

# NEATH PORT TALBOT COUNTY BOROUGH COUNCIL

## Streetscene & Engineering Cabinet Board

19 October 2018

### Joint Report of the Head of Streetcare

M. Roberts & Head of Property & Regeneration S.Brennan

#### **Matter for Decision**

**Wards Affected:** All Wards

#### **Former Leisure Facilities**

#### **Purpose of Report**

- 1 To update members on outstanding issues regarding former bowling greens, tennis courts and sportsfields following implementation of previous forward plan plans, and to seek endorsement of ongoing and proposed actions.

#### **Executive Summary**

- 2 As part of previous Forward Financial Plan commitments, bowling greens, tennis courts and sports fields have been subjected to a process of either leasing the facilities to interested parties or ceasing to provide facilities where there has been no interest to do this. This report provides an update on facilities which have not been successful in achieving a formal lease, or a lease has been surrendered. Plans for the various sites are given in Appendix A.

#### **Background**

- 3 Vivian Park – Sports pavilion and field and Tennis Courts (See Plan A)

The sports pavilion and field had initially been leased to a local sports club who subsequently withdrew from the lease since which time it has remained vacant. The tennis courts are also currently not in use.

A procurement exercise has recently been undertaken with the three organisations who expressed an interest in leasing the sports pavilion and field at Vivian Park and as a result of which a lease has been offered to a local sports club with legally completed anticipated shortly.

- 5 Proposed Action: The tennis courts are located within the park and the land use is subject to restrictive covenants and therefore not suitable for commercial development. The courts could be retained as a fenced off area for general use by the public and this is what is proposed.

#### Talbot Park – Tennis Courts and Sports Pavilion (See Plan B)

- 6 The sports pavilion and sports field were originally leased to Taibach RFC, who have subsequently surrendered the pavilion part of the lease.

Cabinet Board of September 2018 resolved to approve granting a lease of the sports pavilion to a local football club and legal completion is anticipated within the next month.

- 7 Proposed Action: The tennis courts and pavilion are located within the park and currently not in use. The land use is subject to restrictive covenants and therefore not suitable for commercial development. The courts could be retained as a fenced off area for general use by the public and again this is what is proposed.

#### Talbot Park - Bowling Green (See Plan C)

- 8 There are two bowling greens located within the park. Local clubs have leased one green but have informed officers that they will not be leasing the second green. Both greens are enclosed within the park and the land is subject to a restricted covenant and therefore not suitable for commercial development.
- 9 Proposed Action: Given that there is no interest with organisations leasing Green 2 it is proposed that the existing perimeter fencing is removed from around Green 2 and moved alongside the leased Green 1. Green 2 would then be incorporated into the general open space within the park.

#### Dyfed Road – Tennis Courts (See Plan D)

- 10 A lease is currently being legally completed of the tennis courts to a local tennis club.

#### Dyfed Road - Bowling Green (See Plan E)

- 11 There are two bowling greens located within the park. Local clubs have leased one green but have informed officers that they will not be leasing the second green. Both greens are enclosed within the park and although the land is not subject to a restricted covenant alternative use other than open space within the park would not be feasible.
- 12 Proposed Action: Given that there is no interest with organisations leasing Green 2 it is proposed that Green 2 is incorporated into the adjoining general open space within the park.

#### King George V Playing Fields – Tennis Courts (See Plan F)

- 13 The tennis courts are currently not in use. The Authority were approached last year by an individual to use the area for a fitness class involving adults during the summer months. The individual has however now found an alternative site for the classes.
- 14 There does not appear to be any restrictive covenants in the title deeds preventing the tennis courts being leased for the existing use. However the site has been dedicated as a King George V playing field and the consent of the National Playing Fields Association would be required to any lease.
- 15 Proposed Action: Should there be no additional requests to lease the tennis courts then the area be returned to general open space for general public.

#### Parc Y Werin – Tennis Courts (See Plan G)

- 16 The tennis courts are currently not in use. The council holds the leasehold on the land for Parc-Y-Werin and it is a condition of the

lease that the site is used for public recreation use only. The freehold is held by the Coal Industry Social Welfare Organisation(CISWO).

- 17 Proposed Action: The tennis courts are located within the park making it not possible to separate and remove them from the lease. It is therefore suggested that the courts be retained as a fenced off area for general use by the public.

[N.B. The consent of CISWO would be required should any organisation wish to sublease the tennis courts.]

#### Parc y Darren – Tennis Courts (See Plan H)

- 18 The tennis courts are currently not in use. This facility is in a poor state of repair and without investment would have restricted use as any type of leisure facility.
- 19 The courts are on the perimeter of the site and adjacent to a public highway. There is a restrictive covenant limiting the site's use to a public recreation ground however possible alternative uses could be considered but would be subject to negotiations with the covenant holder.
- 20 Proposed Action: Officers investigate if alternative use is considered feasible with the covenant holder and report back to members on possible options.

#### Ynyscorrwg Park – Bowling Green (See Plan I)

- 21 The bowling green at this site was leased to the local bowls club. Unfortunately the club which had been struggling for some time eventually disbanded and the lease was surrendered. The local member had hopes of getting a local organisation to take over the area as a family friendly community area, however this has not come to fruition.
- 22 Proposed Action: Due to the location of the green the only feasible option is to use the area as a continuation of open space within the park.

### Court Herbert – Sportsfields (See Plan J)

- 23 The pitches adjacent to the indoor leisure facilities are all leased to organisations or allocated to Dwr-Y-Felin School. The pitches behind the railway lines are currently not in use. There is currently interest from a local sports organisation for which negotiations are ongoing.
- 24 Proposed Action: Continue with negotiations and it is hoped that subject to parking issues being addressed a lease can be concluded in the near future.

### **Financial Impact**

- 25 Where areas are retained for general public use there will be minimal maintenance required to keep the areas clean and tidy. This will be carried out by existing workforce.
- 26 At Talbot Park the existing fence will be utilised, the cost therefore is minimal and will be met within existing maintenance budgets.

### **Equality Impact Assessment**

- 27 An Equality Impact Screening Assessment has been undertaken to assist the Council in discharging its legislative duties, which identified that there are no equality issues. None of the facilities concerned in the report are in use.

