

Cyngor Cymuned Cwarter Bach Community Council

Thursday 15th April Minutes

In attendance Glynog Davies (chair) Vera Morgan Vice- chair, John Rees (acting Proper Officer) Susan Thomas (acting RFO) Tony Strutt, Andrew Dady, David Belcher, Liz Baker (minute taker)

No apologies

Approval of minutes

4 Matters arising – there were some slight errors with minutes from last meeting and these were discussed and changes made – minutes were approved.

5 Asset Transfers and Bryn Rovers – John Rees has been looking at the leases for CBCC – We have taken on the assets on a 99 year lease. As such he said we would need permission to sub –let playing fields to groups. This includes all assets we have taken on. They were originally spaces provided for public use. The Council needs to make a discussion if Bryn Rovers are to use Bryn Avenue (Cae Cricket) can they have sole use? His advice to council was that it should be an asset for the whole community. Could the area be fenced without making it exclusive? David Belcher commented that the playing fields should be for public use. Glynog Davies, who was to attend a meeting with CC Leisure Officer Ian James and BR on the following Monday evening, said BR had requested a new building as changing rooms not fit for purpose. Andrew Dady mentioned that 3 months ago we had agreed to accommodate them for 3 years. John Rees reminded councillors that we are the lease holders and we dictated the terms and conditions of use to any group that wanted to use the facilities. Are BR asking for something that we can't give them? Susan Thomas (acting RFO) told the council BR last made a payment to us in January 2020 for fortnightly maintenance. If they want weekly then they need to sort that themselves, as was originally agreed with CBCC.

John Rees said it was a lamentable dereliction of duty that CCC had only spent £39 on maintenance before the asset was transferred. He went on to say that this was something that needed to be agreed between us as BR intended to start playing games in July (restrictions permitting) Andrew Dady said that when the Asset Transfer was brought to us we stipulated that it should be brought up to standard and they (CCC) said take it or leave it. Liz Baker said that Tony Strutt had advised council that minimal works could be carried out to make the changing rooms safe and useable for a few more years, something she agreed with. John Rees also agreed with this idea, to get it up and running. He added the council should enter into an agreement and set out our terms of use etc. with the club. The more we do the more they have to pay. If they do more work the less they pay. Simple document to set up a contract. Glynog Davies proposed that John Rees draws up a document for lease? Tony Strutt said we had agreed a yearly usage previously, he and John Rees to discuss afterwards. Tony also mentioned our responsibilities due to Covid – did we need to test the water that had been standing in tanks etc. for things like legionnaires disease – after discussion all councillors agreed to a water test.

6. New Clerk Appointment – Glynog Davies suggested we needed to simplify the Job Description. It was suggested that he and John Rees would put another document together for it. Proposed by Vera Morgan and 2nd Susan Thomas; 2 documents Job Description and Personnel description. Clerk needs to have knowledge of running a council.

7. Development Cwmgarw Road – Glynog had spoken to the planning department to let them know that we (CBCC) would expect some recompense if development goes ahead. Vera Morgan said that if a contractor bought the land they would want as many buildings as possible. Tony Strutt commented that we need to bear in mind that we voted against it a few months back over concerns of traffic and parking. Susan Thomas said she was never against it.

Other issues were raised such as the capacity of the school, pub access, on street parking Health and safety access to Doctors and Welsh language possibly being diluted. Would it destroy the fabric of the village? Was it dependent on the number of dwellings?

Ask for it to be phased - suggestions of starting with 20 houses and seeing impact on school and traffic – Highways had approved it John Rees said highways may consider parking restrictions there was an argument for off street parking to be added to the rear of houses affected by parking restrictions.

Chair asked if council were able to approve the development 4 for it 2 abstained. Further discussion lead to conditions being drawn up by the council:-

Council Proposed phasing the development suggestions of starting with 20 houses and parking to the rear for adjacent houses – majority approved these conditions.

A.O.B - discussion over Ystradowen playing fields. Equipment still to be fitted. It also needs power washing. Needs someone to look after benches and Wrenvale to do flowers again

John Rees said that there were things that needed attention generally throughout Cwarter Bach. He was concerned about annual certifications. Tony Strutt agreed with Vera that we needed someone to sort things out but we needed a reliable company with proper insurances etc. Llynfell would draw up a list. Glynog asked if we could get an inspection done? Tony said that County used to do it for us. John Rees said he would find companies to take this on and that changing rooms needed sorting. Glynog said inspections needed immediately. It was suggested, could check with county about inspections. Glynog said we needed signed copies of inspections. Vera asked could we contact Wrenvale about work. Tony asked if we could get pressure washing done a same time. Agreed in principal that Wrenvale could proceed, chair to sort it out.

Chair told councillors that the Notices of Vacancies had been posted and 6 places need to be filled.

Meeting ended