

STEBONHEATH DEVELOPMENT COMMITTEE

11th September 2023

In accordance with the provisions of Schedule 12 of the Local Government Act 1972 and Section 47 of the Local Government and Elections (Wales) Act 2021 the **STEBONHEATH DEVELOPMENT COMMITTEE** of LLANELLI TOWN COUNCIL was held **REMOTELY** and at THE OLD VICARAGE, TOWN HALL SQUARE, LLANELLI on Monday, 11th September 2023 at 6.30 p.m.

PRESENT: L. Fenris (Chair), A.R. Bragoli, M.D. Cranham J.P., D.Ll. Darkin (Leader of the Town Council), R. James, J.E. Jones, J.P., P.T. Warlow (Deputy Town Mayor) and J.R. Williams.

APOLOGY: Councillors J.R. Elliott, S. Greaney, G.R. Lloyd and S.L. Rees.

1. MEMBERS' DECLARATIONS OF INTEREST

Declarations of interest were made under Agenda items 5 and 6 as noted below.

2. FINANCIAL REPORT

Consideration was given to the report prepared by the Town Clerk, giving a detailed analysis of cumulative income and expenditure for the period between 1st April 2023 and 31st August 2023, in the sums of £6,504 and £32,343 respectively (copies having been previously circulated to members).

RESOLVED – that the aforementioned report be approved.

3. STEBONHEATH PARK GRANDSTAND STEELWORK

Further to minute 30 of the Committee meeting held on the 3rd May 2023 consideration was given to the Town Clerk's report. It was noted that practical completion had been reached on the 21st July 2023 following testing of the installation.

Some areas of concern in relation to the condition of steelwork had been picked up with the contractor and remedial works were being undertaken in order to ensure that all works were completed to the original specification. It was confirmed that should any areas of steelwork need to be removed as part of this process that this would be undertaken in a way that ensures no disruption to Stadium hirings.

RESOLVED – that the information be noted.

4. STEBONHEATH PARK MANAGEMENT COMMITTEE

Further to minute 31 of the Committee meeting held on the 3rd May 2023, the Committee received copies of the minutes of the meeting of the Stebonheath Management Committee held on the

- 19th April 2023;

RESOLVED – that the minutes be noted.

5. STEBONHEATH STADIUM DEVELOPMENT

Councillor D. LI. Darkin declared an interest in relation to this item as his Architectural Practice was purchasing a sponsor board at the Stadium and as he felt this was a prejudicial interest Councillor Darkin left the meeting prior to the discussion and voting thereon.

Further to Minute No. 33 of the Committee meeting held on the 3rd May 2023, consideration was given to the Town Clerk's report in relation to proposals for development of the Stebonheath Stadium and income generations opportunities.

Pitch Surface

It was noted that funding opportunities were being sought to replace the playing surface with a 3G surface. Discussions continued with Carmarthenshire County Council and the Football Association of Wales. Quotes for feasibility studies in support of the application were being sought, however companies had not been able to meet the requirements detailed by the FAW. Further contact was therefore being made with prospective tenderers with further information to follow for the Committee.

Stadium Advertising Boards

It was noted that in order to maximise income generation for the sports clubs utilising the stadium and the Town Council an agreement had been put in place with Emerge Media to provide advertising boards in the stadium.

For the 2023-24 season this had meant that up to the 1st September 2023, Llanelli Town AFC had been able to sell boards at an agreed price and retained all profit raised. From the 1st September the Town Council had looked to sell additional boards at the same agreed price but with profit achieved split between the Club and the Council.

Thus far 8 boards had been sold by the Town Council, which achieved valuable income for both the Council and the Football Club.

Following consideration of the report it was:

RESOLVED – That the information be noted and a request be made to Carmarthenshire County Council to sponsor a board at the Stadium.

6. STADIUM HIRING AND USE

Councillor D. Ll. Darkin declared an interest in relation to this item as his Architectural Practice provided sponsorship to Dafen Welfare AFC and was purchasing a sponsor board at the Stadium and as he felt this was a prejudicial interest Councillor Darkin left the meeting prior to the discussion and voting thereon.

