

## LLANELLI TOWN COUNCIL

### ORDINARY MEETING

6<sup>th</sup> September 2023

At the **ORDINARY MEETING** of **LLANELLI TOWN COUNCIL** held remotely and at The Old Vicarage, Town Hall Square, Llanelli on Wednesday, 6<sup>th</sup> September 2023 at 6.00 p.m.

**PRESENT:** Councillor N.J. Pearce (Town Mayor) (Presiding)

### Councillors

#### Bigyn Ward

M.D. Cranham J.P.  
D.Ll. Darkin (Leader of  
the Council)  
J.R. Elliott  
G.R. Lloyd  
P.T. Warlow (Deputy Town  
Mayor)  
J.R. Williams

#### Elli Ward

#### Glanymor Ward

A.A. Carter  
L. Fenris  
J.E. Jones, J.P.  
S.L. Rees  
B.A.L Roberts

#### Lliedi Ward

A.R. Bragoli  
S. Evans  
A. Lochrie

#### Tyisha Ward

T. Davies  
A.S.J. McPherson

**APOLOGIES:** Councillors S.A. Curry, S. Greaney, R. James, J.P. Jenkins and J.G. Prosser.

#### **45. MEMBERS' DECLARATIONS OF INTEREST**

A declaration of interest was made on item 50 as noted below.

#### **46. PUBLIC PARTICIPATION**

Further to Minute No. 40 of the Town Council meeting held on 5<sup>th</sup> July 2023, the Town Mayor (Councillor N.J. Pearce) noted that no members of the public were in attendance at this meeting.

#### **47. VERIFICATION AND CONFIRMATION OF MINUTES**

**RESOLVED** – that the following minutes of the Town Council, its committees, and joint committees (prints of which having been previously circulated to members) be taken as read, and the same are hereby verified, received, and confirmed respectively:

Llanelli Town Council Ordinary Meeting	5 <sup>th</sup> July 2023	51 – 57
Selwyn Samuel Centre Committee	5 <sup>th</sup> July 2023	58 - 59
Planning, Licensing and Consultation Committee	10 <sup>th</sup> July 2023	60 - 63
Building and Finance Committee	10 <sup>th</sup> July 2023	64 - 68

#### **48. COMMUNITY DEVELOPMENT OFFICER'S REPORT**

Further to Minute No. 42 of the Town Council meeting of 5<sup>th</sup> July 2023, consideration was given to the written report of the Community Development Officer (copies having been previously circulated to members). The report dealt with the following:

##### **Community Engagement and Update**

###### **(1) Updates and Activities**

##### **Community**

**Community Planting Days** – Several community planting days had taken place as part of the Local Places for Nature funded project. The planting days saw an opportunity for community members and schools to support the Town Council biodiversity programme for 2023/24

The project saw an increase of wildflowers, trees, and benches in Town Council parks. Community planting days would continue throughout the winter months linking to the tree planting programme in late Autumn.

**Breaking Barriers Group and Community Green Network** - June saw the completion of the Breaking Barriers Group project. As part of the Llanelli Multicultural Network LMCN "Connecting to Nature Project" LMCN is a key partner supported by the Town Council. Whilst the project funding has ended the project sessions had

continued to provide interesting experiences helping participation amongst multicultural communities. The project continued to work with its key partners with the group having recently held their first *Community Green Network* meeting, a further session is to be held in September. The Network will look to support the community planting work of the Town Council.

**Twinning Association Meeting / AGM** - Twinning Association Meeting / AGM was held on the 11<sup>th</sup> July at Glenalla Community Centre.

Officers elected for 2023/24

- Chair – Paolo Piana
- Vice Chair – Eldon Phillips
- Secretary – Gavin Williams
- Treasure – Tracy Senchal

**Multicultural Network Drop In** - The drop-in centre at EJs were continuing and were seeing increased numbers of community members looking for support through the summer. Children's activity sessions, healthy eating, visits to the Botanical Garden and bowling sessions have all taken place recently. The drop-in supports those that were resettling in Llanelli. Free English lessons, Tea/coffee, legal advice and the Race Council Coordinator and other services were on hand to support.

**Multicultural Network Drop in Mayoral Visit** - The Visit took place on Tuesday 29<sup>th</sup> August. Town Mayor Cllr Pearce attended the healthy eating session and connected with many of the agencies and volunteers that support the Drop-in sessions.

