



Minutes of the Meeting of Glynneath Town Council
held on a remote basis in accordance with the provisions of
The Local Authorities (Coronavirus) (Meetings) (Wales) Regulations 2020
at 6.30pm on Tuesday, 16th March 2021

Present: Cllr G Reynolds (Mayor)
Cllr J Collins Cllr S McMenamin
Cllr C Edwards Cllr D Morgan
Cllr S Evans Cllr H Morgan
Cllr R Knogle Cllr M Powell
Cllr S Knogle Cllr J Roberts

Absent: Cllr R Simons
Clerk (acting) / Ms J van Tonder
RFO:

1. Presiding: Cllr G Reynolds

2. Apologies for absence

Apologies for absence had been received from Cllrs J Gregory and J Evans.

3. Declarations of Interest

Cllr C Edwards	Personal, NPTCBC Member
Cllr S Knogle	Personal, NPTCBC Member; Secretary to Glynneath RFC; Friends of Glynneath Library
Cllr D Morgan	Personal, NPTCBC Member; Potential work with OVW
Cllr S Evans	Personal, Treasurer to Glynneath RFC
Cllr J Roberts	Personal, Trustee of Glynneath Silver Band
Cllr H Morgan	Personal, Treasurer to Friends of Glynneath Library

Cllr S Knogle declared a personal interest in agenda item 14(a): Planning Application P2021/0170 in that he was the applicant.

4. Clerk's report on Public Questions

No public questions had been received.

5. Minutes of the Meeting held remotely on 9th February 2021

a) Consider amendments to the minutes

No amendments.

b) Confirm as a true and accurate record

Resolved: To confirm the minutes of the Meeting held on 9th February 2021 as a true and accurate record.

c) Consider matters arising from the minutes

No matters arising.

Introduction of Standing Order 2(d) – by reason of the confidential nature of the business to be transacted, members of the press and public shall be excluded.

6. Town Hall & Community Centre Committee confidential items

a) Consider valuations received for Bethania Chapel Community Centre

Members noted the valuations and supplementary information that had been sourced.

b) TSB Hire Agreement

Resolved: To agree the terms and conditions of hire as contained in the Hire Agreement for the TSB Bank's use of the Town Hall for the purposes of offering a pop-up service following the closure of their High Street branch.

7. Minutes of the Meeting held in closed session on 16th February 2021

a) Consider amendments to the minutes

No amendments.

b) Confirm as a true and accurate record

Resolved: To confirm the minutes of the Meeting held on 16th February 2021 as a true and accurate record.

c) Consider matters arising from the minutes

No matters arising.

8. Confidential Policies and Procedures

Resolved: To ratify the adoption of the protocol.

9. Confidential staffing matters

Members noted the resignation of the Town Clerk, Miss Joanna Fisher on 10th March 2021.

Conclusion of Standing Order 2(d) – members of the public were readmitted to the meeting.

10. Matters pertaining to the Community Centre

a) **Draft Minutes of the Committee meeting on 17th February 2021**

Noted.

b) **Chair's report**

JC reported the committee had been looking at what would be needed to upgrade the Town Hall foyer; the removal of the foliage on the exterior of the building had been scheduled.

With regards the Community Centre, JC advised the committee would be starting the process of creating an inventory of all items housed within the building in order to ascertain ownership and make arrangements for the removal of non-Council property. A call for volunteers to assist with the audit and clearing would be put out to councillors.

JC went on to say that she would be liaising with long-standing members of the Council who would have vital knowledge of the history of many of the items, certainly within the Chapel.

Members were advised that the RFO would be looking at options for document storage such as digitalisation and off-site archiving.

c) **Option to charge for external electricity supply at Town Hall**

Members discussed the possibility of charging for electricity consumed and accessed through the grant-funded external electricity tower to be installed by NPTCBC.

It was agreed to investigate the option of installing a meter.

Action: RFO to source information for Committee consideration and recommendation to a future meeting.

d) **Method of disposal of Bethania Chapel Community Centre**

Members were asked to consider the Town Hall & Community Centre Committee's recommendation to appoint Agent 2 as per the confidential report circulated to members, with an instruction to place the property up for auction.

Concerns were raised about disposing of the building in that staff would still require office accommodation as would the CCTV equipment, and, to date, no alternative office space had been identified or costed.

Other members reiterated the need to act promptly in order to avoid unnecessary delays and suggested such logistics could be dealt with closer to the time.

Members were asked to consider the progress made by the Friends of Bethania in commissioning a feasibility report as well as their eagerness to meet with the Council to discuss all options more fully.

DM posed a series of questions to Council that he asked members to consider before a decision on the method of disposal of the building was taken. Members agreed the questions concerning the demonstration of due diligence in disposing of a community asset and possible constraints to a sale were certainly pertinent and would need to be looked into before the sale of the building could be concluded.

