



## ***ECONOMIC AND COMMUNITY REGENERATION CABINET BOARD***

*Immediately Following Scrutiny Committee on  
THURSDAY, 19TH MARCH 2015*

***COUNCIL CHAMBER - PORT TALBOT CIVIC CENTRE***

### **PART 1**

1. To agree the Chairman for this Meeting
2. To receive any declarations of interests from Members

### **To receive the Joint Report of the Director of Environment and the Head of Legal Services**

3. Sale of the Old Stable Block, Formerly Located at Baglan Park, Baglan  
(*Pages 1 - 14*)

### **To receive the Joint Report of the Director of Environment and the Director of Education, Leisure and Lifelong Learning**

4. Rationalisation of Community Centres (*Pages 15 - 18*)
5. Any urgent items (whether public or exempt) at the discretion of the Chairman pursuant to Statutory Instrument 2001 No 2290 (as amended)
6. Access to Meetings - to resolve to exclude the public for the following items pursuant to Regulation 4 (3) and (5) of Statutory Instrument 2001 No. 2290 and the relevant exempt paragraphs of Part 4 of Schedule 12A to the Local Government Act 1972.

## **PART 2**

### **To receive the Private Reports of the Director of Environment**

7. Proposed Lease of Playing Fields and Pavilion at the Red Field, Cymmer, Port Talbot (*Pages 19 - 24*)
8. Proposed Lease of the Wharf Playing Fields, Giants Grave, Briton Ferry, Neath (*Pages 25 - 30*)
9. Proposed Lease of Playing Fields and Pavilion at Groeswen Playing Fields, Knights Road, Margam, Port Talbot (*Pages 31 - 36*)

**S.Phillips**  
**Chief Executive**

**Civic Centre**  
**Port Talbot**

**Friday, 13th March 2015**

### **Cabinet Board Members:**

**Councillors:**           A.J.Taylor and M.L.James

#### ***Notes:***

- (1) *If any Cabinet Board Member is unable to attend, any other Cabinet Member may substitute as a voting Member on the Committee. Members are asked to make these arrangements direct and then to advise the committee Section.*
- (2) *The views of the earlier Scrutiny Committee are to be taken into account in arriving at decisions (pre decision scrutiny process).*

## **ECONOMIC AND COMMUNITY REGENERATION CABINET BOARD**

### **REPORT OF THE DIRECTOR OF ENVIRONMENT AND THE HEAD OF LEGAL SERVICES**

**19<sup>th</sup> March 2015**

#### **SECTION A – MATTER FOR DECISION**

#### **WARD AFFECTED: BAGLAN**

#### **SALE OF THE OLD STABLE BLOCK, FORMERLY LOCATED AT BAGLAN PARK, BAGLAN**

##### **Purpose of Report**

To inform Members of objections that have been received in relation to the Council's Public Open Space notice about the Authority's intention to dispose of the Old Stable Block, formerly located at Baglan Park, Baglan and to request members to consider any appropriate objections that relate to the loss of open space as part of the disposal.

##### **Background**

At its meeting on 14<sup>th</sup> January 2015, the Board resolved to sell the old stable block, formerly located at Baglan Park to Coastal Housing Limited.

Whilst the site can historically be considered to be located within the grounds of what is commonly known as Baglan Park, access to the buildings and surrounding land has not been possible for a number of years. Furthermore, when the site was operational, it was predominantly used as either a Local Authority stores or privately let with access to the public restricted.

Although, the land does not provide open access to the public, its historic location within the Park's boundary meant that that it was considered appropriate to place two notices within a local newspaper as required under Section 123(2A) of the Local Government Act 1972. After a suitable notice period, the Council must consider any appropriate objections that relate to the loss of open space as part of the proposed disposal.

Notice of the proposed sale of the former stable block was placed in the Western Mail on Monday 2<sup>nd</sup> March and Monday 9<sup>th</sup> March. The Notice stated that the closing date for objections was Friday 13<sup>th</sup> March.

Eight objections have been received prior to the 11<sup>th</sup> March and copies of each of these objections are appended to this report.

An Addendum Report will also be placed before the Board, which will contain any further objections received after the 11<sup>th</sup> March and will also set out the response of the Director of Environment to all the objections.

It is considered that a number of the responses that have been received do not relate to the loss of public open space. These responses refer to infrastructure, drainage, housing etc. and would be considered as part of the public consultation process of a Planning application.

The disposal of this site should be considered separately to the operational land located within Baglan Park that will continue in its' existing use. The reasons for this proposed sale are particular to this site which has not been considered to be operationally part of Baglan Park since 1999. The buildings at the site are derelict and have been subject to arson and anti-social behaviour and their disposal will enable an area of land to be brought back into a positive use whilst providing the Authority with a capital receipt.