**Defibrillator Awareness Training** - Arrangements for defibrillator awareness training at Town Council Community Centre's via St John's Ambulance were confirmed.

The dates are as follows:

- Paddock Street Community Centre - Friday 8<sup>th</sup> September 5.30pm-7.30pm
- Glenalla Community Centre - Friday 22<sup>nd</sup> September 5.30pm-7.30pm
- Wesleyan Community Centre – Tuesday 10<sup>th</sup> October 5.30pm-7.30pm
- Llanerch Community Centre - Tuesday 17<sup>th</sup> October 4.30pm-6.30pm

All are welcome, booking to be made through the Town Council Office.

**RESOLVED:** That the information be noted

**This meets goals 1, 2, 3, 4, 5, 6 and 7 of The Wellbeing of Future Generation Act 2015**

## **(2) Policy and Strategic Meetings**

**Play Sufficiency Steering Group** – Several projects were made available for those requiring support during the summer holidays.

- Food For Fun was held at Ysgol Penrhos
- Fun and Food was delivered by colleagues at Foothold Cymru
- The Scarlets Community Programme
- People Speak Up Street Play Summer project
- The Library Reading challenge – *Ready Steady Read* delivered by Llanelli Library Service during July and August.

**Llanelli Cradle Choir** - Working in partnership with the Carmarthenshire Dementia Coalition and Welsh National Opera Jennifer Hill (Producer), discussions were held to create a new Cradle Choir in Llanelli. The Choir would be for those living with dementia and would be based in the Ffwrnes Theater Llanelli.

Vocal Leader David Fortey and pianist Mark Jones would be trying an initial 8 sessions based at Y Ffwrnes on Tuesday afternoons running from 2:00pm – 3:00pm. The sessions would start on Tuesday 19<sup>th</sup> September with the final one of the pilots being held on Tuesday 7<sup>th</sup> November.

**RESOLVED:** That the information be noted

**This meets goals 1, 2, 3, 4, 5 and 6 of The Wellbeing of Future Generation Act 2015.**

## **49. SPORT, YOUTH AND ACTIVITY OFFICER'S REPORT**

Further to Minute No. 43 of the Town Council meeting of 5<sup>th</sup> July 2023, consideration was given to the written report of the Sport, Youth and Activity Officer (copies having been previously circulated to members). The report dealt with the following:

### **Review of service provision in Llanelli, Meetings, Gaps, and Opportunities.**

The Sports, Youth and Activities programme includes an update on action taken and being developed in line with the Future Generation Act and targets goals set by Carmarthenshire Public Service Board for 2023.

#### **(1) Community & School Activities**

- **Summer Activities** – During the first summer of the activity program various numbers of children from across the wards of Llanelli had attended a range of sessions. During this period, they had stayed fit and active during the summer holidays and enjoyed making new friendships while enjoying the outdoors. A breakdown of each weekly session was as follows;

