

Cyngor Tref Caereinion Llanfair Llanfair Caereinion Town Council

Chair Cllr Wyn Williams Vice Chair Cllr Ian Davies
Town Clerk Robert A. Robinson MBE FRICS FSLCC
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26th August 2021

To All Llanfair Town Councillors

From the Town Clerk

Dear Councillor,

You are hereby summoned to attend a meeting of the Council Services Committee to be held on Monday 6th September 2021 at 7pm at Llanfair Connections at the Railway Station.

Yours sincerely,

Robert Robinson

**Robert A Robinson MBE FRICS FSLCC
Town Clerk & RFO**

Cyngor Tref Caereinion Llanfair Llanfair Caereinion Town Council

AGENDA

For a meeting of the
Council Services Committee
to be held on

Monday 6th September 2021 at 7pm

In Llanfair Connections at Llanfair Caereinion Station

Committee

Cllr R Astley, Cllr H Davies, Cllr V Evans, Cllr G Peate, Cllr K Roberts and
Cllr C Stephens.

Remit

Responsible for the general management of Mount Field, Deri Woods, Dew Ddwr,
Chapel of Rest, Playground, Tennis Courts, Bowling Green, St Marys Churchyard,
Toilets and Street Scene.

Authority

To make general decisions in the normal course of business and to make
recommendations to the Full Council.

1. Welcome by the Chair

To receive a welcome from the Chair.

2. Record of attendance

To record attendance and record any apologies for absence.

3. Declarations of Interest.

Members are asked to receive declarations of interest under consideration on this
agenda in accordance with the Localism Act 2011 s32 and The Relevant Authorities
(Disclosable Pecuniary Interests) Regulations 2012.

4. Public Question Time and Participation

Members of the public are advised that they are welcome to ask questions about
items on the Agenda or matters about the town itself. It is not always possible to give
a verbal response at the meeting and questions may receive a written reply. No
resolution can be made under this item. Questions should relate to matters of Town
Council policy or practice and not relate to the individual affairs of either the
questioner or any other named person.

Cyngor Tref Caereinion Llanfair

Llanfair Caereinion Town Council

5. Update on actions taken since the last meeting

No	Action	Status
1	Complete minutes of the meeting.	Completed
2	Take forward designs and pricing for children's playground.	Llanfair Play Plan ready for consideration.
3	Take forward repairs to the public toilets.	Completed
4	Complete agreements with MWT and Volunteers regarding Deri Woods.	Awaiting meeting with MWT
5	Progress with painting of street furniture under Town Trail funding.	All instructed and due to take place any day now
6	Complete Town Trail.	Almost completed
7	Complete St Marys Churchyard minor works.	Instructions given for tree works in autumn (nesting season passed then)
8	Follow up wall issues between the Institute and St Marys Churchyard.	A further email has been sent to the Institute
9	Take forward Pollinator Garden at Ewr Ddwr.	Awaiting delivery
10	Consider dates for Volunteers Tidy Town Day in September.	On agenda for this meeting
12	Progress Watergate Street telephone box project.	Quote awaited for painting. Defib arrived, awaiting fitting.
13	Take forward Mount Field minor works.	Instructions issued.
14	Liaise with chair of Rhiwhiriaeth Village Hall over Defibulator issues.	Completed

6. Mount Field

6.1 Steel storage containers

The containers should be painted by the time this meeting takes place.

6.2 Works to trees and ditches

A quote for the works to the trees, bushes and the ditches has been approved and instructed. (£420 net of VAT)

6.3 Storage of junior goal posts

To consider a request by the Football Club to store the youth goal posts (12ft x 6ft 4no of, and 8ft x 4ft 4no of plastic goals) to the side of the containers as there is no room inside. They would be padlocked for security.

Cyngor Tref Caereinion Llanfair

Llanfair Caereinion Town Council

7. Deri Woods

7.1 General works

To note that the benches and seats have now been placed (yet to be fixed and area around them tidied).

The works to repair the fencing along the footpath by the river by Goat Field are completed.

The works to the broken fencing near the pumping station, Strimming of the paths and repairs to the bridge (lower level in Goat Field) have been completed.

7.2 Pump House painting and mural

To note a copy of an email regarding the mural proposed at the pumping station from the Mural designer:



Hi! Yes so sorry to keep you waiting, I have been so busy with projects - was working at Treowen school and doing a print residency at Clywedog - so haven't had much extra time. But I have the idea and sketch, I thought I would just put a small painting together which I will do today - I wanted to use the idea of the rainbow from the church mural since no one can see that if they aren't at that church. So I thought of a girl blowing bubbles which will pop and all the stencil images will float over the walls to make a landscape of Wales! It would be fairly quick to paint once the walls are prepared and painted white. The rainbow mural is attached and I will sent some pics of the sketches later today from my phone. So I can use some of the images from the rainbow, but in a different way. The stencil method is a quick way of doing the mural, so once the prep is done, the mural itself will only take one or two days.