Further to minute 25 of the Committee meeting held on the 7th February 2023, consideration was given to the Town Clerk's report. It was noted that the current approvals for use of Stebonheath Stadium were as follows:

- Llanelli Town AFC;
 - Men's First Team;
 - Ladies First Team;
 - Youth Development Team.
- Carmarthenshire League Finals
- West Wales League Finals

In principle approval

- Evans and Williams FC

Recent, use had also been made on occasions by the Football Association of Wales and Community Activities arranged by the Town Council, Sports, Youth and Activity Service.

It was further noted that Llanelli Town AFC have a 25 year agreement in place signed in 2017. Annual agreements are signed by the other current hirers in readiness for each season's activity.

The Town Clerk reported the following requests that had been received by the Town Council:

Dafen Welfare AFC - had contacted the Town Council asking for consideration to be given for their use of the Stadium should they be successful in promotion to the Ardal South West league for the 2024-25 season.

Llanelli Town AFC – had expressed an interest in agreeing a formal lease for the Ground from the Town Council.

Following further consideration of the matter it was:

RESOLVED – That the Chair, Vice-Chair and Town Clerk should meet with Llanelli Town AFC to further discuss their proposal for a formal lease and to report back to the

Committee for further consideration. The request from Dafen Welfare AFC will be considered further once these discussions are completed.

7. TREE MANAGEMENT

Further to minute 99 of the Building and Finance Committee meeting held on 6th February 2023, consideration was given to the Town Clerk's report. Information was provided to the Committee as an update on the Tree Surveys carried out as they impacted upon Stebonheath Park.

It was noted that each location report graded the trees with works suggested under:

- Category 1, 2 and 3 works
- Risk Levels L, M, H

Findings were received as follows for Stebonheath Park:

Location	No. of Trees	Category 1 tree works combined with a H or M risk	Works proposed
Stebonheath Park	60	33	Recommendation for consideration to be given to removing the trees along car park boundary or if not removed, to be cut back to statutory requirements which is a minimum of 5.3 meters height clearance above the surface of the road. 2 other trees in the location recommended for removal., though noted as 2M category.
			Other suggested works to be discussed with Grounds Maintenance Team where felt appropriate.

A site visit had therefore been undertaken with Ward Members and the Chair and Vice-Chair of the Stebonheath Development Committee to consider the works suggested for Stebonheath Park.

Following further consideration of the matter it was:

RESOLVED - to confirm the decision of the Building and Finance Committee to consult with the Stebonheath Management Committee and residents on the matter and to report back to the Committee for a final decision to be made.

8. STADIUM AND SOCIAL CLUB ENVIRONMENTAL PERFORMANCE CERTIFICATION

Consideration was given to the Town Clerk's report that following a request by the Social Club Tenant, an Environmental Performance Certificate had been obtained for both the Social Club and Main Stand of the Stadium. This work was carried out by United Energy Assessors.

Both buildings had been assessed as a C grade, which was noted as a relatively positive result for the age of both buildings. Opportunities would continue to be sought to provide for improvements when opportunities arise for developing the stadium building further.

Following further consideration of the matter it was:

RESOLVED – That the report be noted.

9. BALANCE OWED BY WEST WALES RAIDERS RUGBY LEAGUE

Consideration was given to the Town Clerk's report which noted that the West Wales Raiders Rugby League Club had played their home matches at Stebonheath Park up to the end of the 2022 Season. At the end of that season a balance of £3,630.00 was owed by the Club along with a further balance of £330.00 through the Club on behalf of the Wales Rugby League for their use of the stadium.

The Club had thereafter been closed and did not play any games during the 2023 Season.

The owners of the former club are also the Town Council tenants at the Stebonheath Social Club.

Numerous face to face meetings, telephone discussions and emails had been undertaken in order to attempt to bring the matter to a satisfactory conclusion. The individuals concerned had provided repeated and ongoing assurances that payments would be made either in full or on a regular basis in order to clear the debt. However to date this had not been actioned.

The individuals had been made aware that should the matter not be concluded a report would be provided to the Committee along with consideration to be taken of the necessity to consult legal professionals in the recovery of the debt.

Following further consideration, it was:

RESOLVED – To request the Town Council legal representatives to take forward the necessary actions to seek recovery of the debt owed.

The Meeting concluded at 6.43 p.m.