**Monday Sports Sessions** – 12 children in People Park MUGA (4 sessions)

**Monday Football Sessions** – 84 children in Penyfan Cruyff Court (5 sessions)

**Monday Llama's Sports Sessions** – 19 in Penyfan Cruyff Court (4 sessions)

**Tuesday Football Sessions** – 69 children in Crown Park (5 sessions)

**Wednesday Bowls Sessions** – 3 children in Havelock Bowls (3 sessions)

**Thursday Wet & Wild Sessions** – 19 children in People Park Paddling Pool (3 sessions)

**Thursday Syria Sir Gar Sessions** – 32 children in Penyfan Cruyff Court (5 sessions)

**Thursday Toddler Sessions** – 8 children in Penygaer Playing Fields (4 sessions)

**Friday Wet & Wild Sessions** – 4 children in Crown Park Paddling Pool (3 sessions)

**Friday Tennis Sessions** – 42 children in Parc Howard Tennis Courts (5 sessions)

**Total Children** – 292 children taking part in Llanelli Town Council activities

- **Coedcae Legacy Programme** – The Coedcae legacy programme came to an end with the school's summer term, Stallion Boxing held a last fun session which rounded off an excellent experience and journey for these young people.
- **Strade Youth Leader** – The Strade Youth Leadership project also ended with the ambition to start back up in September. Tesco community champions have kindly donated £300 towards fifteen t-shirts for the children to wear when the program restarts with the school term.
- **Community Cycling Projects** – Welsh Government had issued Carmarthenshire County Council with a bike loan scheme to town and community councils overseen by the leisure department. For 8 weeks beginning in July the Town Council have had five e-bikes and five mountain bikes for adults only and five 'go-ride' bikes for younger children. The bikes have also been used also by our Grounds maintenance team to do their regular park and path checks.
- **Community Picnic Day** – In partnership with the Llanelli Multi Cultural Network and the local family centres within Llanelli. Community picnic days were held within Penyfan and Crown parc. Both picnic days saw the Welsh weather dampen the floor but not spirits as 20 children took part in football activities prior to the picnics in both venues. Crown Park saw community members enjoy their own picnics in the outdoor area of the park.
- **Transforming Tyshia Event** – The Carmarthenshire County Council Transforming Tyshia team invited the Town Council to provide activities on their quarterly event in the Goods shed. Children took part in the outdoor activities with throwing activities undertaken.
- **Llanelli Multi Cultural Bowls** – With participants from the Multi-Cultural Drop In Centre wanting to try new activities and enjoy the fresh air, it was arranged that Parc Y Dre bowls and Llanelli Visually Impaired Club would hold a taster session for them to try the activities. The participants thoroughly enjoyed. Especially the members from Korea and Ukraine who had never experience playing bowls and had preconceptions of bowls being a privileged sport. Getting members of the community to break down barriers and try new activities, was a valuable effort. A session in the Selwyn Samuel Centre was proposed.

- **Show Racism the Red Card (SRRC)** – Racism is an issue being highlighted by the Syria Sir Gar football group that are having unpleasant experiences, even more so with the issues evolving around Llanelli currently. After meeting with the lead officer for Wales. SRRC have issued the town council with around 100 cards, posters and badges which we can distribute to clubs when they would want them. Seaside AFC, West End FC and Llanelli Reds Academy have all expressed interest in having the loan cards for media exposure and to spread the message far and wide that football clubs in Llanelli will not tolerate racism.
- **Pobl Living Community Officers** – Pobl living and Carmarthenshire County Council have created a partnership and recruited two Llanelli officers to carry out the project of ‘Connecting Carmarthenshire’ they provide a service for vulnerable people and people in need. Llanelli Town Council have met with the newly appointed officers and are currently mapping the areas of need.
- **Syria Sir Gar Football Sessions** – After the Tesco Community Fund closed in July a successful application was made by Syria Sir Gar for £1,000 from Tesco towards kit and experiences for the children that attend the sessions. Twelve tickets have been bought and transport arranged for the members of the Syrian community to attend the Wales v Korea Republic game on the 7<sup>th</sup> of September with the assistance of Town Council officers.
- **Grant Application Support** – The month of August has been a busy month for grant applications within the sport and community field. Bowls Clubs of Llanelli have applied for an accessible electric wheelchair to make the sport more inclusive. Support has also been given to the Llanelli Multi Cultural Centre in applying for the Small Community Cohesion Grant fund.
- **Stebonheath Park Improvements** – Plans are also being developed for community days such as the Schools & Disability Events to take place at Stebonheath.
- **Cruyff Court Review** – A review is being undertaken currently of the usage by sports clubs and booking on the Cruyff Court, to ensure the community and each child gets various opportunities to excel in sporting and social activities through the visions of the Cruyff court.

**RESOLVED:** That the information be noted

## **(2) Activities Planned Short Term / Long Term**

Sporting activities were being developed with planned short term and long-term activities working independently and in partnership with others as follows:

- Syria Sir Gar Football weekly session Wednesday's 5.00pm - 6.00pm Cruyff Court in Penyfan;
- Football sessions be held weekly Monday's 4.00pm – 5.00pm at the Cruyff Court in Penyfan;
- Autumn/Winter Planner will be published on Town Council social media platforms in early July.
- Llanelli Vintage Festival 16<sup>th</sup> of September by Ymlaen Llanelli

**RESOLVED:** That the information be noted

## **50. ASSET TRANSFER OF RIVER SIDE LAND AT LLANERCH**

Councilor A.R Bragoli declared a personal interest in the item due to being a member of Caru Lliedi, and as he considered this to be a prejudicial interest, withdrew from the meeting prior to the discussion and voting thereon.

Further to Minute No. 90 of the Meeting of Llanelli Town Council held on the 1<sup>st</sup> February 2023, draft lease documents were received by the Town Council for the riverside land at Llanerch.

The documents follow the same format as previous asset transfer leases.