### **Sustainable Development**

28. It is noted that the decision to implement the previous Forward Financial Plan strategies that led to the facilities identified in this report becoming redundant were taken prior to the implementation of the Well-being of Future Generation Act. In terms of the proposed actions, consideration has been given to the National Well-being Goals as set out below:

#### A prosperous Wales

- Working with the voluntary organisations helps boost the 'third' sector economy.

### A resilient Wales

- Working with the voluntary organisations helps maintain facilities for future use.

### A healthier Wales

- Ensuring that sports facilities and open spaces are available for those wishing to use them where possible without cost to the Council.

### A more equal Wales

- Maintaining and retaining public areas across the county borough.

### A Wales of cohesive communities

- Allowing communities to take responsibilities for facilities in their areas.

### A Wales of vibrant culture and thriving Welsh language

- All Council literature and correspondence will be in accordance with the Welsh Language Act and wherever possible, there will be opportunities for people to engage and contribute bilingually.

### A globally responsible Wales

- Retaining public open space for the use of everyone.
- Empowering communities to run sports facilities for all.

## **Workforce Impact**

29 There are no workforce impacts associated with this report

## **Legal Impact**

30 There are no legal impacts associated with this report.

## **Risk Management**

31 There are no risk management issues associated with this report

## **Consultation**

32 There is no requirement under the Constitution for external consultation on this item

## **Recommendation(s)**

33

(1) That the proposed actions included within this report are endorsed by members.

## **Reason for Proposed Decision(s)**

34 To complete actions associated with previous forward financial plans

35 To ensure that areas which are currently unused are given alternative uses.

## **Implementation of Decision**

36 The decision is proposed for implementation after the three day call in period.

## **List of Background Papers**

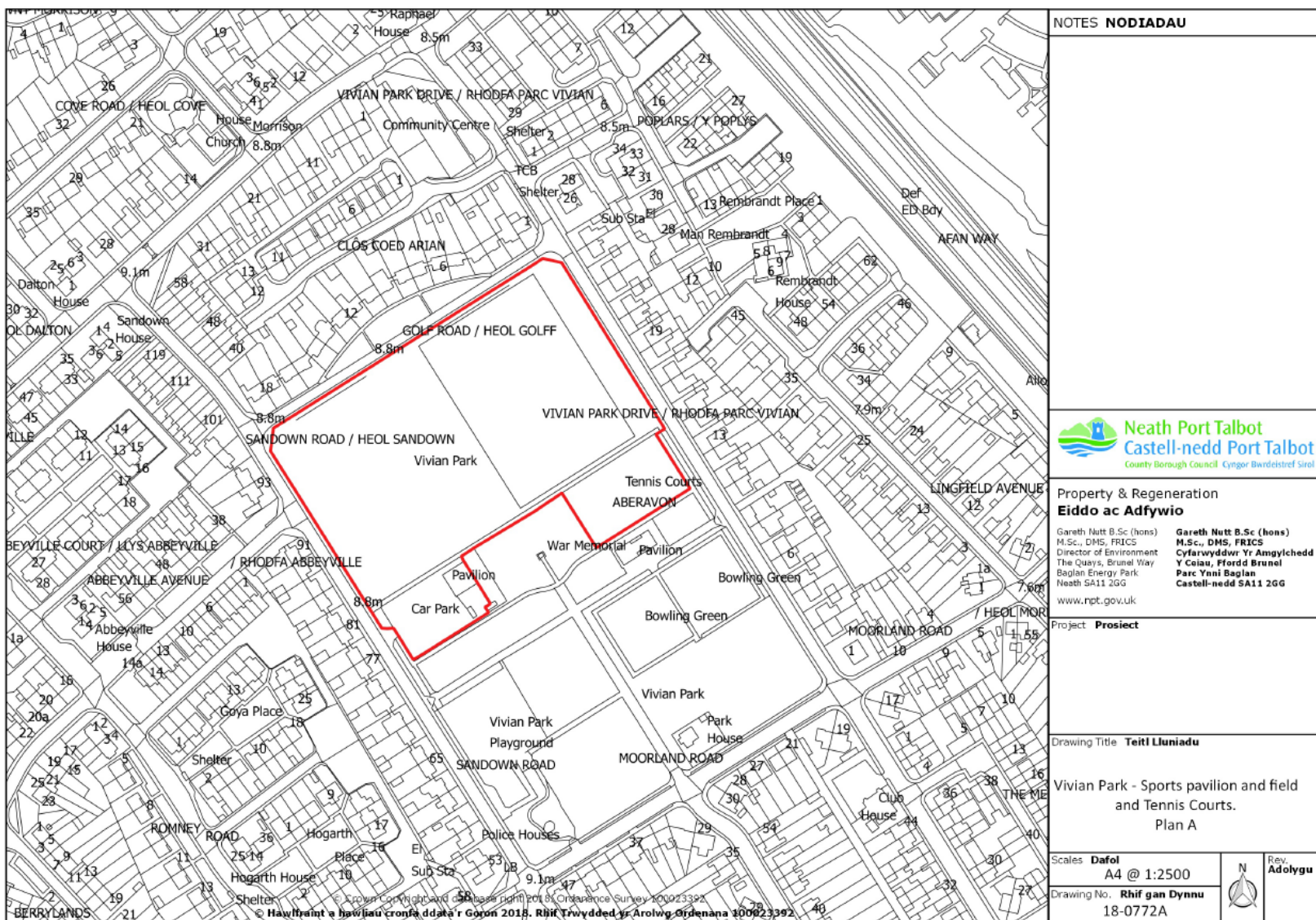
37 None

## **Officer Contact**

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39 Mr. David Phillips, Strategic Property & Valuation Manager, Tel:  
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# Plan A