### **Appendices**

Copies of the eight objections received prior to the 11<sup>th</sup> March are appended.

### **Recommendations**

Members are requested to consider any appropriate objections that relate to the loss of open space as part of the disposal of the former stable block, formerly located at Baglan Park.

### **Reasons for Proposed Decision**

To comply with the Council's obligation under Section 123(2A) of the Local Government Act 1972 and to give full consideration to all the objections received to the proposal.

### **List of Background Papers**

The e-mails and letters received from objectors

**Officer Contact**

For further information on this report please contact Dean Nicholas - Property and Regeneration on extension 6665 email: [d.nicholas@npt.gov.uk](mailto:d.nicholas@npt.gov.uk); or Aled Roderick - Legal Services on extension 3746 email: [a.roderick@npt.gov.uk](mailto:a.roderick@npt.gov.uk) )

## COMPLIANCE STATEMENT

### SALE OF THE OLD STABLE BLOCK, FORMERLY LOCATED AT BAGLAN PARK, BAGLAN

#### (a) Implementation of Decision

The decision is proposed for implementation after the 3 day call-in period

#### (b) Sustainability Appraisal

##### Community Plan Impacts

Economic Prosperity	..	positive
Education & Lifelong Learning	..	no impact
Better Health & Wellbeing	..	positive
Environment & Transport	..	positive
Crime & Disorder	..	positive

##### Other Impacts

Welsh Language	..	no impact
Sustainable Development	..	positive
Equalities	..	no impact
Social Inclusion	..	positive

#### (c) Consultation

This item has been subject to external consultation

REPORT OF THE DIRECTOR OF ENVIRONMENT AND THE HEAD OF LEGAL SERVICES

PROPOSED SALE OF THE OLD STABLES AT BAGLAN PARK

APPENDIX

1

**Tracy Jones**

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**From:** [REDACTED]  
**Sent:** 09 March 2015 17:15  
**To:** David Michael  
**Subject:** Ref: GHG/D59/2460 Baglan Park  
**Categories:** DM reminder to read

Dear Sir

I wish to voice my objection to the proposed sale of a section of Baglan Park, reference above. The park is owned by the council, and therefore the community and it should not be mutilated to allow for more housing.

Baglan is already inundated with housing. Willow grove and Lodge drive are already dangerously busy in particular during school times when the lack of a lollipop lady and the increased traffic mean it is only a matter of time before there is a serious accident on that road.

The success of the community church has led to an increase in footfall and traffic in the area, and consistently the shops car park next to the park and the community church car park are full to capacity.

In addition to this, the sheer amount of houses in Baglan is putting a huge strain on the drainage system throughout the area. The housing at the top of the hill (of which more is proposed I understand is having a detrimental effect on the quality of land further down the hill. The land immediately in front of the proposed site is already waterlogged. Homes in Fairwood Drive and Wells Close are having issues with natural springs forcing their way under their foundations that they didn't have 5 years ago. And we also have the issues with the culvert behind and next to the Spar which require massive widening and strengthening to cope.

Baglan is already too big to cope. New homes, albeit for older residents will put a huge strain on Laburnum Avenue around the park, where parking is already a premium.

In addition to this, the proposed land holds the remaining buildings from the old Baglan House estate. We have lost all trace of the original house. This last bit of history should be preserved, not destroyed.

Thank you for your consideration.



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**Tracy Jones**

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**From:** [REDACTED]  
**Sent:** 09 March 2015 16:07  
**To:** David Michael  
**Subject:** Sale of area at Baglan park

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

**Categories:** DM reminder to read

Dear Mr Michael,

I am writing to you with regard the selling of land at Baglan Park. When I read this, it was like a piece of our history was slipping away.

I am not one for writing an objection, but for this I feel I have to.

Surely this cannot be a good thing for the locals. This park has been part of our heritage.

Part of our growing up, our children and grandchildren too.

Although progress and improvement in some areas are needed and we shouldn't let our hearts rule our heads.. But there are some things that need to stay the same. I believe this is one of them. The history of Emily Talbot and her donation of Baglan park to the people of Baglan is taught at our schools and shouldn't be forgotten.

Whatever is your plan is, be it funds, housing or whatever, please reconsider before you sell. Or at the very least ask the Baglan people their views on this..

Thank you

[REDACTED]

COU. 11 MAR 2015



11 MAR 2015

10. 3. 2014

Ref. CHG/D59/2460

Dear Sir

I strongly oppose the proposed sale of land in Baglan Park for housing.

It is an oasis in Baglan for everyone to enjoy.

I'm sure some other site could be found for the building of houses.

Yours respectfully



Dear Sir

Ref G/HG/1059/2460

I wish to object to the proposed sale of land at Baglan Park. This area is in constant use for people to enjoy the open space in the middle of a busy estate.

