

ECONOMIC AND COMMUNITY REGENERATION CABINET BOARD

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

2nd April 2015

SECTION A – MATTER FOR DECISION

WARD AFFECTED: PORT TALBOT

PLAYING FIELD AND PAVILION AT TALBOT MEMORIAL PARK TAIBACH

Purpose of Report

To inform Members of the objection that has been received in relation to the Council's Public Open Space notice relating to the Authority's intention to lease the playing field and pavilion at Talbot Memorial Park to Taibach RFC and to request members to consider the objection received.

Background

At its meeting on the 26th February 2015, the Board resolved to grant a lease to the Trustees of Taibach RFC of the Talbot Memorial Park Playing Field and Pavilion.

As the land forms part of an open space the Council was required to place two notices within a local newspaper as stipulated under Section 123(2A) of the Local Government 1972. The Council must consider any appropriate objections to the proposed disposal.

Notice of the proposed sale of the site at the Talbot Memorial Park was placed in the Western Mail on Friday 6th March and Friday 13th March. The Notice stated that the closing date for objections was Friday 20th March.

One objection had been received and a copy is appended to this report.

Members will note that the letter poses a number of questions regarding the use of the park and a reply has been sent by the Property and Regeneration Section.

However, the letter goes on to state "if there are any moves by the Authority, or others to give others the authority to manage and control the use of the common

use playing-sports fields which would in any way interfere with the public use of that field, I wish to make it known that I strongly object to any such move”.

The advice of the Legal Services Section is therefore that this letter should be treated as an objection to the proposal.

The proposed lease will place the day to day use of the playing field under the control of the rugby club and the public will have no unrestricted right to use the field as this would interfere with the rugby club’s rights as a tenant.

However, a right will be reserved out of the lease for Goytre AFC to continue to use the playing field and pavilion for matches and training purposes and the lease will also place an obligation on the rugby club to permit local community events to take place on the field.

The Council’s proposals will not lead to the loss of any open space and indeed, will secure the future use of the playing field which might not otherwise be possible.

In addition, the provisions mentioned above will secure, so far as is compatible with the grant of a lease, the use of the fields for other clubs and organisations.

Appendices

A copy of the objection received in respect of the notice.

Recommendations

Members are requested to consider the objection.

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 letter received from the objector

Officer Contact

For further information on this report, please contact:

Aled Roderick,
Legal Services
016397637346
a.roderick@npt.gov.uk

David Phillips, Estates and Valuation
Property and Regeneration
01639 686980
d.phillips@npt.gov.uk

COMPLIANCE STATEMENT

PLAYING FIELD AND PAVILION AT TALBOT MEMORIAL PARK TAIBACH

(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	..	no impact
Crime & Disorder	..	positive

Other Impacts

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

(c) Consultation

This item has been subject to external consultation