Members attention was drawn to restrictive covenants that would need to be agreed as part of any asset transfer as follows:

1. Deed of Easement dated 18<sup>th</sup> July 2005 and Deed of Easement dated 9<sup>th</sup> June 2017 with Dwr Cymru. There are *restrictive covenants* within these deeds for Carmarthenshire County Council as Grantors to comply with.

The restrictive covenants included the requirement “not to use the yellow land except for agricultural or residential garden purposes or as open space or for roads and services.” It also included a restrictive covenant “not to plant or cause or permit to be planted any trees, shrubs or hedges or erect non-boundary fences in the yellow land.”

2. Dwr Cymru ‘Grantee’ also have rights to go onto the land for the purposes of maintain the pipe under yellow land with workmen with or without vehicles.

The Town Council would have to enter into a covenant not to breach any of the covenants contained in the title registers of the land within the lease.

A visual tree inspection had been undertaken by the Arb Team, during their tree inspection visits to Town Council parks and green spaces. The following comments were received:

### **TREE DETAILS**

*The trees consist of a mixture of deciduous species which include Alder, Beech, Goat Willow, Hybrid Black Poplar and Lombardy Poplar. The majority of the trees appear to be in an acceptable physiological and structural condition but due to the restricted access it was not possible to fully evaluate their structural integrity and condition. One of the Lombardy Poplar trees has crown dieback and there is a large Hybrid Poplar next to the Heol Goffa highway. Due to their condition and size these two trees will require further inspection and possibly tree surgery work.*

## **RECOMMENDATIONS**

*If this woodland is adopted by the Town Council all the trees should be individually inspected and any required safety work completed within the recommended time periods. With the limited information that is available it would be prudent to allow one working day for the tree survey which includes the clearance of the vegetation to access the individual trees and a further day for a three man team of arborists to undertake the required tree work. As a detailed tree survey has not been undertaken the above time period for tree work is only an estimate and should be treated as a general guide.*

Following consideration of the matter it was:

**RESOLVED** – That the Town Council’s legal representatives be asked to undertake a review of the documentation received especially in relation to the restrictive covenant and advise the Town Council accordingly prior to any lease being signed.

### **51. ASSET TRANSFER OF LAND AT MORFA PARK**

Further to Minute No. 32 of the Town Council meeting held on the 7<sup>th</sup> June 2023, consideration was given to the Town Clerk’s report that confirmed that meetings had been held with the Park Keeping team and the Grounds Maintenance Partners Llanelli Rural Council in relation to the request received from Carmarthenshire County Council that the Town Council consider a further asset transfer of land at Morfa Park. Consideration was given to the maintenance needs of the area proposed with details as follows:

- Additional litter and maintenance visits by Park Keepers / Grounds Assistants of between 30 and 45 minutes daily. This would entail around 250 hours per annum.
- Grounds maintenance could be undertaken on a 2 weekly, 4 weekly or 6 weekly basis leading to additional hours worked annually from the joint maintenance team with Llanelli Rural Council of either:
  - 260 hours
  - 210 hours
  - 140 hours

The MUGA was noted to be in acceptable condition currently, however it was deteriorating with works likely to be needed on the playing surface and a number of the panels in the coming years. From experience with Peoples’ Park, these could prove to be expensive works.

Concern were also noted about the extensive ‘den’ activity noticeable in the trees at the far end of the football pitch. A great deal of litter was located in this area and anti social behaviour had been noted. Members were aksi aware of the previous concerns about illicit and illegal activity along with extensive anti-social behaviour in the area.



A visual tree inspection was undertaken by the Arb Team, during their tree inspection visits to Town Council parks and green spaces. The following comments were received:

*There does not appear to be any major health or safety issues with the trees in this area but if it is adopted by the town council all the trees should be individually inspected and any required safety work completed within the recommended time periods.*

*During the evening inspection on the 10<sup>th</sup> July a number of youths were lighting fires and being extremely noisy. The litter in the area indicates the drinking of alcohol within the area. To avoid anti-social behaviour it may be worth considering the removal of the lower branches within the three groups of trees. This will remove the natural screen and shelter that is currently available and will discourage the congregation of youths within the woodland areas. The removal of these branches can be undertaken in a sympathetic fashion which will not affect the trees natural form and the general appearance of the area.*

*With the limited information that is available from this basic tree survey it would be prudent to allow one working day for a detailed tree survey and a further two days for a 2 team of arborists to undertake the required tree work.*

Confirmation was also received from the County Council that there was no funding to be provided to the Town Council should it be agreed to Asset Transfer the land in question.