If you need a price for prepping the walls, my husband Scott did the prep for the school murals, so that could be part of it. But if you already have someone, that is fine!

Thanks for your patience!

All the best,

Amy

To consider a quote for the painting and sealing of the walls (available at the meeting).

6.3 Use of Deri Woods Pig Pens

To consider a request for the use of Deri Woods as follows:

I moved to Dolanog almost 12 months ago and I am looking for a site to run a small 'Forest School' style Parent and Toddler group. I enquired with Adrian about the fenced off area in Deri woods and he said I should contact you.

The aim for the session would be to provide a safe and nurturing environment for a small group of young children and their parents to enjoy being outdoors and meet new people.

Cyngor Tref Caereinion Llanfair

Llanfair Caereinion Town Council

I am a fully qualified Level 3 Forest School Leader and Early Years Educator with public liability insurance which covers me as a practitioner to work freelance.

I would be very interested to know if you feel this is something that the town council would approve of and would be happy to meet with yourself or town councillors to share more information about my plans for the sessions.

6.4 Friends of Deri Woods

To consider an email from the Friends of Deri Woods as follows:

We are considering applying for a Hafren Dyfrdwy grant for Deri Woods. We have come up with two ideas and want to run them by you before going any further.

Project 1: planting the grass in the stone circle with wet meadow plants to embrace the fact that it is wet. (It could be cut well in advance of any Eisteddfod event).

Project 2: building an attractive oak frame seating shelter, possibly by the Taliesin sculpture - with help and training from an expert craftsman.

Grants will be between £2000 and £10000 and applications open in September.

We would like your view on whether you would support both these projects before taking the ideas any further. We're happy to correspond, meet etc to develop ideas.

8. St Marys Church

8.1 Use of grounds

St Mary's Church has suggested that the churchyard could be used for more activities and is seeking the Council's views on this.

8.2 Lighting

To consider progress with the current lights replacement for St Marys Church from Sodium to LED.

8.3 The lamp standard

The contractor has been instructed to replace the lamp in the Churchyard.

8.3 Works to the trees along boundary of High Street

A quote for the trees along the boundary of the site at the High Street end has been received approved and instructed. (£800 net of VAT)

10. Playgrounds

10.1 Play Report

To consider the 'Llanfair Play Report' attached at appendix A. Once the Committee has completed its recommendation for Council the Finance, Planning and General Purposes Committee will consider financing.

Cyngor Tref Caereinion Llanfair

Llanfair Caereinion Town Council

10.2 Playground - Report on minor works

To receive a short update on the works instructed following Council approval.

To note the new seats on the infant swings.

11. Street Scene and Town Trail

To note that under the Town Trail Scheme the finger posts, railings (except bridge) and benches are all being refurbished. Work commences early in September.

12.1 Telephone Box Watergate Street

To consider a report regarding this telephone box and progress towards refurbishment and the fitting of a defibrillator.

The Defibrillator has arrived.

The paint has been ordered (free from Healthy Hearts) and quote awaited for decoration.

12.2 Notice board outside the Institute

To note that the Council Notice Board has been repainted and new heading signage is being added.

The proposed heading and colours suggested are:



Council blue background with white lettering.

12.3 Volunteers day

To set a date for a volunteers day to help 'spruce up the town'.

The High School students are planning to do a 'litter pick' on Monday 20th September. This could be combined with that day.

13 Any other items of interest

To receive and discuss any items raised by Councillors relevant to this Committee.

14 Date of the next meeting

To note the date of the Council Services Committee Meeting to be held on Monday 4th October 2021.

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Llanfair Caereinion Town Council

APPENDIX A

PLAY PLAN FOR LLANFAIR

Introduction

The Council is considering updating the play area at Glanyrafron. However before this is taken forward the Town Clerk was asked to complete a play plan for the Town considering all possible sites.

Consideration has been given to possible sites taking into account demographics, development and access.

This report sets out the assessment process and makes a recommendation as to a way forward to improve play provision in the town.

Existing play provision

The existing play provision is as follows:

Location	Play area
Glanyrafron	Full playground with dated equipment
Maes Derwen	Run down playground with many equipment items removed
Parc y Onnen	A site allocated for play area with no equipment
Llanfair Caereinion Station	A small play area with limited equipment

Town Demographics

Age range	number	Percentage of population
Children aged 0-14	344	19.01%
Youngsters aged 15 -19	127	7.02%

Figures were taken at the last census for the Town.