## NOTES NODIADAU



### Property & Regeneration Eiddo ac Adfywio

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Project **Prosiect**

Drawing Title **Teitl Lluniadu**

Vivian Park - Sports pavilion and field  
and Tennis Courts.  
Plan A

Scales **Dafol**  
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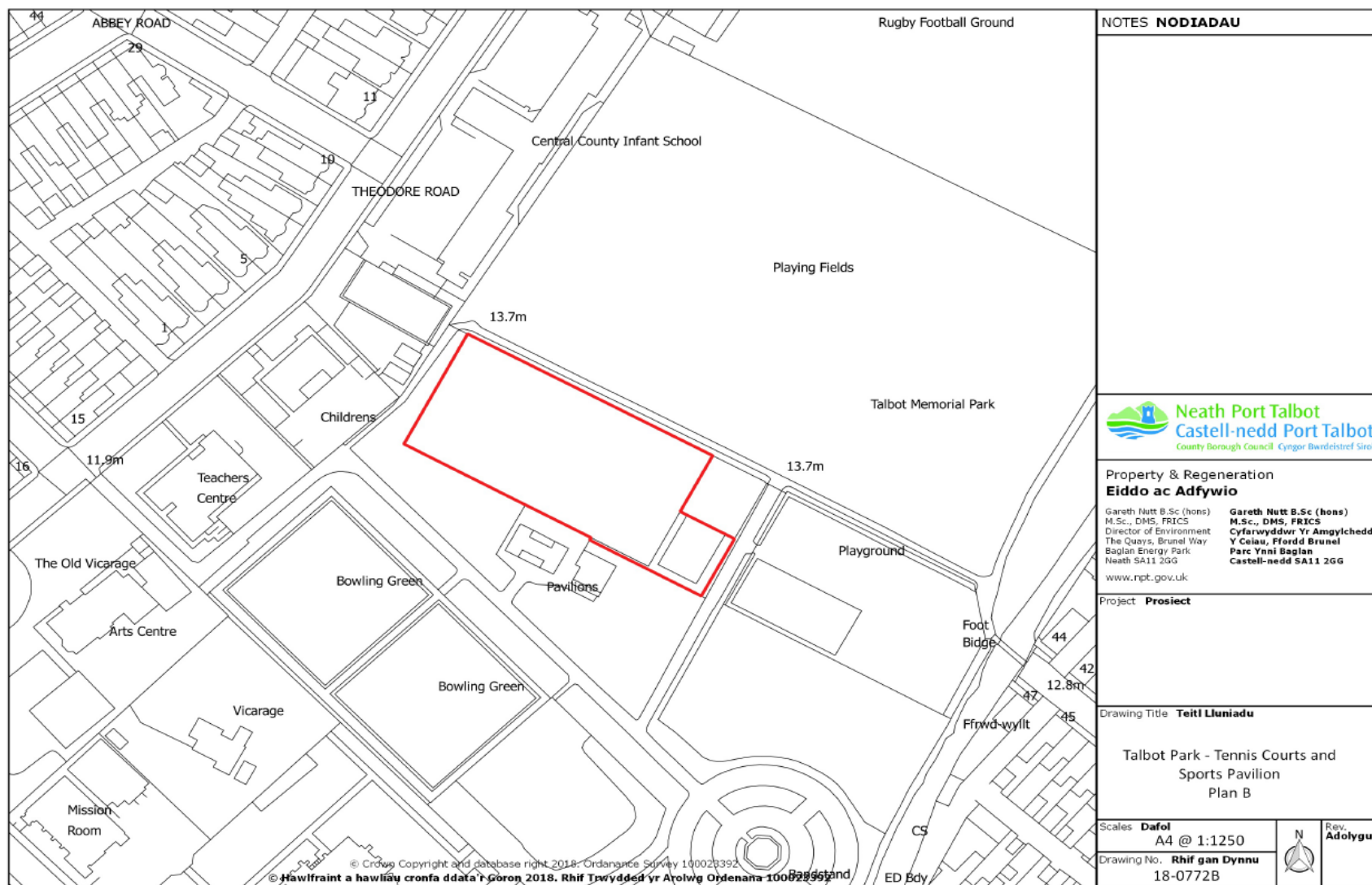
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Rev. **Adolygu**