Following further discussion, DM proposed the following **amendment**, seconded:

Before proceeding with the disposal of the Community Centre in any way, that the following be undertaken:

1. publication of a report by the Council demonstrating due diligence in relation to the disposal of a community asset (including consideration of the Public Sector Land Transfer Protocol) and the outcome of considerations of any potential constraints to a sale, the contents of the building, consultation with Council employees and the other actions raised within the questions posed;
2. full and proper engagement with the Friends of Bethania in relation to the potential transfer of the building to that organisation as a first option.

(A recorded vote was requested)

For: Cllrs D Morgan, C Edwards

Against: Cllrs G Reynolds, S McMenamin, R Knoyle, J Collins, S Knoyle, H Morgan, J Roberts, S Evans, M Powell

Abstain: none

Proposed amendment – **NOT CARRIED**

Members went on to discuss the merits of putting the property up for auction with Agent 2 as opposed to following a route to sale on the open market. Members considered the fee structures of each of the three agents.

JC advised the proposed agent would advertise the property on their commercial listings as well as arrange for the property to be listed for auction, attracting the highest number of interested parties. The reserve price would need to be agreed once all the relevant costs associated with the disposal of the building had been calculated.

It was proposed, seconded and

Resolved: To instruct HRT to place the Bethania Chapel Community Centre up for public auction at the earliest opportunity.

In addition, it was agreed the Council would undertake to address the points raised in DM's questions in the interim.

(A recorded vote was requested)

For: Cllrs G Reynolds, S McMenamin, R Knoyle, J Collins, S Knoyle, H Morgan, J Roberts, S Evans, M Powell

Against: Cllrs D Morgan, C Edwards

Abstain: none

11. Matters pertaining to Finance and Administration

a) RFO's Finance Report

The RFO confirmed regular reports would be presented to Council from the start of the new financial year.

b) Renewal of School Crossing Patrol contract

Resolved: To renew the contract for the town's school crossing patrol and enter into an SLA with NPTCBC for the year 1st April 2021 to 31st March 2022.

c) Payment Schedule

Resolved: To ratify the following payments made since the last meeting:

Miss Joanna Fisher	CHQ 000386	Clerk's salary – 22-28 February 2021	£ XXX
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Resolved: To approve the following payments:

I.C.C.M	CHQ 000387	Membership of ICCM	£95.00
Neath Port Talbot CBC	CHQ 000388	Quarterly rental of play area	£75.00
Urban Foundry	CHQ 000389	2 nd instalment W/Park Transformation Study	£3,870.00
Hartson Fire	CHQ 000390	Annual inspection of fire equipment	£144.00
Neath Vale Supplies	CHQ 000391	Various consumables for maintenance	£293.64
SLCC	CHQ 000392	Virtual conference x2. Clerk's training	£192.00
Derwen	CHQ 000393	Skip hire – Cemetery & Welfare Park	£144.00
			£4,813.64

7:48pm – GR left the meeting (technical difficulties); SM assumed the Chair.

12. Matters pertaining to the Cemetery

a) Draft Minutes of the Committee meeting on 3rd March 2021

Noted.

7:50pm – GR returned to the meeting and took the Chair.

b) Chair's report

SE reported the Council had a legal obligation to maintain a map of the cemetery and that all other matters of governance pertaining to the site relied heavily on that map. The committee were in the process of assessing options for the commissioning of a digital map.

Members were advised that the schedule of fees had been reviewed and it had been agreed to keep the fees at their current levels for the forthcoming financial year.

With regards to maintenance issues, SE reported an equipment audit had been completed, mole hills were being dealt with and a site visit was to be scheduled to investigate water seeping from the bank onto the lane alongside Cemetery Drive.

SE concluded by advising members that both schools had visited the site to begin planting up some of the beds along the Drive as part of the Council's bio-diversity project.

13. Matters pertaining to the Parks & Open Spaces Committee

a) Chair's report

SM advised a number of issues at the Welfare Park still needed to be concluded but confirmed that these were beginning to be addressed.

b) Agree use of Bowling Green for 2021 season

Members were reminded of the Council's decision taken the previous year to suspend maintenance of the Green in the Autumn. Following discussion, it was proposed, seconded and

Resolved: To maintain the Green to a minimum standard and make contact with the Ladies' Bowls Club to advise that the Green will not be to "match-play" standard for the 2021 season.

c) Bowling Green roller mower

Following a discussion around the condition of the previously scrapped mower and the cost that would need to be incurred to recommission the machine, it was proposed, seconded and

Resolved: To instruct Celtic Mowers to scrap the roller mower currently in their possession.

14. Planning Applications

a) P2021/0170 – Land opposite 114 High Street, Glynneath

Cllr S Knogle declared an interest by virtue of his being the applicant and did not take part in the vote on this matter.

Members noted the application was for the erection of a statue in honour of Max Boyce and his contribution to the community of Glynneath.

Resolved: To support the application.

b) P2021/0186 – 51 Park Avenue, Glynneath

Noted.

15. Planning consents & refusals since the last meeting

No planning applications were decided since the last meeting.

16. Date of the next meeting: Tuesday, 13th April 2021

The meeting concluded 8.19pm.