

## Cae Pwynd. Morlais Road.

Alan

I am happy for you to circulate the document but we will not have time to discuss the proposal in detail next Monday. Detailed discussion will have to take place with the Sub-Group. The Association need to be made aware that the Community Council will have no money to finance this project.

Wyn

On Wednesday, 6 February 2019, 16:17:08 GMT, Alan Williams <[alanwilliams38@btinternet.com](mailto:alanwilliams38@btinternet.com)> wrote:

Wyn

I think it useful to forward these comments to Councillors so that there is some direction when the application from the Sports Association is considered next Monday.

If you agree I will arrange for this to be done.

Alan

### BRIEF REPORT - CAE PWYND

The scheme submitted for the development of the above seems in principle to offer a solution in meeting demand for additional playing pitches in the village.

The project needs to be firmed up regarding the overall proposal, but in particular, whether the car park is to be provided as part of the overall scheme. If so, this needs to be accessed separately off Morlais Road and not through the Cemetery.

Whilst there is a "pinch point" at the existing Cae Pwynd Access this could be widened by slight encroachment into the corner of the Cemetery which could be achieved when this area is newly fenced and landscaped.

The diverted footpath would need to be tarmarked, but the car park provided with a hard porous surface which is likely to be a Planning requirement. There may also be a need for surface water drainage to prevent "run off" to the backs of adjoining housing properties.

I think the incidence and duration of funerals can continue to be accommodated with "on street parking". with the option of using the extensive road pattern of the Cemetery. It would not be appropriate to use the Cemetery Roads for parking for any other purpose.

The options are as follows:

1 Sports Association to apply for outline planning permission on the basis of a simple drawing in support of the Application.

if consent is granted then the scheme will need to be drawn up in detail and costed.

2. The Council will need to know how the project is to be funded and to be satisfied that it will be completed in accordance with what is proposed.
3. Future maintenance costs will also need to be considered and how these are to be met.

Finally, it would be unwise of the Council to accept a piecemeal approach with volunteers digging up paths with no resource to replace with acceptable alternatives.

The Council should require a recognised Contractor be employed for undertaking the work on the basis of an agreed Specification and also be satisfied that adequate financial resources are available to complete the work. Voluntary work could be directed at improving playing surfaces.

The content above is intended as a basis for discussion with the Sports Association.

Finally, in view of the recent submission by the Sports Association I thought it useful to submit these comments prior our Meeting next Monday. Unfortunately I do not have all E Mail addresses.

Council will also be aware that the Deeds in respect of the Cemetery and Cae Pwynd are lost and have never been in the possession of the current Officers of the Council. Following a lead an approach has been made to Rodericks, Solicitors, to ascertain whether these documents are stored in their archives. A reply is awaited.

Legal advice on procedure would need to be obtained as the Council may not be able to legally convey a lease to the Sports Association.

Regards

Alan.