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# Plan B

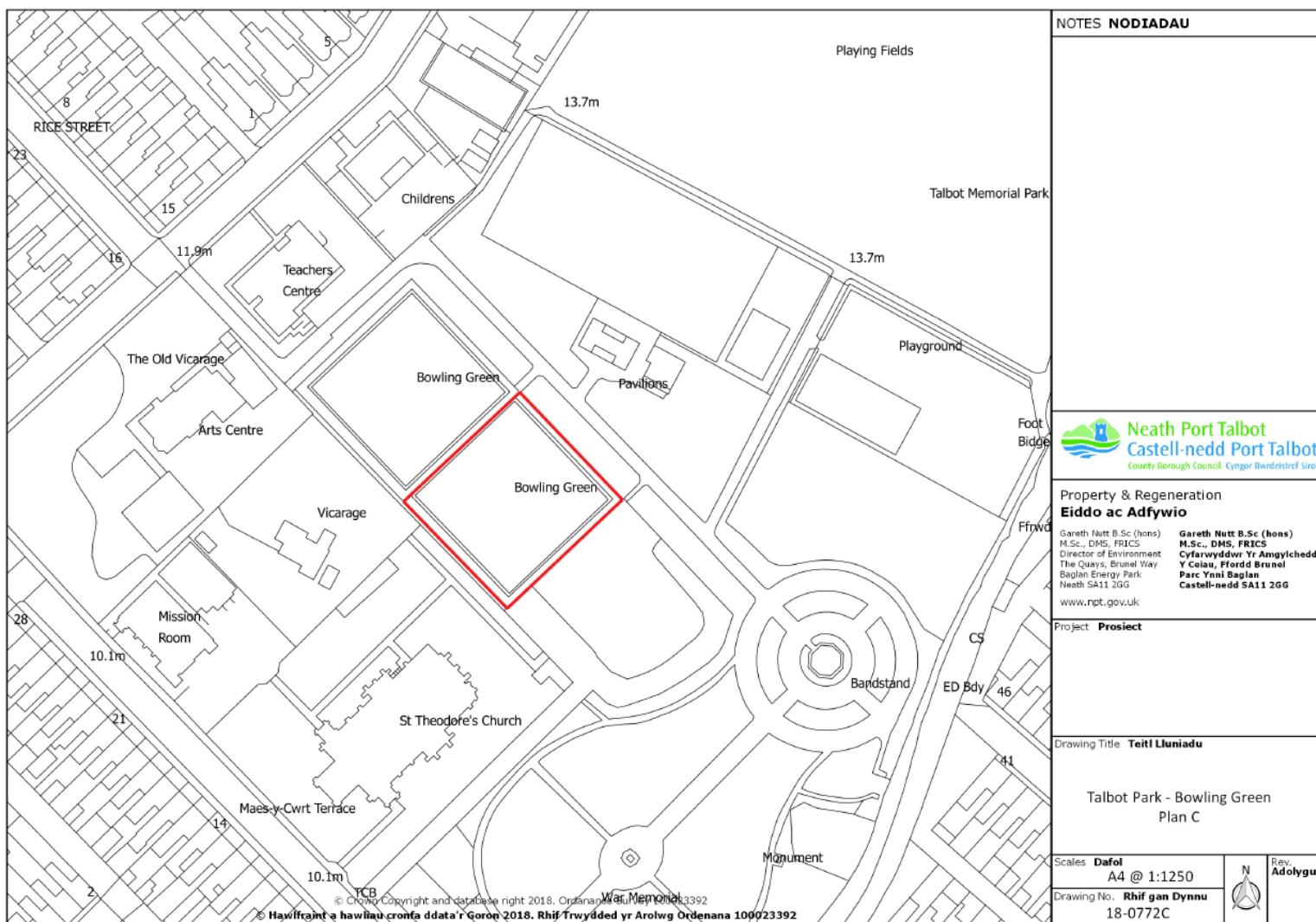


NOTES <b>NODIADAU</b>	
	
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Project <b>Prosiect</b>	
Drawing Title <b>Tertl Lluniadu</b>  Talbot Park - Tennis Courts and Sports Pavilion Plan B	
Scales <b>Dafol</b> A4 @ 1:1250	Rev. <b>Adolygu</b>
Drawing No. <b>Rhif gan Dynnu</b> 18-0772B	

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# Plan C



**NOTES NODIADAU**



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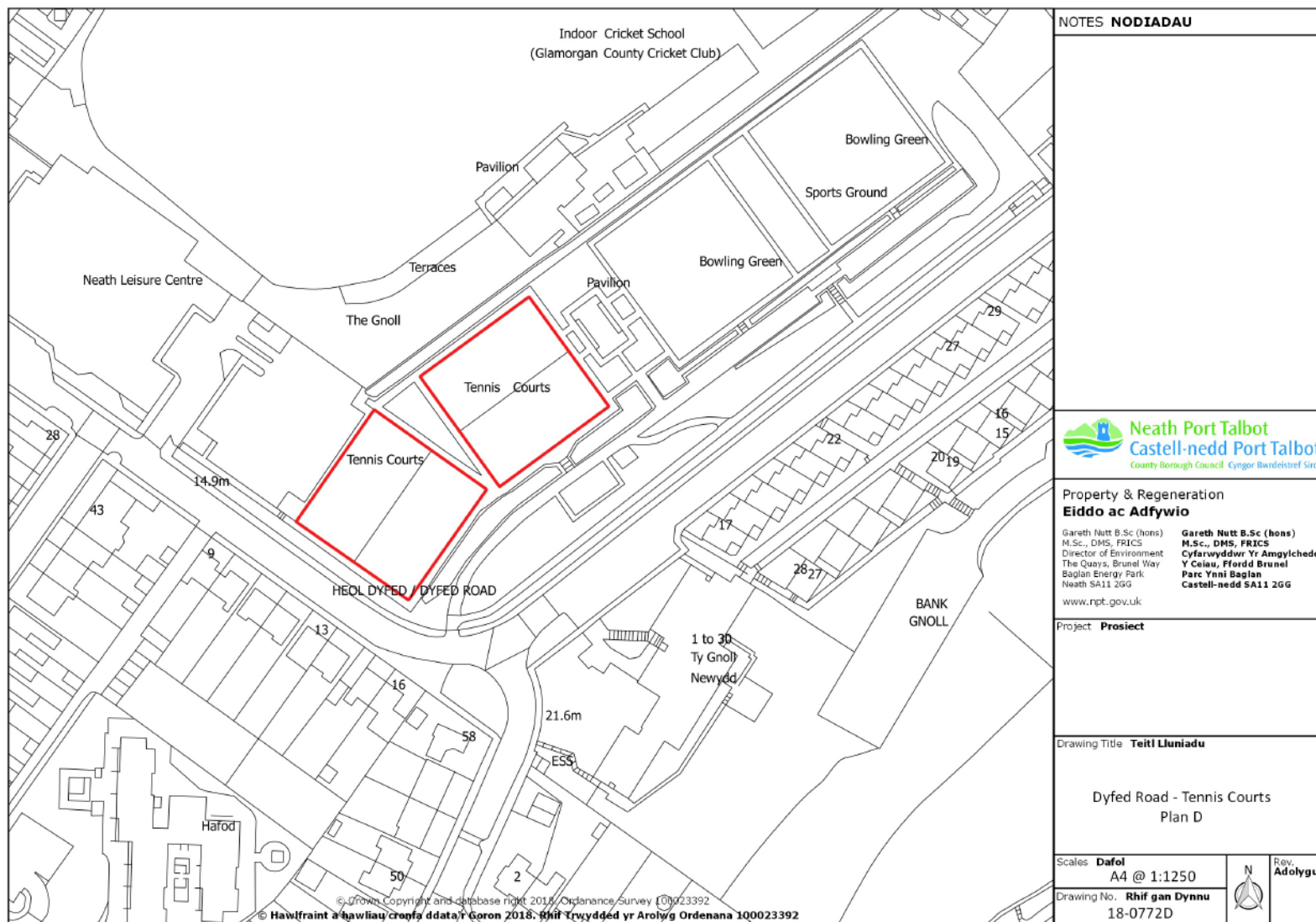
**Project Proiect**

