

TUESDAY, 20TH APRIL, 2021

TO: ALL MEMBERS OF THE EXECUTIVE BOARD

I HEREBY SUMMON YOU TO ATTEND A VIRTUAL MEETING OF THE EXECUTIVE BOARD TO BE HELD AT 10.00 A.M. ON MONDAY, 26TH APRIL, 2021 FOR THE TRANSACTION OF THE BUSINESS OUTLINED ON THE ATTACHED AGENDA

Wendy Walters

CHIEF EXECUTIVE

Democratic Officer:	Rhian M Lloyd
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Wendy Walters Prif Weithredwr, *Chief Executive*,
Neuadd y Sir, Caerfyrddin. SA31 1JP
County Hall, Carmarthen. SA31 1JP

EXECUTIVE BOARD

MEMBERSHIP - 10 MEMBERS

Councillor	Portfolio
Councillor Emlyn Dole	Leader Corporate Leadership and Strategy; Chair of Executive Board; Represents Council at WLGA; Economic Development Represents the Council on the Swansea Bay City Region; Collaboration; Marketing and Media; Appoints Executive Board Members; Determines EBM Portfolios; Liaises with Chief Executive; Public Service Board
Councillor Mair Stephens	Deputy Leader Council Business Manager; Human Resources; Performance Management; Wales Audit; Training; I.C.T.; T.I.C. (Transformation, Innovation and Change); Strategic Planning
Councillor Cefin Campbell	Communities and Rural Affairs Rural Affairs and Community Engagement; Community Safety; Police; Counter-Terrorism and Security Act 2015; Tackling Poverty; Wellbeing of Future Generations; Third Sector Liaison ;Equalities, Climate Change Strategy.
Councillor Glynog Davies	Education and Children Schools; Children's Services; Special Education Needs; Safeguarding; Respite Homes; Regional Integrated School; Improvement Service; Adult Community Learning; Youth Services; School Catering Services, Lead Member for Children and Young People; Youth Ambassador
Councillor Hazel Evans	Environment Refuse; Street Cleansing; Highways and Transport Services; Grounds Maintenance; Building Services; Caretaking; Building Cleaning; Emergency Planning; Flooding, Public Rights of Way.
Councillor Linda Evans	Housing Housing – Public; Housing – Private, Ageing Well
Councillor Peter Hughes Griffiths	Culture, Sport and Tourism Town and Community Councils Ambassador; Development of the Welsh Language; Theatres; Sports; Leisure Centres; Museums; Libraries; Country Parks; Tourism.
Councillor Philip Hughes	Public Protection Trading Standards; Environmental Health. Environmental Enforcement; Planning enforcement; Unlicensed Waste; Parking Services; Bio diversity
Councillor David Jenkins	Resources Finance & Budget; Corporate Efficiencies; Property/Asset Management; Procurement; Housing Benefits; Revenues; Statutory Services (Coroners, Registrars, Electoral, Lord Lieutenancy); Armed Forces Champion Contact Centres and Customer Service Centres
Councillor Jane Tremlett	Social Care & Health Adult Social Services; Residential Care; Home Care; Learning Disabilities; Mental Health; NHS Liaison/Collaboration/ Integration; Care Home Catering Services, Carers' Champion; Dementia Care Champion; Disability Ambassador

A G E N D A

- 1. APOLOGIES FOR ABSENCE**
- 2. DECLARATIONS OF PERSONAL INTEREST**
- 3. TO SIGN AS A CORRECT RECORD THE MINUTES OF THE MEETING OF THE EXECUTIVE BOARD HELD ON THE 12TH APRIL, 2021** 5 - 10
- 4. QUESTIONS ON NOTICE BY MEMBERS**
- 5. PUBLIC QUESTIONS ON NOTICE**
- 6. DYFED PENSION FUND BOARD TERMS OF REFERENCE** 11 - 14
- 7. DEVELOPMENT OF THE FORMER GRILLO SITE, BURRY PORT** 15 - 24
- 8. ANY OTHER ITEMS OF BUSINESS THAT BY REASONS OF SPECIAL CIRCUMSTANCES THE CHAIR DECIDES SHOULD BE CONSIDERED AS A MATTER OF URGENCY PURSUANT TO SECTION 100B(4)(B) OF THE LOCAL GOVERNMENT ACT, 1972.**
- 9. EXCLUSION OF THE PUBLIC**