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Estimated location of children in Llanfair Caereinion

Location	0-14
Children (estimate) within 50m of Glanyrafron	40
Children (estimate) within 50m of Maes Derwen	140
Children (estimate) within 50m of Parc y Onnen	80
Children (estimate) within 50m of Mount Field	30
High Street and Watergate Street	20
Other areas of Llanfair Town Council area	44

Locations considered

The locations considered were:

Glanyrafron – existing playground site

Mount Field – recreation grounds

Maes Derwen – Powys County Council existing playground

Parc Y Onnen – site allocated for play area but currently just a field

Assessing the possible sites

Each play area has been assessed giving points on the chart below.

5 is good and 1 is poor.

	Glanyrafron	Parc Y Onnen	Mount Field	Maes Derwen
Demographics	2	4	3	5
Ownership	5	1	5	2
Close to town centre	4	3	4	3
Easy to find	3	2	4	3
Access	2	3	4	4
Parking	3	3	4	3
Cost	4	2	2	3
Totals	23	18	26	23

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Llanfair Caereinion Town Council

Signage

To enable visitors and local school children to benefit from the sites good signage to the playgrounds is important.

Advantages and disadvantages

An assessment of the advantages and disadvantages of each site is identified as:

Site	Advantages	Disadvantages
Glanyrafron	Existing site Could be completed a bit at a time Development Cost achievable Owned by the Town Council	Limited car parking Not close to areas with many children
Mount Field	Owned by the Town Council Easily accessible Good parking Development Cost achievable	Not compatible with other uses on the site Not close to areas with many children
Maes Derwen	Existing playground Close to many children Access is good	Owned by County Council Limited parking Drainage issues
Parc Y Onnen	Site allocated for playground Development cost achievable Access is good Close to many children	Limited parking Not owned by Town Council

Scansis or MUGA sports facility

The creation of a mini multi sports facility has been considered. This needs an area of flat ground of approx. 60m x 25m.

It is achievable at Parc Y Onnen but the cost would be in the region of £35,000 TO £40,000.

This could be a longer term aim and if grant aid is gained funding it might be possible.

Matters to consider

When considering a recommendation the following were taken into account:

- i) How many children can reach the playground without using a car
- ii) Cost of developing the site
- iii) Access and parking
- iv) Grant Aid

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Llanfair Caereinion Town Council

Summary

From the research undertaken the recommendation is:

- i) Two sites should be taken forward for play areas
- ii) To refurbish and maintain the existing playground at Glanyrafron
- iii) To negotiate with the County Council to take over the Maes Derwen playground seeking a deal which allows for its development
- iv) To investigate taking forward a Scansis/MUGA mini sports facility at Parc Y Onnen.

The reason for the recommendation is threefold:

- a) The existing play area at Glanyrafron is well used and serves that end of the town.
- b) The existing play area at Maes Derwen has the infrastructure in place and is therefore less costly to develop. However there may be drainage issues which need to be researched. The site would serve those children in an area where there are many families.
- c) The site at Parc Y Onnen could be taken forward longer term when funding is available for a mini sports facility.

Cost Plan

The estimated cost plan is:

Site	Works	£	Totals
Glanyrafron	Painting of equipment	£400	
	New bowl swing	£1,000	
	Chains for new swing	£40	
	New infant swings	£200	
	Repair of wet pour surfaces	£400	£2,040
Maes Derwen	Works to fencing	£250	
	New equipment	£20,000	
	Refurbishment of existing	£1,000	£21,250
Parc Y Onnen	Mini sports facility	£30,000	
	Grounds works and access	£15,000	£45,000

Grant Aid

Grant aid towards the cost of £10,000 is available for replacement of equipment at the existing playground.

If the Council were to agree to take over the Maes Derwen Site Powys County Council may come forward with more finance to aid any scheme.

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Llanfair Caereinion Town Council

Next stages:

The next stages are:

- i) To consult the children on where they would like the playgrounds to be.
- ii) To consult the children on what scheme they would like to see.
- iii) Confirm grant aid.
- iv) Investigate a mini sports facility.

PICTURES OF SITES CONSIDERED



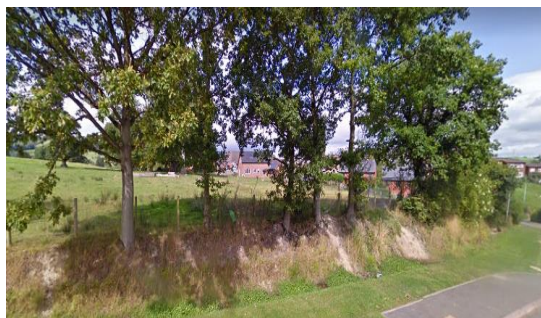
Mount Field



Maes Derwen



Glanyrafron



Parc Y Onnen



A multi sports unit for children

Cllr C Stephens
R A Robinson
Town Clerk
Sept 2021