Members were also reminded that the Town Council already manages two MUGA facilities at Peoples' Park and Penyfan Park. The facility at Peoples' Park while still providing its function was deteriorating with a number of panels replaced in recent years.

**RESOLVED** – That an assessment of the condition of the MUGA be undertaken and a report provided to the Town Council in order for further consideration to be given to the matter.

## **52. MATTERS FOR INFORMATION**

**RESOLVED** - that the undermentioned matters be noted (copies of which having previously been circulated to members):

- (1) Llanelli Civic Society – Request for support in making an application to spot list Llanelli Railway Station Ticket Office, Platform and Railway Bridge, along with the response received from Cadw to the request.
- (2) Parc Howard Association - Minutes of meeting held on 26th June 2023.
- (3) One Voice Wales – Draft minutes of the Carmarthen Area Committee and Annual General Meeting held on 12th July 2023.
- (4) One Voice Wales - Minutes of the National Executive Committee Meeting held on Friday 23rd June 2023.

- (5) Llanelli and District Twinning Association - Minutes of the Annual General Meeting held on the 11th July 2023.
- (6) Co-operative Councils Innovation Network – Minutes of the Monthly officer call held on 11th July 2023.
- (7) Defibrillator Awareness training dates.
- (8) Carmarthenshire County Council - Code of Conduct Training Event handouts.
- (9) Public Services Ombudsman for Wales – 2022-23 Annual Report.
- (10) Dyfed-Powys Police and Crime Panel – Annual Report 2022-2023.
- (11) Dyfed Powys Police and Crime Commissioner – Update on Llanelli Town Police Station.
- (12) Information on a Virtual Public Information Session regarding the use of the Strade Park Hotel held on 22nd August 2023.
- (13) Carmarthenshire County Council - Town and Community Councils Update.
- (14) PLTRA – Minutes of meeting held on 17th July 2023 and 11th August 2023.
- (15) Information on training for Elected Members on the 6th September on How Hate Happens.
- (16) Llanelli Goods Shed - Newsletter.
- (17) One Voice Wales – August and September training events.

(copies previously circulated by email)

### **53. PUBLIC BODIES (ADMISSION TO MEETING) 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.

### **54. ST BARNABAS COMMUNITY CENTRE**

Consideration was given to the Town Clerk's report in relation to St Barnabas Community Centre. The Centre is leased by Llanelli Town Council via Rees Richards and Partners at a cost of £1,750 per annum. A 50 year lease was entered into on the 29<sup>th</sup> September 1974 and therefore comes to an end in September 2024.

It was therefore necessary for the Town Council to begin planning for whether to retain this Community Centre building, with three options available:

- Enter into a new lease;
- Consider the possibility of purchasing the building;
- Vacate the building (dilapidations negotiations would need to be entered into).

It was noted that St Barnabas had regular hirings currently as follows:

- CASM – Weekly - 5.00pm – 8.00pm – Tuesday
- Weight Watching Club – Weekly - 9.45am – 10.45am - Wednesday
- Bigyn Ladies Club – Weekly - 8.00pm – 10.00pm – Wednesday

- Games and Geekery – Weekly – 7.00pm – 10.00pm – Thursday
- SCAG – Monthly – 2.00pm – 4.00pm – Thursday

In addition occasional hirings include Birthday Parties and other Community meetings or activities. Use of the Community Centre was noted as having been decreasing in recent times. A further consideration was the Community Centre's use as an polling centre during elections, this would need to be taken into account by the County Council.

Over the last three financial years the excess of expenditure over income for the centre was noted to have been around £9,000, £6,000 and £8,000.

Members also noted that nearby to St Barnabas, the Town Council operated Lakefield and Paddock Street Community Centres. Lakefield had very few hirings currently and would be able to accommodate users from St Barnabas. Glenalla and Wesleyan Community Centres were also relatively nearby and have lots of availability.

The caretaker at St Barnabas was also employed by the Town Council in other additional roles, therefore would continue their employment if a decision was taken to not renew the lease.

The Council therefore gave consideration of the options available to the Town Council with use of the St Barnabas Community Centre and it was:

**RESOLVED:** That in principle the Town Council would not renew the Lease at St Barnabas Community Centre, however prior to a final decision being made, consultation would be undertaken with regular hirers, the residents of Llewelyn Street and via the Town Council Facebook. A report would be provided on the finding to enable a final decision to be made.

The Meeting concluded at 6.25pm