

OLD ST. MELLONS COMMUNITY COUNCIL

Minutes of virtually held meeting at 10am on Friday 29th January 2021

Present:

Councillors: Cllr Dianne Rees (DR) – Zoom
Cllr Rosemary James (RJ) – Zoom
Cllr Joel Williams (JW) - Zoom
Cllr Dennis Matthews (DM) – Zoom

Cardiff Council: Mr Darren Connelly (DC) – Zoom

Clerk to the Council: Mrs N Evelyn-Gauci (NEG) - Zoom

Replacement of Pavilion – Ty'r Winch Playing Field

DR thanked everyone for attending and thanked DC for his time.

- It was noted that DM had forwarded draft plans of a modular type building which was drawn up by one of the potential suppliers, along with a copy of the building's footing requirements to all the attendees to view prior to the meeting.
- DR gave an outline of what OSMCC required and the background of the old existing pavilion. It was noted that Section 106 payment had been set aside and this was originally to refurbish the existing pavilion which has been in situ for 40 years, as well as adding a disabled toilet and a kitchen, but it was noted that the costs were too much and would be more cost effective to put a new structure in its place.
- DM has obtained various quotes, either a container type building or a modular building, it was generally favoured to go with a modular type building as these were cheaper and slightly bigger than the container type, it also meant that it would be easier to construct the interior so that disabled toilets and kitchen can be fitted.
- DR outlined the reason to replace the pavilion, that it would be used to host children's parties, small groups such as the astronomy society, RSPB bird watch, the playing field has also 3 boules courts, OSMVA host a fete every year, (under normal conditions) so all these groups could put the pavilion into good community use. The playing field has also been awarded the Green Flag and it was noted that St. Edeyrn's village also uses our playing field, the tennis courts has been resurfaced recently along with new fencing, this could encourage tennis clubs who could use the pavilion as well. The pathway around the field was put in as a result of S106 agreement.
- DC asked who maintained the playing field, DS noted that OSMCC maintains the playing field but the children's play area is maintained by Cardiff Council.
- DM noted that the essential difference being the modular building had been shown to work out cheaper and larger than an equivalent container building. The modular building currently under consideration is 40ft x 20ft wide and this would replace the existing structure, which is 40ft x 12ft, making the proposed new build 8ft greater in width.
- DC noted that he does not see any issue with the plans as this will be for community use, there are permitted rights to alter and introduce a building which is maintained and owned by a local authority, but will need to check local regs, this will not necessarily need planning permission, if the potential to make the building lawful, which not the same as planning permission. DC will check the regulations with regards to this and will come back with the required information.
- DR had recently spoken to Mr John Green from Cardiff Council, Parks department, to release S106 monies for community benefits around £70,000, which is not part of the St Edeyrn's village estate, as there are more developments, 160 dwellings in the St. Julians area, there would be more S106 monies from that, but DR will need to check. Some of the money has been spent on the tennis courts and it was noted that John Green has agreed in principle to set aside £40,000 for the pavilion refurbishment, but at the time it had not been considered for a replacement building,

as lock down came into force making it difficult to pursue as more pressing effects became a priority. DR also noted that some money has been spent to replace the Village Hall roof.

DR noted that a meeting will be required with John Green and would DC attend, DC acknowledged that he would.

- DM suggested to DC that the new building would be better served by a slightly sloping roof for drainage purposes and whether there would be any planning issues if installed. Moreover, as decking would improve and extend the use of the building DM further suggested that this could perhaps be constructed adjoining the side closest to the children's play area and towards the far end of the front length of the building. Disabled access would also be necessary and this may prove best placed running along the near-side front of the building, because at that point the building was at approximately at ground level but then sloped off by around 2ft at the opposite end of the building. By building the disabled access in this way there would be no sloping platform to inhibit wheelchair access. The structure would be 1.8m wide, which was understood to be the minimum width to comply with regulations and around 12 metres in length. DM stressed that the enhancements covered were both subject to funding and councillor's approval and agreement.
- DC asked if the decking were necessary and if a ramp were --required could not a ramp be made just to access the disabled toilet directly in front of the door and not a long running ramp in front of the building or was the decking to be used to put table and chairs there as well?
- DM said the width on the front would not be enough to make a decking area for tables and chairs, the pathway slopes off from ground level to a 2ft drop off one end, hence the long decking area for disabled access to the front door which will be in the middle of the building.
- DC will need to check with building regulations with regards to the decking area. It needs to be a lawful structure to make sure the building sits with the limitations, slightly raised roof would not be too much of an issue, the max. height would be of interest. The decking around may need to have planning consent as a future option if it something which will be part of the proposal, a disabled ramp may not need decking. DC said he will visit the site and gauge a better understanding on what is proposed.
- DR noted that money has already been spent on building regs and could this be utilised without incurring more fees?
- DC said that he will check and let DR know.
- JW noted that it would be interesting if a lawful certification could be an option if would save a lot of hassle as planning applications could take 3 to 4 months it would be good if a decision could be made before summer.
- DM noted that delivery is a 12 to 15-week process.
- RJ thanked Darren again for this time.

The meeting closed at: 11:00hrs.



*Cllr Dianne Rees
Chair to the Old St. Mellons Community Council*