**Drawing Title Teitl Luniadu**  
 Talbot Park - Bowling Green  
 Plan C

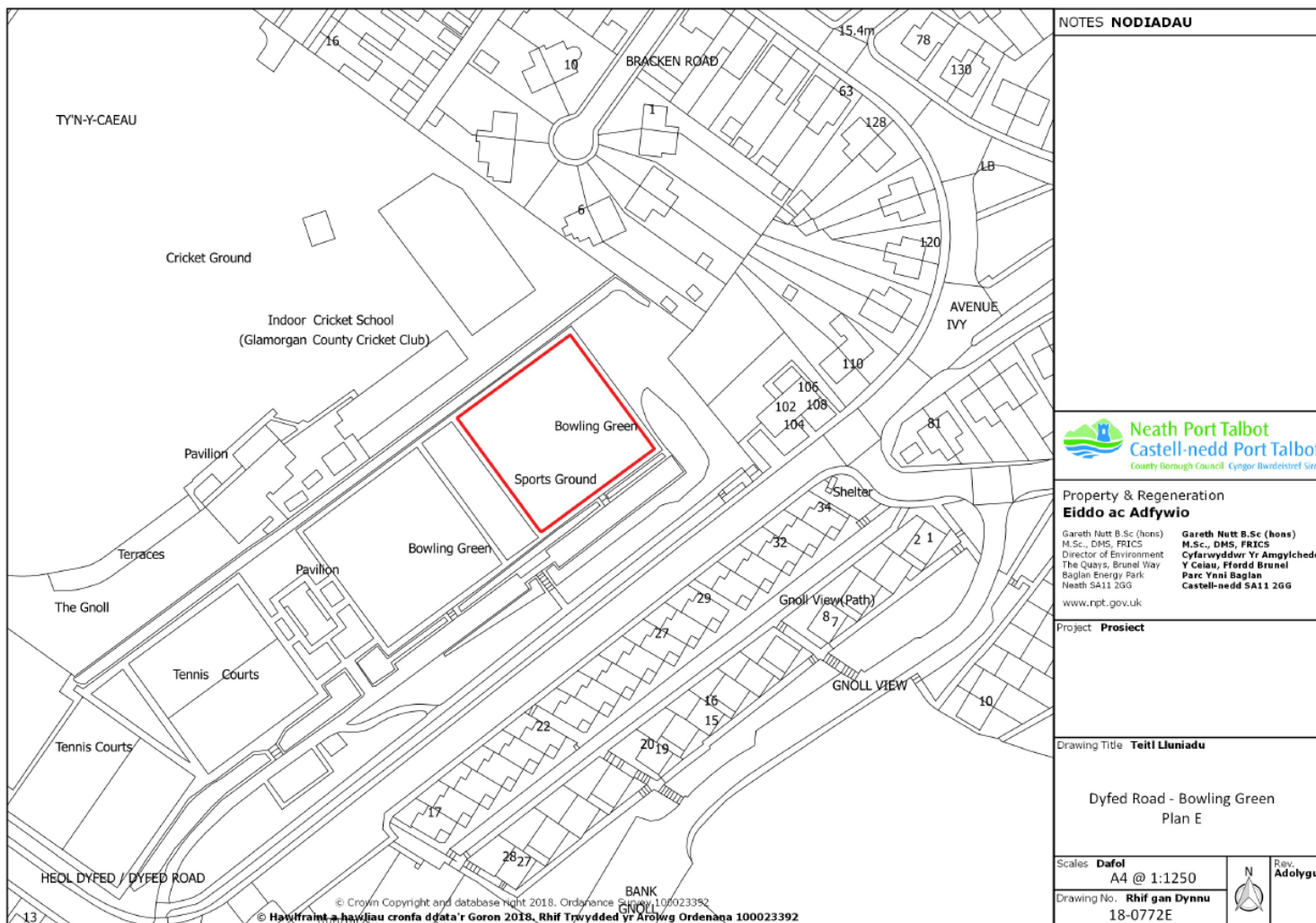
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# Plan D



# Plan E



**NOTES NODIADAU**



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Project: **Prosiect**

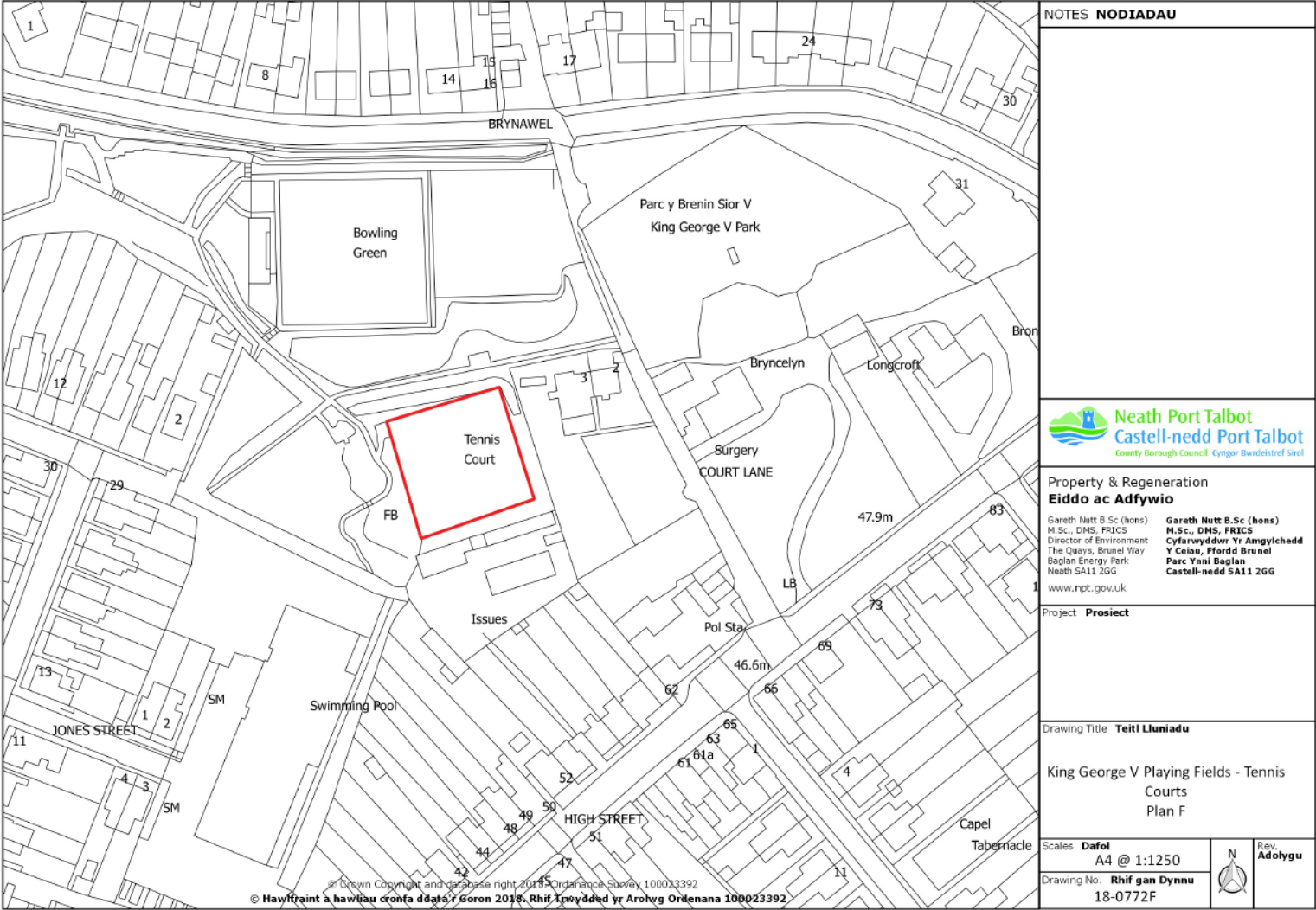
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Dyfed Road - Bowling Green  
Plan E

