

# **BETWS COMMUNITY COUNCIL**

The monthly meeting of Betws Community Council was held at Capel Newydd Vestry, Betws on Wednesday the 8<sup>th</sup> February 2017 at 7.00 pm.

**PRESENT:** Cllr. Carwyn James (Chairman), Alderman Arnallt James, Cllrs. Loreen Lewis, Maldwyn John, June Gunter, Wynallt Richards and Betsan Jones.

1. **APOLOGIES.** County Councillor Ryan Bartlett. Councillors Richard Howell and Annette Price.

2. **DECLARATION BY MEMBERS OF PECUNIARY AND NON PECUNIARY INTERESTS**

None

3. **TO CONFIRM AND SIGN THE MINUTES OF THE MEETING HELD ON 11<sup>th</sup> JANUARY 2017.**

Councillor Maldwyn John proposed and Councillor Loreen Lewis seconded, that the minutes of the monthly meeting held on the 11<sup>th</sup> January 2017 be confirmed and signed by the Chairperson.

4 **DYFED POWYS POLICE**

Officers from Dyfed Powys Police were not present.

5. **COUNTY COUNCILLORS REPORT**

The County Councillor was not present.

6. **MATTERS ARISING**

6.1 BARRIERS AT TOUT'S GARAGE

Councillor Betsan Jones reported that Mr Horace Tout, a former Community Councillor has sadly passed away. It was agreed to discuss the barrier issue at a later date.

The above was **NOTED**.

6.2 ASSET TRANSFER

The Clerk informed members that he now had most of the information needed to make a decision with regards to the transfer of Betws Park and the Maesquarre Road Playground to the Community Council. The information was as follows.

1. Money will be transferred to us when the lease is signed and completed.

2. If we go ahead, Emily will inform the County's solicitors, who will then send us two 99 year leases to sign. Process could take between a few weeks to a few months, but as soon as the lease is signed we will become responsible for the upkeep.

3. We can employ a solicitor to read the lease, if we feel there is a need.

4. Lease will probably stipulate that we register the land.

5. Covenant restrictions will then apply to us.

6. If we should default, CCC will take back ownership of park.

7. Bridge at top end of Betws Park is owned and will be maintained by CCC

8. Maesquarre Playground – all Health and Safety Inspections plus apparatus inspections will be completed before transfer.

9. Grant of £7000 will be available to carry out immediate improvements.

10. Process needs to be started ASAP in order to get x2 of the annual maintenance costs. If we do not get started until after deadline of 31<sup>st</sup> March 2017 then members will decide if we get x2 of the costs.

11. If we decide not to take on the assets, then the CCC will spend the next year trying to get other organisations to take on the transfers.

12. If they fail to get any interest then they might consider closing the assets.

13. There are many Community Councils who have still not looked at transfers.

14. If we take over Betws Park someone will have to inspect the Life Buoys on a weekly basis.

### **BETWS PARK**

Annual Maintenance Costs. (figures supplied by CCC) £16,263 (2013/14 costs)

Estimated Maintenance costs (figures supplied by Wrenvale) £12,000 to £16,000

### **MAESQUARRE PLAYGROUND**

No annual maintenance costs available from CCC .

Estimated maintenance costs £3,690

There followed a long, and in depth discussion, where all possible issues relating to transfer were debated. Having listened to all arguments Councillor Betsan Jones proposed, and Councillor Loreen Lewis seconded, that we proceed with the process of transferring both assets to Betws Community Council. The proposal was carried. The Clerk suggested that we ask Eamonn Davies to carry out a survey of the Maesquarre Road Playground. It was also

agreed that because we are uncertain as to when the transfer will be completed, for the coming year only, we ask Wrenvale to provide a quotation for the maintenance of Betws Park and Eamonn Davies to quote for the fortnightly inspections at the Maesquarre Road Playground.

**RESOLVED** the Clerk informs Emily Thomas of our decision, and also contacts Wrenvale and Eamonn Davies.

### 6.3 COMMEMORATIVE PLAQUE

Due to the lengthy discussions at tonight's meeting, and that no other names had been suggested for the plaque, it was agreed to discuss the matter at the next meeting.

The above was **NOTED**.

### 6.4 RENT REVIEW OF BETWS RFC LEASE

The Clerk had spoken to Mr Davies, who stated the decision with regards to the rent review was with the members, and the Clerk would need to let him know of their decision in order to change the lease and inform the Rugby Club.

The Clerk also informed members that he had received a letter from Betws RFC, requesting a meeting with the full council to discuss their financial situation and the rent in particular.

Following a long discussion, it was proposed by Alderman Arnallt James and seconded by Councillor Carwyn James that the rent in the lease be reduced from £1000 pa to £500 pa. The proposal was carried.

**RESOLVED** the Clerk informs Mr Davies of our decision, and also ask the club if they still want to meet now that the rent is to be reduced.

## 7. CORRESPONDENCE.

The following correspondence was acknowledged and the contents **NOTED**.

- 1 Betws RFC
- 2 Pared Dewi Sant, Caerfyrddin
- 3 Menter Cwm Gwendraeth – Fuel Clubs

## 8. PLANNING MATTERS.

### NEW APPLICATION

E/34963 – 111, Ffordd y Glowyr, Betws  
Proposed Shed, Canopy and Decking  
Mr Selwyn Morris

E/35032 – Tycoch, Maesquarre Road, Betws  
Reopening existing entrance to property.  
Mr Dylan Davies

There were **NO OBJECTIONS** to the above applications.

#### APPLICATION GRANTED

E/34738 – Land adj. 100, Colonel Road, Betws  
Amendment to design and access.  
Green Meadow Homes Ltd – J Morris

### **9. ACCOUNTS**

1 CCTV Rent	£ 40.00
2 Morgan and Morgan – Printer Repair	£ 18.00
3 Action Surveillance – CCTV Annual Maintenance	£ 96.00
4 Ieuan Rees – Stonemason	£1680.00
5 One Voice Wales – Membership	£ 295.00
6 Parks and Play – re-issued cheque	£ 382.20
7 Parks and Play – re-issued cheque	£1663.20

**RESOLVED** that the above be paid

### **10. REPORTS**

There were no reports.

### **11. RISK ASSESSMENT POLICY 2017-2018**

The Clerk read out a list of all the activities of Betws Community Council as listed on the Risk Assessment Schedule for 2017/2018, and following a short discussion, all points were agreed.

**RESOLVED** the Risk Assessment Schedule for 2017/2018 be adopted.

### **12. ANY OTHER BUSINESS**

NONE