There are hardly enough safe places for children to enjoy in Baglan. Also it is nice to just walk through the park & have somewhere quiet to sit. I think it should be left as it is, for the people of Baglan and not sold off for whatever reason.

Yours faithfully

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Tracy Jones

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**From:** [REDACTED]  
**Sent:** 10 March 2015 15:02  
**To:** David Michael  
**Subject:** proposed sale of land at Baglan Park objection

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

**Categories:** DM reminder to read



Date 10/03/2015

Mr. David Michael  
Neath Port Talbot County Borough Council  
Civic Centre  
Port Talbot  
SA13 1PJ

Ref: GHG/D59/2460

Dear Mr. Michael

I am writing to register my objection to the proposed sale of land which lies directly opposite my house at Baglan Park. Our street Laurel Avenue is a notoriously busy road and also a commonly used bus route. I feel that adding to the number of properties in the area will only make traffic and congestion worse and add to the potential for road traffic collisions. Also as a parent of an eight year old child I also feel the safety of children as they commute to the nearby school and to and from the park has not been considered in the slightest.

I also find the scant notice given in local newspapers and the time limit in which we are able to inform you of our objections totally inappropriate and if I am being honest a little underhanded.

I am also astonished at the ease in which the local council is able to look to fund shortfalls in their budgets by selling off a significant portion of the park which for generations has been a source of recreation and enjoyment bequeathed to the people of Baglan.

Yours Sincerely

6

**Tracy Jones**

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**From:** [REDACTED]  
**Sent:** 09 March 2015 17:37  
**To:** David Michael  
**Subject:** Sale of Land Baglan Park  
**Categories:** DM reminder to read

I strongly object to the proposed sale of land in Baglan Park, to the extent that such sale will limit the use of open spaces for the community to use.

Open spaces are critical to the well being of the community.

Kind regards,

[REDACTED]

7

**Tracy Jones**

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**From:** [REDACTED]  
**Sent:** 09 March 2015 16:39  
**To:** David Michael  
**Subject:** Sale of part of Baglan park

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

**Categories:** DM reminder to read

Dear sir,

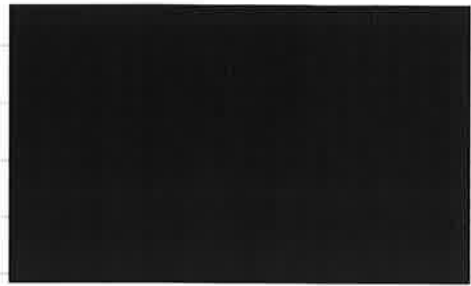
I strongly object to the council selling off part of our local heritage, is this property owned by the council, what is the intended sale for, is the infrastructure suitable to support the use, roads, access and wastewater considerations etc. how has this sale been promoted, were the council approached by a developer.?. The residents of Baglan need to be consulted on any further destruction of our assets. More importantly 4 days notice is an insult to the residents and it stinks of the farmer shutting the gate after the bull as bolted. There was and probably still is a public right of way across a large portion of this park and the proposed development area, when originally gated by the council, there was an issue on after hours access raised by the older members of Baglan.

Sent from my iPad

185852

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11 MARCH 2015



10<sup>th</sup> March 2015



Dear Mr D. Michael,

We wish to object to the proposed sale of land forming part of Baglan Park, Baglan, Port Talbot. Reference GRHG/D59/2490 for the following reasons;

We purchased our property due to it's location and the fact that it was not overlooked by other property to the front or rear of our home.


We do not feel that the proposed access is suitably situated. Plans highlight an area directly opposite our property therefore making access to my property extremely difficult and possibly dangerous. We also feel and believe it will be difficult for ourselves, families, friends and neighbours to park outside the houses currently in Laurel Avenue.

An increase in traffic will be inevitable and with a large number of children living in Laurel Avenue and surrounding streets, we feel this will increase the dangers for them while crossing the road, especially given that there are two blind corners, one at the brow of the hill of Laurel Avenue and the second whereby Laurel Avenue and Chestnut road meet.

Additionally, we feel it is not appropriate to build more social housing on the outskirts of a beautiful, popular park currently used by all ages, especially as we believe it will encourage anti-social behaviour in the immediate area.

We would also like to point out how angry we feel with Neath Port Talbot Council for the underhanded way in which this proposal has been publicised. We appreciate the information was published in a daily news paper, however we only learnt of the sale of the land via social media (facebook) appalling in our opinion. Several of our neighbours had no idea of your plans until today 10/03/2015 when they were spoken to by ourselves. There have been no notices put around the area are surely it would be appropriate to send every resident in the surrounding area, especially Laurel Avenue, Chestnut Road, Laburnham Avenue and Lilac Grove details of the proposed sale along with information regarding the use of the land when sold, as it is us who have to live in the area.