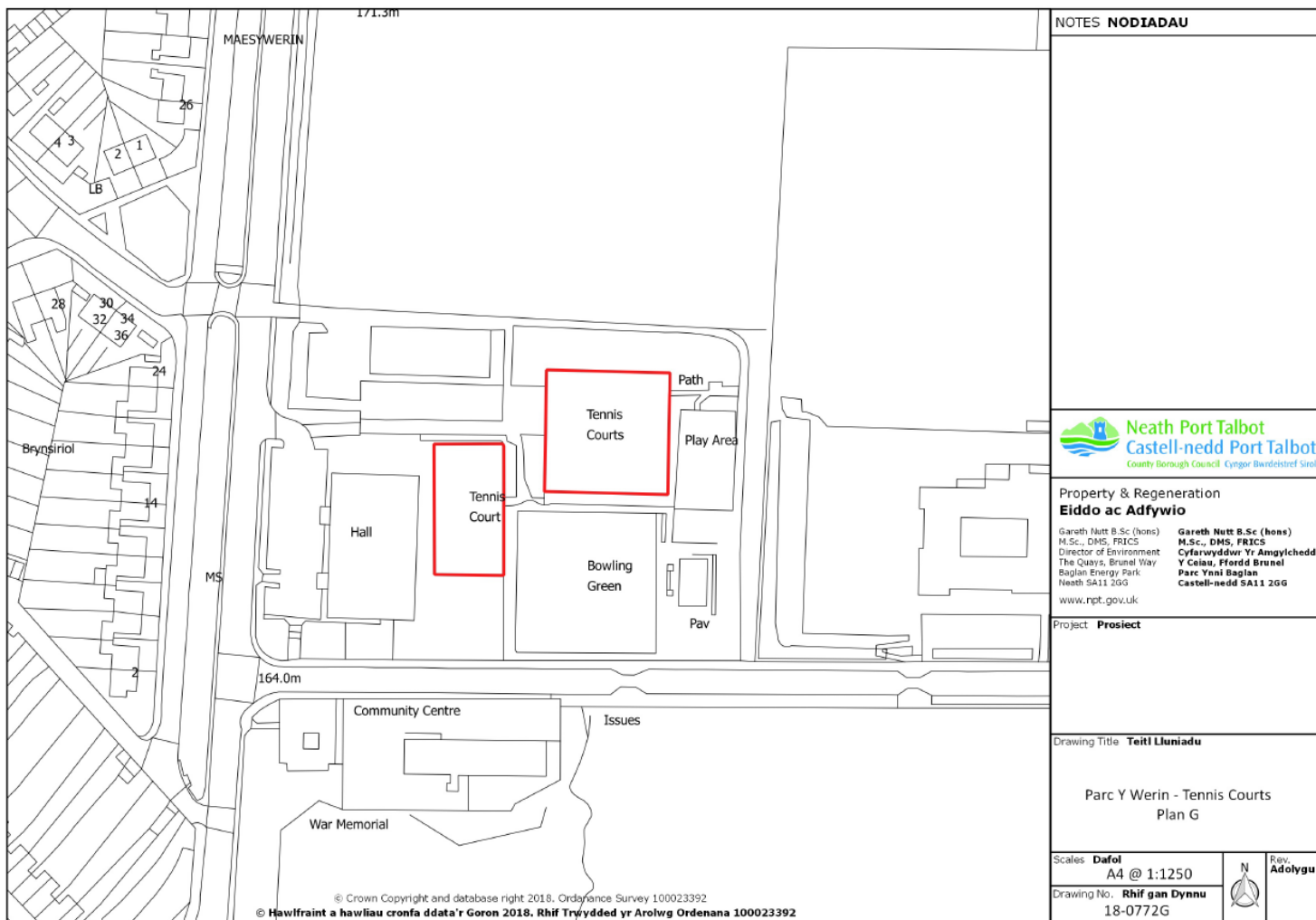
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# Plan F



