

MAINDY PARK TRUST ADVISORY COMMITTEE

20 APRIL 2023

Present: Independent Members: Jason Bartlett (Chairperson)
Arthur Hallett and David Mills

14 : APOLOGIES FOR ABSENCE

No apologies for absence were received from the Committee.

The following were also present at the meeting, either virtually or in person.

Davina Fiore	Director, Governance and Legal Services and Monitoring Officer, Cardiff Council
Donna Jones	Assistant Director, County Estates, Cardiff Council
Eirian Jones	Operational Manager, Estates, Cardiff Council
Richard Crane	Principal Solicitor, Property, Cardiff Council
Kumi Ariyadasa	Governance Solicitor, Cardiff, Council
Harriet Morgan	Geldard's Solicitors, Independent legal advisors

15 : DECLARATIONS OF INTEREST

No declarations were received

16 : MINUTES

The minutes of the last meeting of the Committee (held on 23rd January 2023) were approved as a correct record of the meeting, subject to the correction of a typographical error on paragraph 4 of minute 13, deletion of the word 'consideration' at the top of page 4 of the bundle and replaced with the word 'taken'.

17 : PROPOSED LAND EXCHANGE AT MAINDY PARK - PROPOSED IMPROVEMENT WORKS

The agenda, including documentation in relation to the proposed improvement works, was published within the statutory timescales, however further information was later received from the Press Officer, Save Maindy Velodrome & Park Campaign Group via email. The Chair confirmed that the further information has provided to the Committee prior to the meeting.

The report enabled the Committee to consider proposed improvements to be made to part of the land at Cae Delyn Park and Maindy Park in connection with the proposed land exchange at Maindy Park, and to decide whether these improvements satisfy Condition Three of the recommendation made by the Committee at its meeting on 23 January 2023.

The Assistant Director, County Estates, advised that some concept designs had been provided for improving the amenity of the proposed retained trust land at Maindy Park

and that there will be wider consultation with the planning proposals in terms of use of that land when the development for the schools sites commences.

In relation to Cae Delyn Park, the proposed replacement land, the Assistant Director said there are two key issues; firstly consideration has been given to drainage improvements for the playing pitches, however such works would render the pitches unusable for a number of seasons. Consequently, it was recommended that such improvements should be undertaken on a phased approach. The second issue was security upgrades. Feedback has been received in relation to security, safety and potential anti-social behaviour at Cae Delyn. At this time, it was felt that there is no justification for considering monitoring measures such as CCTV, however access and lighting will be improved.

The Committee asked about the timeline for the improvement works at Cae Delyn and were advised that in respect of drainage, it is not seen as an immediate need as there has been no record of cancellations due to waterlogging or drainage issues, and certainly Rhiwbina Rugby Club who use the site have not reported any issues with the site. There is also natural drainage and an attenuation pond on the site. Any improvements will therefore form part of a much wider scheme which will be phased in over a number of years. As part of the wider improvements scheme, arrangements would have to be made for the rugby club to be able to play elsewhere and also for those who hire the pitches, for them to be able to play elsewhere.

The Committee noted that antisocial behaviour figures would be made available on a six monthly basis and were advised that the monitoring will be conducted by the Operational Manager for Parks. It may be that there are other measures that may be adopted and considered to try and remove any antisocial behaviour risk, referred to as social interventions incorporated in the papers, namely running activities or schemes during the summer months which would serve as a distraction and assist with avoiding antisocial behaviour.

The Committee queried whether there was any need for the Charity to review reports on those sorts of figures; the Assistant Director advised that it could form part of the improvement recommendations; and Harriet Morgan advised that the trustees do have an obligation in relation to the land that it owns; if there is a problem with antisocial behaviour on the land the trustees would need to know and decide what action is to be taken in relation to that behaviour, they should therefore receive relatively regular reports. Because anti-social behaviour has been raised as a potential issue, the trustees should consider whether this changes their assessment of the amenity value of the land.

The Committee sought some clarification of matters outlined in the papers:

- it was noted that 'out of hours access to multi-use games areas' referred to out of normal curriculum school time;
- references to the 'viewing platform' would be beneficial for viewing generally and also for viewing sports activities on the school site;
- consideration is being given to extending the car park to provide more parking provision as there is an issue with parking on green areas, although at the present time the amount of parking to be provided has not been finalised, but

- there would need to be a sufficient ratio for accessible and disabled parking spaces. The parking space markings would also be improved; and
- the seating areas are in quite a poor condition and have not been maintained – the existing 4 sets of seating will be replaced and a further 4 more will be installed. The Council would be responsible for the maintenance of the furniture in the future.

The Committee were advised that the Cabinet, as trustee, would take on any further decision making in relation to trust land, once the improvement proposals are finalised, and that a regular report will be submitted to Cabinet as the trustee to receive and properly consider all relevant information on behalf of the Trust.

The Committee were content with the information provided in relation to proposed improvements.

RESOLVED:

- 1 To Agree the proposed improvement works to be carried out at:
 - (a) The proposed exchange land at Cae Delyn Park, as shown in Appendix B; and
 - (b) The proposed retained land at Maindy Park, as shown in Appendix C in fulfilment of Condition Three of the Committee's recommendation made on 23 January 2023, on the basis that all associated costs are to be borne by the Council and not the Trust.
- 2 To note that the proposed land exchange, which is the subject of this report, is subject to approval by the Charities Commission; and
- 3 Subject to:
 - (a) approval of recommendation 1, and
 - (b) Consent being granted by the Charities Commission as referenced under recommendation 2,to note that the proposed improvements works may be subject to public consultation, before the proposed land exchange, with associated land improvement works, are reported for approval by Cabinet, as Trustee of Maindy Park Trust.

The meeting terminated at 2.25 pm