

21 July, 2026

LLANELLI RURAL COUNCIL

Minute Nos: 117 – 123

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 July, 2026 at 4.45 p.m.

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

Cllrs.

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

Absent: J. P. Hart

Together with Cllr. J. Lovell, in attendance to discuss the business transacted in minute no.120 below.

117. APOLOGIES FOR ABSENCE

An apology for absence was received from Cllr. O. Williams (Cllr. A. Evans deputising).

118. MEMBERS' DECLARATIONS OF INTEREST

The following members declared an interest in the following matters:

<i>Minute No.</i>	<i>Councillor</i>	<i>Interest</i>
121(1) & (2)	R. E. Evans	Personal interest – Member of Dafen Welfare Management Committee.
121(1) & (2)	S. N. Lewis	Personal interest – Treasurer, Dafen Welfare Management Committee.
121(1) & (2)	A. J. Rogers	Personal interest – Secretary, Dafen Welfare Management Committee.

119. COMMUNITY FACILITIES – MAINTENANCE WORKS

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

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**120. PWLL RECREATION GROUND
PROTECTIVE NETTING**

Members considered a request from Cllr. J. Lovell made on behalf of Pwll Recreation Ground Committee for the installation of protective netting behind the goalposts at the second football pitch at Pwll Recreation Ground.

Cllr. Lovell opined there was a health and safety hazard associated with footballs potentially striking pedestrians and cyclists using the Millennium Coastal Path, because the goal on the second pitch was situated directly adjacent to the path. Safety netting had been erected by the council on the first pitch for this reason. It was estimated that installing the netting would cost £5,000.

Following discussion, it was

RESOLVED that protective safety netting be installed along the southern boundary behind the goalmouth of the second football pitch at Pwll Recreation Ground, and that the cost be included in next year's budget estimates.

Cllr. J. Lovell left the meeting.

121. DAFEN PARK FOOTBALL PITCH ASSET TRANSFER

Cllr. R. E. Evans declared a personal interest in the following items in (1) and (2) below as he was a member of Dafen Welfare Management Committee. Cllr. S. N. Lewis declared a personal interest in the following items in (1) and (2) below as she was the Treasurer, Dafen Welfare Management Committee. Cllr. A. J. Rogers declared a personal interest in the following items in (1) and (2) below as he was the Secretary, Dafen Welfare Management Committee.

(1) FOOTBALL PITCH LAND PARCEL

Members received correspondence from Carmarthenshire County Council (CCC) informing that a lease agreement had been agreed between CCC and Dafen AFC for the asset transfer and ongoing maintenance of the football pitch and associated land to the rear of Dafen Community Hall. Members considered the extent of the land parcel being transferred to the football club and officers recommended that rather than leaving a slither of land for the council to maintain that representations be made to CCC for the land parcel to be extended in its entirety, so that the football club took control and responsibility to maintain all of the land including the land abutting the rear boundaries of the community hall, the changing rooms and the cricket club. This was suggested because the football club made use of this land to facilitate training activities and mini-football practice matches.

Following discussion, it was

RESOLVED that the asset transfer be noted but further negotiations take place with Carmarthenshire County Council about the council's intention to surrender the remaining parcel of land immediately between the southern perimeter boundary of the football pitch and

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the rear of the community hall, changing rooms and cricket club premises, so that the boundary line was extended to closely follow the rear building lines of these premises with it then join up to the eastern footpath in the park.

(2) DAFEN AFC

Email correspondence was received from the Secretary, Dafen AFC informing that the football club had signed a lease agreement with Carmarthenshire County Council for the asset transfer of the football pitch at Dafen Park and thanked officers and grounds maintenance staff for the work in maintaining the facility over the years. Prior to the formal enactment of the transfer, the football club enquired whether the council would be prepared to assist the club with line marking the pitch and erecting the goalposts to help it prepare for the forthcoming season.

Following discussion, it was

RESOLVED that the football club's request for the council to provide assistance with the line marking of the pitch and the erection of the goalposts be approved as a one-off and final gesture of goodwill prior to the council relinquishing all responsibility for the facility, and prior to all future upkeep and grounds maintenance duties being transferred and vested in the football club.

**122. PUBLIC RIGHTS OF WAY
VOLUNTEERING PROJECT**

Correspondence was received from the Head of Environmental Infrastructure, Carmarthenshire County Council (CCC) informing of funding that had been received from the National Lottery and the Welsh Government to continue the successful Public Rights of Way volunteering project in Carmarthenshire.

The project would empower volunteers to adopt footpaths in their local areas. CCC would recruit and train volunteers to report problems as well as providing a maintenance toolkit to resolve issues with waymarking and overgrowth. Volunteers would 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.

CCC was keen to hear from councillors of any footpaths in their wards that would benefit from the initiative.

Following discussion, it was

RESOLVED that Carmarthenshire County Council Public Rights of Way representatives be invited to the September 2026 Recreation and Welfare Committee meeting for the council to garner further information about the project and to gain a better understanding of how the scheme would operate within the council's administrative area.

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123. SANDY AND STRADEY PLAY AREA

Members considered the report of the Governance and Projects Manager on the proposed play area in the Hengoed Ward.

A parcel of land located between Llanelli Cricket Club and Llanelli Wanderers RFC was currently underutilised and did not form part of any organised sporting or recreational provision. The land was crossed by a permissive footpath and, owing to its limited use, was maintained only at a basic level. The area formed part of the leasehold premises occupied by Llanelli Cricket Club and presented 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.

The provision of a community garden would be subject to a Section 106 funding application by local members.

Following initial written correspondence with the Chairman of Llanelli Athletic Association (LAA), 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.

The site plan included indicative areas showing a children's play area and community garden. These areas were shown for illustrative purposes only at this stage and were intended solely to demonstrate the scale and potential layout of the proposed facilities. The precise design, extent and positioning of any future development would be subject to further assessment, consultation and approval.

The representatives of LAA 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 would be subject to detailed survey, legal documentation and approval by the respective parties.

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.

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.

In respect of the area identified for development, Llanelli Cricket Club had agreed in principle to surrender its leasehold interest in the land back to LAA, the freehold owner. It was explained that, under the terms of the arrangements between LAA and its member clubs, subletting of leased land was not permitted. Accordingly, the surrender of the cricket club's leasehold interest was a necessary prerequisite to any new lease being granted directly to the

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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.

Following discussion, it was

RESOLVED that:

1. The principle of the proposed development of a children's play area and community gardens on the land identified at Stradey be supported.
2. The contents of the report and the positive discussions held with representatives of Llanelli Athletic Association be noted and that further discussions be approved to progress the necessary negotiations with the Association and any other relevant parties to secure a long-term lease of the site for community use. To this extent officers shall be authorised to use delegated powers to act in negotiations on behalf of the council but subject to consultation with the Leader of Council and the Chairman of Recreation and Welfare Committee. When exercising delegated powers, officers shall seek to secure a 99-year lease at a peppercorn rent as the council's preferred position.
5. Subject to satisfying the council's preferred position, officers be delegated powers to arrange for 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 all of which is to be funded from the project's earmarked reserve and estimated to cost in the region of £7,100.
6. A public consultation exercise shall be carried out following completion of the initial site investigations and preparation of concept designs, to garner public opinion on the general proposals.

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The Meeting concluded at 5.39 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 September, 2026 adopted by the Council.