# Plan G



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**Project Proiect**

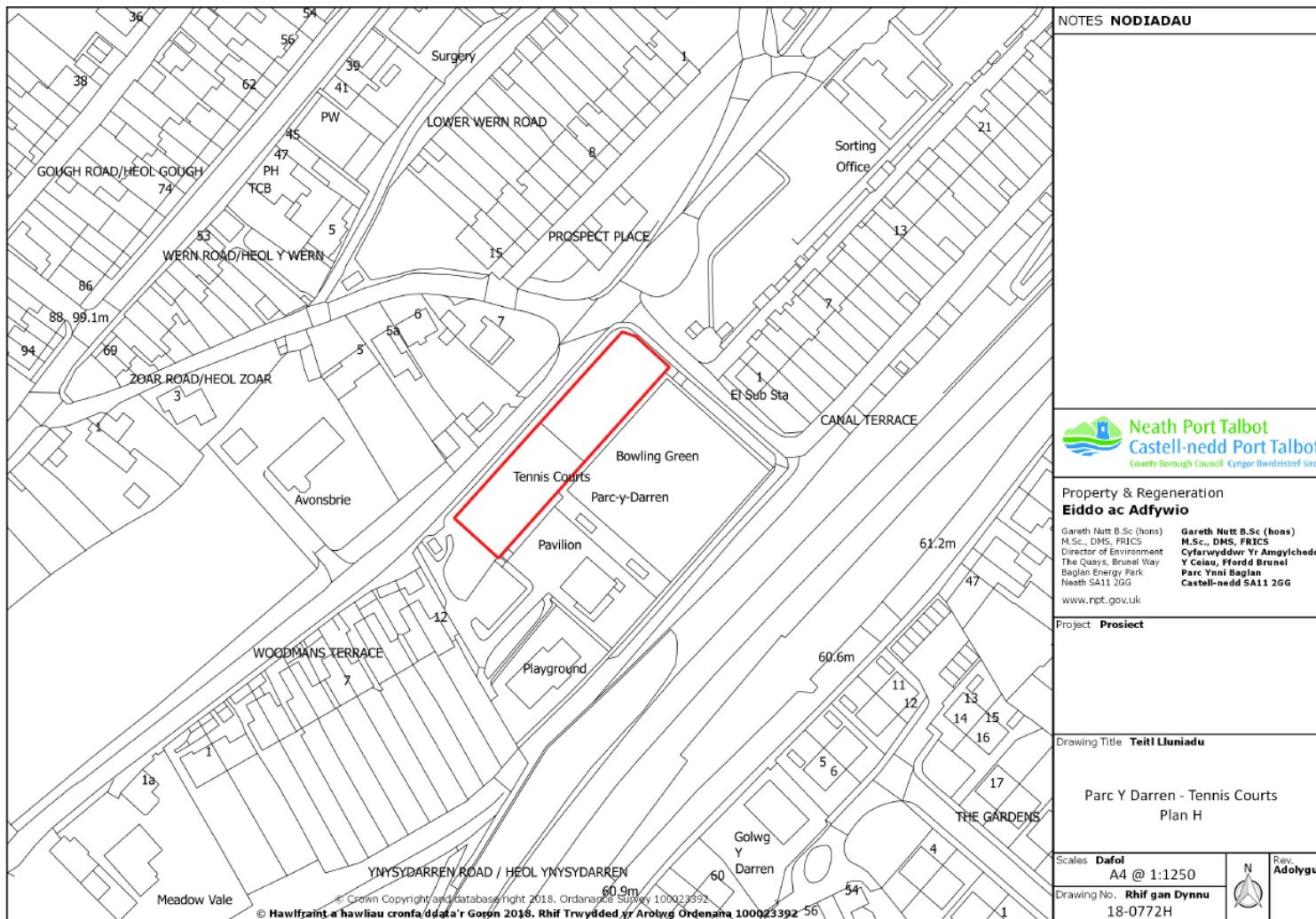
**Drawing Title Teitl Lluniadu**



Parc Y Werin - Tennis Courts  
 Plan G

Scales <b>Dafol</b> A4 @ 1:1250	Rev. <b>Adolygu</b>
Drawing No. <b>Rhif gan Dynnu</b> 18-0772G	

