

COEDFFRANC COMMUNITY COUNCIL

Minutes of a Meeting of the Council Meeting held on 16th March 2016 at Carnegie Hall.

Attendance: Cllrs DK Davies, HR Richards, B Richards, R Didcote, P Bebell, H Bebell, P Davies, P Fellows, HC Clarke.

Part Attendance: Cllr K Whitehead Ross.

436: To receive a presentation from Emma Jones, NPTCBC Local Area Coordinator to hear about the type of work she undertakes.

Emma gave details about the kind of work she undertakes and gave examples of the type of people she can assist. Emma informed the Members that she is in the post for two years, and will continue to keep in touch with the people she has assisted. Emma then answered the Members queries.

437: Apologies: Cllrs J Thomas, APH Davies, J Davies, A Wingrave, M Harvey, I Whitehead Ross, JS Jones.

438: To receive Declarations of Interest.

None.

Additionally, it was noted that no Member that had declared an interest in the last meeting took any part in the approval of the minutes for that meeting.

439: To approve and sign the Minutes of Previous meetings: -

a) Council Meeting held on 2nd March 2016.

Approved as a true and accurate record.

b) Finance & General Purposes Meeting held on 2nd March 2016.

Approved as a true and accurate record.

440: Matters arising from the minutes. (FOR INFORMATION ONLY)

None.

441: To receive and approve the accounts schedule for payments and to select two account numbers for a full explanation at the next meeting.

Accounts were received in the sum of £38,262.87. Account No's 634 and 650 were selected at random for an explanation by the clerk at the next meeting. Copies of the accounts were circulated and the Clerk responded to member's queries.

442: To receive an explanation from the Clerk concerning Account No's: 602 and 630.

The Clerk provided explanations, which were accepted by the Council.

443: Planning Applications:

None.

444: To receive a report from any Member concerning meetings at which he or she represented the Council.

None.

445: To receive a report from the Finance & General Purposes Committee.

The Clerk reported on the Meeting in the absence of the Chair and Vice Chair of the Committee.

The Members noted the information.

Cont...

446: To receive information from the Boundary Commission for Wales regarding the 2018 Review for Wales.

The Members noted the information.

447: To receive information from the Welsh Government regarding the Local Government Ethical Framework

The Members discussed the information.

Resolved: That any amendments are adopted.

448: To receive a Summary of Responses regarding the Statutory Guidance for the Well-Being of future Generations (Wales) Act 2015.

The Members noted the information.

449: To discuss/decide if the Community Council should continue to Lease Caewathan Playing Fields as they have not been used for sports fixtures for several years, and there is a review break in the Lease in April 2016.

As requested at the last Council Meeting, the Clerk reported on the implications of converting the playing fields into allotments. The Clerk reported that it would take a substantial amount of money to convert the site into allotments. The Clerk reported that she had been informed that although there are grants available to set up allotments, Community Councils are generally not eligible to apply.

The Clerk reported on the following issues:

- Highway Access into the site
- Adequate Parking on the site
- Change of use/Planning Permission
- Legal Costs for drafting new Lease Agreement
- Preparation of ground work e.g. removal of trees, bushes, clay etc.
- Perimeter fencing and gates would be needed (6" high) around entire site
- Providing keys to all allotment holders and replacing the locks and keys if the locks are broken or stolen
- Water system to be installed to provide taps and captured water storage containers thought out the site
- Access paths to the plots would need to be created (internal road, if large enough would need planning permission)
- Disabled Access onto site – consider raised beds etc.
- Code of Conduct Agreement for every Tennant
- Lease Agreements for every Tennant
- Purchase Register of Allotments book to keep records (Legal Requirement)

The Clerk also reported that there is a mains water pipe running through the site, and that there was a very substantial leak on the site last year.

The Members discussed the issue. It was agreed that it would not be financially feasible for the Community Council to convert the site into allotments.

The Members considered if it would be worthwhile keeping the site for another five years to see if any sporting teams come forward wanting to use the field, with just basic maintenance taking place on the site while it remains unused.

Cont...

Cllr P Fellows reported that there is a group of people in the Caewathan area who have/or intend to form an Allotment Society. Cllr Fellows pointed out that if the Community Council were to serve notice on the Lease with NPTCBC, that the Allotment Society might be able to negotiate taking out a Lease Agreement with NPTCBC. The Members discussed the possibility of an Allotment Society taking over the site, and the likelihood that an Allotment Society would be able to access the grant funding that the Community Council could not obtain to convert the site into allotments.

The Members agreed that the Community Council should Serve Notice on the Lease in the hope that the Allotment Society can negotiate a new Lease Agreement for the site with NPTCBC.

Resolved: That the Clerk should arrange for our Solicitor to Serve Notice on the Lease.

450: Correspondence.

a) Letter of thanks from PCSO Cerys Waygood for allowing her to use a room in Carnegie Hall.

The Members noted the information.

**Cllr H Bebell
Chair**