

LLANGAIN COMMUNITY COUNCIL

Minutes of the meeting held on Wednesday 19th March 2025.

1. Present: Cllrs D Roberts (Chair), H Williams, J Starzewski, C Atkins, J Jones

2. Apologies: Cllrs T Griffiths, W James, County Cllr C Jones

3. Minutes of last meeting: Proposed as correct by Cllr H Williams and seconded by Cllr C Atkins

4. Matters Arising

2903 – Sports & Recreation Committee update – Cllr Roberts presented the attached report (Appendix 1).

It was unanimously agreed to proceed with all three recommendations in the report.

Cllr Roberts and Cllr Starzewski agreed to sit on the park sub-committee. Cllr James will be asked if he would like to join them. The Clerk will be present at the sub-committee meetings. A date will be set by email for their first meeting.

The issue of maintenance was raised, with the question of whether or not it could be managed by volunteers. The Clerk will check the insurance schedule to ensure that any volunteers would be covered by the Councils insurance policy.

2931 – Safety inspection of play park equipment – the Clerk received a telephone call from Dragon Sports and Leisure who have been contracted by CCC to undertake the inspection. He said the inspection was to be carried out on 19th February and the official report would follow in due course. The Clerk and County Cllr Jones have both followed up with the Council and will share the report with Councillors by email.

2941 – Carmarthenshire County Council's 'Call for Evidence on Dog Fouling Issues Affecting Sports Fields' – no response received, as yet.

2920 – 2942 – 2943 – Highways issues, all reported to CCC, acknowledged by Ian Thomas.

5. Correspondence

- Society of Local Council Clerks – The Clerk Magazine
- Clerks & Councils Direct magazine
- Email from Pobl Group regarding the £5000 allocated to the play park
- Email of thanks from Llangain Hwb for the Community Council donation
- Email of thanks from Wales Air Ambulance

- Note of thanks from Capel Smyrna for the Community Council donation
- Notification of road closure – Penycoed Road on 21st May 2025
- Other items of correspondence sent to Councillors since the last meeting, for information.

6. Planning Applications

2944 - **PL/09029** - Proposed replacement dwelling house with temporary caravan siting for the duration of construction phase work - Beili Seifi, Llangain, Carmarthen, SA33 5DN.

Councillors in support, no comments made.

7. Finance/Approval of Payments

2945 – The following payments were approved:-

Susan Holmes	£ 903.95	Clerk salary Jan/Feb
Cllr Haydn Williams	£ 100.00	Thoric Countryside for crowning of oak tree
Old Castle Garden Services	£ 586.00	Grass cutting for the year
Llangain Memorial Hall	£ 247.50	Meeting room hire for the year
One Voice Wales	£ 119.00	Annual membership
Carmarthenshire County Council	£ 1532.88	Street lighting
Cllr Haydn Williams	£ 16.98	Replacement set of 100LEDs for Christmas tree

8. County Councillor's Report

No report this meeting.

9. Any Other Business

2946 – Cllr Roberts asked for an item to be added to the agenda for the May meeting to discuss the planned expenditure for Discretionary Activities and Corporate Support Needs in the 2025/26 budget.

2947 – Cllr Jones reported concern about speeding cars in the village and requested a visit from the local police to discuss the issue. The Clerk will contact the police to enquire about a representative attending the May meeting.

2948 – The Clerk obtained the necessary signatures for the Pobl paperwork to enable the Council to receive the £5000 community grant towards improvement of the play park.

Date of next meeting: Wednesday 21st May 2025. (AGM followed by regular meeting)

Appendix (1)

Llangain Community Council 19 March 2025

Update on Llangain Recreation Field

1. Introduction

1.1. This paper has been compiled to inform the Council of the risks and opportunities of registering ownership of the land comprising the park, tennis courts and “football field” in Llangain and builds upon the discussion that took place during the January 2025 Council meeting and the paper previously presented to the Council which is attached at Appendix 1.

2. Update on Progress with Football Field

2.1. Cllr Roberts was able to report to the January 2025 Council meeting that further to a discussion that he and County Cllr. Cary Jones had with CAVS, it was possible for the Community Council to register the football field land under its name.

2.2. Ownership of the land is currently not registered with the Land Registry and it has been confirmed that the Hall Committee does not have the legal authority to allow them to progress an application to own it.

2.3. Members of the group that attempted to resurrect the Sports and Recreation Association were also consulted on the proposal for the Community Council to register the land in their name and were supportive.

3.0 The proposed way forward

3.1 Given that the land is currently unregistered, then the Community Council should proceed to register the land in the name of the Council in order to protect its future ownership for the Community.

3.2 Once registered the Community Council should consult with the Community to discuss options for use, including possible disposal, as an option.