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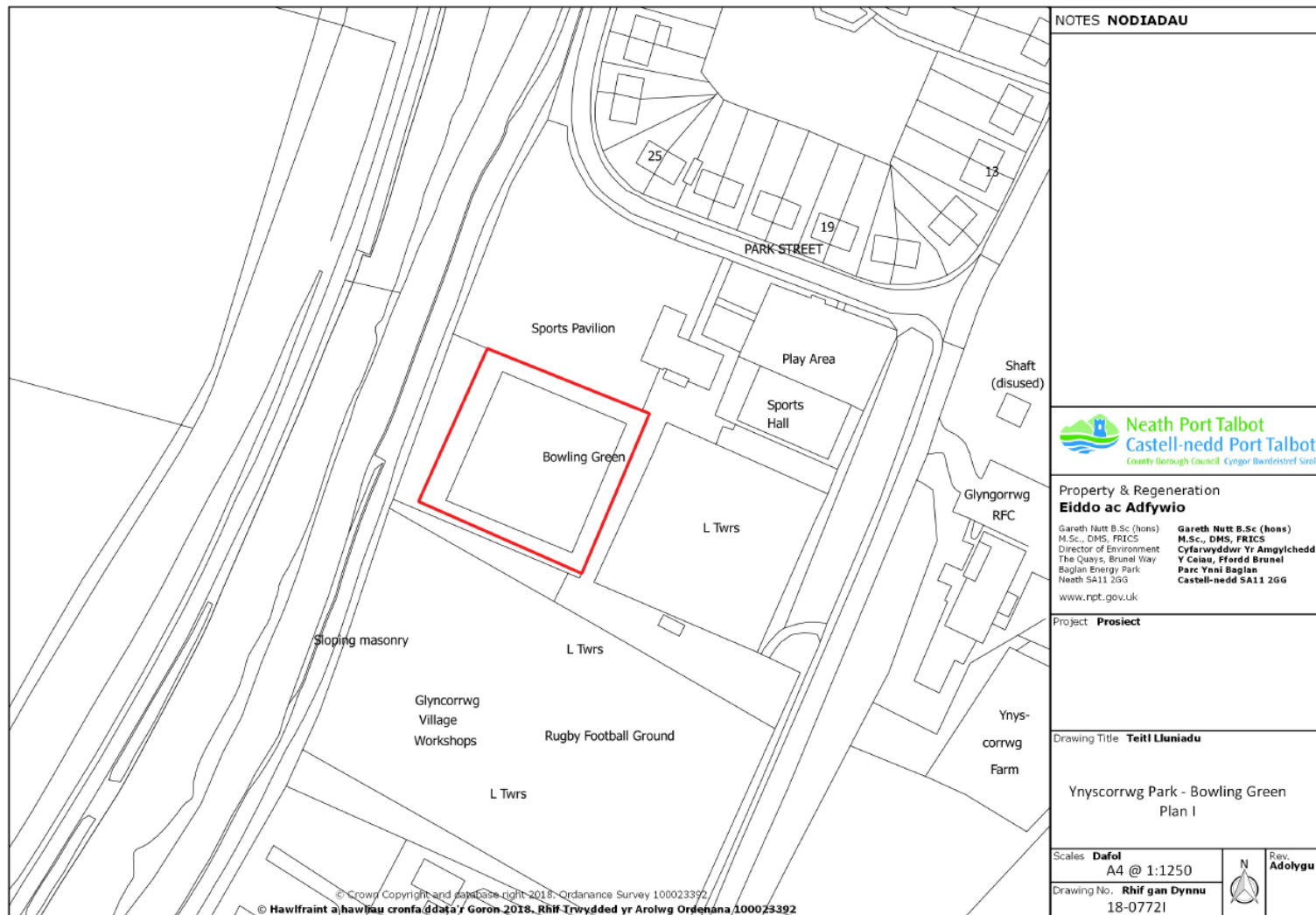
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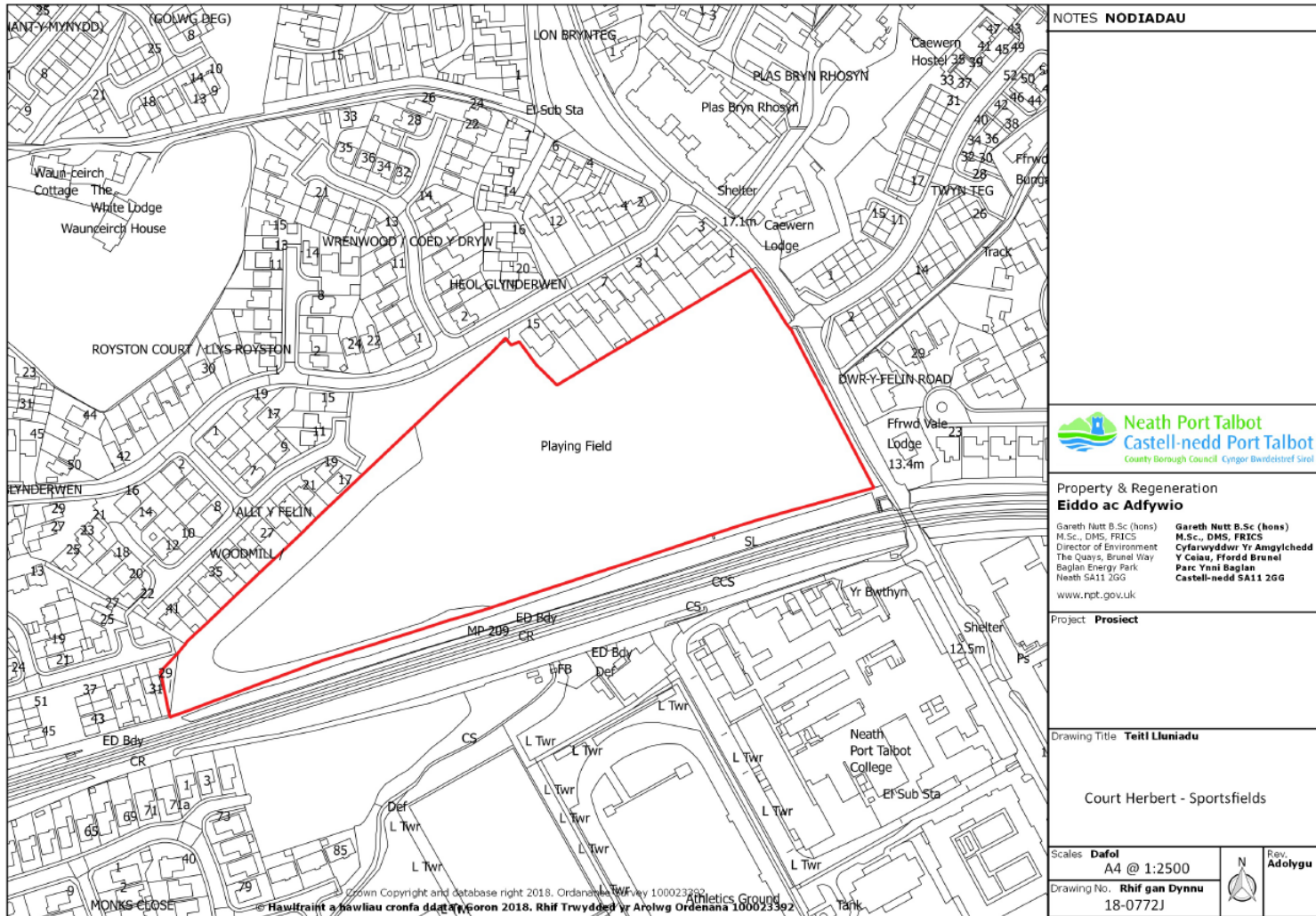
NOTES NODIADAU	
	
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Project <b>Proiect</b>	
Drawing Title <b>Teitl Lluniadu</b>	
Parc Y Darren - Tennis Courts Plan H	
Scales <b>Dafol</b> A4 @ 1:1250	Rev. <b>Adolygu</b> 
Drawing No. <b>Rhif gan Dynnu</b> 18-0772H	





# Plan I



# Plan J



<b>NOTES NODIADAU</b>	
 <p>Neath Port Talbot Castell-nedd Port Talbot County Borough Council / Cyngor Bwrdeistref Sirol</p>	
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<b>Project</b> <b>Prosiect</b>  	
<b>Drawing Title</b> <b>Teitl Lluniadu</b>  Court Herbert - Sportsfields	
<b>Scales</b> <b>Dafol</b> A4 @ 1:2500	<b>Rev.</b> <b>Adolygu</b> 
<b>Drawing No.</b> <b>Rhif gan Dynnu</b> 18-0772J	

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