Yours Sincerely





## **ECONOMIC AND COMMUNITY REGENERATION CABINET BOARD**

### **JOINT REPORT OF THE DIRECTORS OF ENVIRONMENT & EDUCATION, LEISURE AND LIFELONG LEARNING**

**19<sup>th</sup> MARCH 2015**

#### **SECTION A – MATTER FOR DECISION**

**WARD(S) AFFECTED: GLYNCORRWG, BRYN, COEDFFRANC  
WEST, SANDFIELDS EAST.**

#### **RATIONALISATION OF COMMUNITY CENTRES:**

##### **Purpose of Report**

To ask Members to agree the closure of Glyncorrwg and Llandarcy Community Centres and for them to be declared surplus to requirements, and also to note the key holder arrangement for Bryn Community Centre.

##### **Background**

As part of the Forward Financial Plan, the decision was taken to review the current stock of eleven Community Centres / Community Education Enterprise Centres.

In order to assess the potential impact of the proposed changes, a structured consultation was undertaken. This included an extensive review of the existing operation combined with a series of public meetings across the County Borough.

An Equality Impact Assessment has been undertaken to assist the Council in discharging its Public Sector Equality Duty under the Equality Act 2010. This EIA was included in the original review of Community Facility Provision report that went to ECRB 14<sup>th</sup> January 2015.

It was made clear throughout consultation that issues relating to the future use of the centres for community use were a huge concern.

### **Glyncorrwg Community Centre:**

In 2014 a community group entered into a lease of the Noddfa Community Centre in Glyncorrwg. The Glyncorrwg Community Centre remained open and continued to be managed by the Local Authority.

As part of a review of community facility provision, a public consultation exercise has been carried out and as part of this exercise it was hoped that another community group could be identified to take on a lease of Glyncorrwg Community Centre. Unfortunately no such group has come forward.

The proposal is to close the Community Centre.

On a positive note the three existing user groups can be accommodated in the Noddfa Centre and other local facilities.

### **Llandarcy Community Centre:**

A number of years ago, The Llandarcy Community Centre ceased to operate as a Community Centre since when it has provided office accommodation for Neath Port Talbot Youth Service. The Youth Service will be relocated in the near future, and the proposed is for the Centre to then close.

### **Bryn Community Centre:**

The Authority has been approached by Bryn Residents Action Group (B.R.A.G) who have expressed an interest in entering into a key holder licence agreement to take over the majority of the day to day opening and closing responsibilities.

This would allow the premises to continue to be run as a Community Centre thereby ensuring wherever possible no loss of services to the local community.

Terms and Conditions have been agreed for the licence agreement and the Head of Legal Services instructed by the Director of Environment under his Delegated Powers and it is anticipated the licence agreement will be completed for the end of March 2015.

### **Sandfields Community Education Centre:**

Sandfields Community Education Centre will be closed in December 2015 and then demolished as part of the development of the new Comprehensive School.

Where possible existing user groups will transfer to the new Comprehensive School or alternative facilities.

### **Appendices**

None.

### **Recommendations**

In light of the original report on the 14<sup>th</sup> January, Members are requested to approve the closure of Glyncorrwg and Llandarcy Community Centres. and for both to be declared surplus to requirements, and passed to the Director of Environment to consider the most appropriate way of disposing/dealing with the premises.

In addition Members are requested to note the key holder arrangement for Bryn Community Centre

### **Reasons for Proposed Decision**

To secure saving proposals in line with the Directorates Forward Financial Plan.

### **List of Background Papers**

None

### **Officer Contact**

For further information on this report, please contact:-

Paul Walker,  
Physical Activity and Sport Services

☎01639 861107

✉ [p.walker@npt.gov.uk](mailto:p.walker@npt.gov.uk)

David Phillips, Estates & Valuation  
Property and Regeneration

☎01639 686980

✉ [d.phillips@npt.gov.uk](mailto:d.phillips@npt.gov.uk)

**COMPLIANCE STATEMENT**

**RATIONALISATION OF COMMUNITY CENTRES:**

**(a) Implementation of Decision**

The decision is proposed for implementation after the 3-day call-in period.

**(b) Sustainability Appraisal**

**Community Plan Impacts**

Economic Prosperity	- no impact
Education & Lifelong Learning	- Negative
Better Health & Wellbeing	- Negative
Environment & Transport	- no impact
Crime & Disorder	- no impact

**Other Impacts**

Welsh Language	- no impact
Sustainable Development	- no impact
Equalities	- Negative
Social Inclusion	- Negative

**(c) Consultation**

This item has been subject to external consultation, as per the original report

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