3.3 At the same time the Community Council should proceed to agree a lease with the County Council for the park, tennis courts and access to the football field.

4.0 Risks and Opportunities

4.1 Risks

- That it will not be possible to successfully register the land.
- That legal advice will be required to properly register the land which may not be affordable within the confines of the 2025/26 budget.

- The Community Council will be required to meet the insurance costs of the land.
- The Community Council will need to consider whether the land should start to be properly maintained and hence incur costs which may not be affordable within the confines of the 2025/26 budget.
- An alternative to paid maintenance is via volunteers, but there may not be sufficient numbers of Llangain residents interested.
- The Community Council may consider that the best course of action is to prevent access to the land (in order to mitigate health and safety risks), which may incur costs or concerns from members of the Community.

4.2 Opportunities.

- Securing the tenure of the land for the Community is important to support wellbeing and community cohesion in the village and district.
- Provision of wellbeing and leisure facilities is a key part of the Council's functions and will demonstrate strong leadership which could in turn improve community spirit and interaction.

5.0 Recommendations

5.1 That the Council should investigate a lease with the County Council for the park, tennis courts to the football field.

5.2 That the Council should progress to register the land and should allocate funds from the 2025/26 budget to meet the financial risks specified above.

5.3 The council should appoint a sub group tasked with these actions.

(Previously shared)

Update on Sports & Recreation Association

1. Introduction

1.1 This paper has been compiled to inform Llangain Community Council on the current situation relating to the Llangain Sports & Recreation Society as at May 2024.

2.0 Legacy Position

2.1 The Association ceased to operate a number of years ago, and the Bank Account, operated by HSBC was closed.

2.2 The Association worked to a constitution that stated that if it ceased to operate, its assets should be transferred to a local charity. It appears that the Association was not discontinued in line with the directions of the constitution which states

“If the Management Committee decide by a simple majority that it is necessary to dissolve the Association, it shall call a General Meeting of all Members of the Association. If two thirds of the members present vote in favour, the Association shall be dissolved. If dissolution occurs, any remaining assets shall be disposed of to a charitable organisation nominated by the Association.”

2.3 The legal status of the Association is unclear, it is not registered as a charity with the Charity Commissioners, but it appears to have run like a charity.

2.4 The land formerly operated as a football field is owned by the Association but it is not registered with the Land Registry.

2.5 A document existed between the Association and Carmarthenshire County Council to lease the land currently occupied by the children's park and the tennis courts (plus access to the football field). This document had not been signed or sealed, by either party.

3.0 Impact of Legacy Position

3.1 No legally defined trail exists between the Association and the body of volunteers who have recently attempted to recommence its work.

3.2 The new body is unable to create a bank account, because no legally defined trail exists and because there is uncertainty over the legal status of the Association.

3.3 Legal advice is required to assist in addressing points 3.1 and 3.2 above but the body of volunteers have no available funds or bank account to receive any funds that may become available. Informal discussions have been held with a member of a local legal practice and advised that no local firm would have such expertise, and it would be very costly. This fits with the experience of the Hall Committee who have faced a similar problem and have had to seek legal advice from Cardiff.

3.4 The Community Council are currently paying for the insurance of the park and football field to allow the facility to remain open.

4.0 Progress to date

4.1 Contact has been made with Carmarthenshire County Council who after some deliberation have agreed in principle to have a new agreement drawn up for the use of the park, tennis courts and access to the football field. A site meeting has been arranged with members of the Education Department, The School Head, County Cllr Jones and Cllr Roberts. This will be held on Friday, May 24th.

4.2. Section 106 monies of circa £24,000 are available from the new development adjacent to Dol-y-Dderwen to invest in leisure facilities within the village. These monies could be used together with funds available to Education to make improvements to the park.

5.0 Conclusions

5.1 As no legally defined trail exists between the former Association and the group of volunteers, the latter currently have no legal status.

5.2 As the Group of volunteers have no legal status, they cannot set up a bank account, register the land, sign any agreements with third parties, receive section 106 monies or take responsibility for the facilities.

5.3 The Association was not properly discontinued, or powers transferred to new Officers and Trustees, then the former Officers and Trustees are responsible to ensure this occurs, as they are the only individuals with the legal powers to do so.

6.0 Recommendations

6.1 That the Community Council takes responsibility for the future of the Park, Tennis Courts and access to the football field, and liaises with Carmarthenshire County Council to effect this, including receipt of the Section 106 monies. The Council should make a bid for the section 106 monies as soon as possible.

6.2 That the Council contacts the former officers and Trustees of the Association and asks them to meet to discuss the situation described above and agree a sustainable way forward, if necessary seeking legal advice.