E. Skinner left the meeting.

**278. SWISS VALLEY LOWER LLIEDI RESERVOIR
(1) NOTICES OF APPLICATION FOR PLANNING PERMISSION
TO LANDOWNER**

Members received four 'Notices of Application for Planning Permission (To Landowner) from LiveFree Adventures Limited regarding the following initiatives:

16 December, 2025

- (1) Installation of business wayfinding signage at the entrance to the car park off the A476.
- (2) Change of use on the building from D2 to A3 to regularise planning.
- (3) Planning application for the installation of an outdoor contrast-therapy facility comprising a wood-fired sauna, three cold-plunge tubs, two outdoor rinses, one drench bucket, and an associated changing area.
- (4) Installation of a third 20-foot storage container alongside the two existing units, to provide additional secure storage for accessible paddlesports' equipment and associated safety gear.

Following discussion, it was

RESOLVED that the planning notices be noted.

(2) CONSTRUCTION OF OPEN-SIDED WOODLAND ROUND HOUSE SHELTER

The Chairman welcomed Mr B. Hughes, Director, LiveFree Adventures Limited to the meeting and invited him to address members on the proposed installation of an open sided woodland roundhouse shelter at Swiss Valley Reservoir and moreover his request for formal designation of LiveFree Adventures Limited as the council's authorised land-based activity operator for the Swiss Valley woodland area aligning governance of safeguarding, insurance and bookings.

Mr Hughes informed members that both requests were directly for the delivery of the company's Visit Wales Year of Croeso – Weather Proofing Fund award which he was pleased to announce had secured £16,785 of grant funding together with £5,625 of the company's own match funding to create a long-term public woodland amenity that would remain in council ownership following completion.

If agreed, the shelter would be installed within the woodland area immediately adjacent to the visitor hub building and would provide all weather seating and resting space for walkers, families, schools and visitors to the area. The shelter would be 8 metres in diameter and 3 metres high to ridge.

Following discussion, it was

RESOLVED that the request to install an open sided woodland round house shelter at Swiss Valley Reservoir be approved at no cost to the council. Upon installation of the shelter and the gifting of it to the council, the asset shall be maintained by the council.

FURTHER RESOLVED that the request to be formally designated as the council's authorised land-based activity operator be taken forward and further discussed with the Director, LiveFree Adventures Limited once the new licence agreement for the community adoption agreement had been received from Dwr Cymru/Welsh Water.

16 December, 2025

**279. GROUND DRAINAGE
DAFEN PARK**

Cllrs. N. Evans and R. E. Evans declared personal interests in the following matter because they were county council members serving on the Dafen Welfare Management Committee. Cllr. S. N. Lewis declared a personal and prejudicial interest in the following matter as she was a former employee and current member, Dafen Cricket Club. Cllr. A. J. Rogers declared a personal interest in the following matter as he was the Secretary, Dafen Welfare Management Committee but moreover on this occasion he held a personal and prejudicial interest in regard to his actions in obtaining the quotation for partial flood alleviation works in his capacity as the Secretary because it directly benefitted and supported the interests of Dafen Cricket Club. Cllrs. Lewis and Rogers left the meeting before discussion commenced.

Further to Minute No. 202, members considered correspondence from Cllr. A. J. Rogers regarding the council possibly committing funding in next year's estimates of income and expenditure to support curtailed alternative flood alleviation works to part of the cricket outfield extending from the cricket square towards the clubhouse as an initial first phase measure. Cllr. Rogers had obtained a quotation from a local company in the sum of £22,415.00 plus VAT to carry out partial drainage works. A simple design plan was also circulated prior to the meeting.

The clerk informed members the council was still awaiting a response from Natural Resources Wales (NRW) regarding its view about the flood alleviation measures that had been identified by Tulip Engineering Consultancy seeking an opinion about the predicted surface water flow rates discharging into the River Dafen and whether some form of flood attenuation was required. It was imperative to obtain the official stance of NRW before further contemplating the full scheme or perhaps for partial works as provided for in the quotation put forward by Cllr Rogers. Irrespective of this, any scheme which differed from the initial design provided by Tulip Engineering Consultancy would need to be professionally evaluated and assessed to ensure it would work. Moreover, any departure from the original scheme submitted to NRW for comment may warrant having to re-consult NRW once again. The quotation supplied for partial works was bereft of topographical calculations and water flow data. This was essential to demonstrate the effectiveness of what was being proposed. Given all these considerations, discussing the merits of the quotation at this juncture was somewhat premature as it wouldn't positively affect any change at this stage of the discussions. The clerk confirmed that officers had been trying to garner an official response from NRW as quickly as possible and would continue to do so.

Following a lengthy discussion, it was

RESOLVED that the matter be kept under review and that officers continue to liaise with Natural Resources Wales and to report back to a future meeting of the Recreation and Welfare Committee meeting once further information had been received. Moreover, the quotation provided by Cllr. Rogers be noted for future reference.

16 December, 2025

**280. FINANCIAL SUMMARY REPORT
TRALLWM COMMUNITY HALL MANAGEMENT COMMITTEE
31 MARCH, 2025**

Further to Minute No. 54(2), members were circulated with the Statement of Accounts received from the above hall management committee.

RESOLVED that the annual grant of £400 be made to Trallwm Community Hall Management Committee for the year ending 31 March, 2025.

281. SEASONAL GREETINGS

The Chairman wished members and staff a Merry Christmas and a Happy New Year.

.....

The Meeting concluded at 6.45 p.m.

.....

The afore-mentioned Minutes were declared to be a true record of the proceedings and signed by the Chairman presiding thereat and were, on 13 January, 2026 adopted by the Council.