THE REPORT RELATING TO THE FOLLOWING ITEM IS NOT FOR PUBLICATION AS IT CONTAINS EXEMPT INFORMATION AS DEFINED IN PARAGRAPH 14 OF PART 4 OF SCHEDULE 12A TO THE LOCAL GOVERNMENT ACT 1972 AS AMENDED BY THE LOCAL GOVERNMENT (ACCESS TO INFORMATION) (VARIATION) (WALES) ORDER 2007. IF, FOLLOWING THE APPLICATION OF THE PUBLIC INTEREST TEST, THE BOARD RESOLVES PURSUANT TO THE ACT TO CONSIDER THIS ITEM IN PRIVATE, THE PUBLIC WILL BE EXCLUDED FROM THE MEETING DURING SUCH CONSIDERATION.
- 10. LLANELLI TOWN CENTRE - 8/12 VAUGHAN STREET** 25 - 30

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Monday, 12 April 2021

PRESENT: Councillor E. Dole (Chair)**Councillors:**

C.A. Campbell, H.A.L. Evans, L.D. Evans, P.M. Hughes, P. Hughes-Griffiths,
D.M. Jenkins, L.M. Stephens and J. Tremlett

The following Officers were in attendance:

W. Walters, Chief Executive;
C. Moore, Director of Corporate Services;
J. Morgan, Director of Community Services;
G. Morgans, Director of Education & Children's Services;
R. Mullen, Director of Environment;
L.R. Jones, Head of Administration and Law;
P.R. Thomas, Assistant Chief Executive (People Management & Performance);
S. Davies, Head of Access to Education;
D. Hockenhull, Marketing and Media Manager;
S. Rees, Simultaneous Translator;
L. Jenkins, Executive Board Support Officer;
J. Corner, Technical Officer;
E. Bryer, Democratic Services Officer;
R. Lloyd, Democratic Services Officer;
M.S. Davies, Democratic Services Officer.

Virtual Meeting: 10.00 am - 10.35 am**1. APOLOGIES FOR ABSENCE / PERSONAL MATTERS**

There were no apologies for absence.

The Leader paid tribute to His Royal Highness The Duke of Edinburgh following his recent death adding that the Chair of Council had written to Her Majesty The Queen expressing deepest sympathies to the Royal Family. Flags had been lowered to half-mast at County Hall, Llanelli Town Hall and Ammanford Town Hall. The Deputy Leader, speaking on behalf of the Independent Group, also paid tribute to His Royal Highness The Duke of Edinburgh, referring to his many visits to the County of Carmarthenshire. She added that the success of the Duke of Edinburgh Awards for young people, in particular, would be his lasting legacy.

2. DECLARATIONS OF PERSONAL INTEREST

Councillor	Minute Number	Nature of Interest
L.M. Stephens	8 - Business Rates - Retail, leisure and hospitality rates relief scheme 2021/22;	A family member has a business which qualified for the scheme;
P.M. Hughes	8 - Business Rates - Retail, leisure and hospitality rates relief scheme 2021/22;	Lives on a business premises;
L. D. Evans	6 - Modernising Education Programme proposal to	A relative works at the school;

	relocate Ysgol Heol Goffa to a new site and increase its capacity from 75 to 120;	
E. Dole	8 - Business Rates - Retail, leisure and hospitality rates relief scheme 2021/22;	Wife has a business which falls within the scheme's remit.

3. MINUTES - 22ND MARCH, 2021

UNANIMOUSLY RESOLVED that the minutes of the meeting of the Executive Board held on the 22nd March, 2021 be signed as a correct record.

4. QUESTIONS ON NOTICE BY MEMBERS

The Leader advised that Councillor Rob James had withdrawn his four questions on notice.

5. PUBLIC QUESTIONS ON NOTICE

5.1. QUESTION BY MR IAN KYLE TO COUNCILLOR HAZEL EVANS, EXECUTIVE BOARD MEMBER - ENVIRONMENT

"Could we please have acknowledgement of our request for support and arrange a consultation as soon as possible to discuss the merits of this proposal? As a summary of the proposal, you may be aware that Carmarthen Street has been closed for over a year now due to building work taking place at the Shire Hall. During this time the local businesses and residents in the area have noticed the positive effects of closing the road to through traffic and a petition was set up in September 2020 requesting that the road remained closed permanently. This was signed by just under 300 people with many comments citing safety concerns especially for children and less abled people due to the narrowness of the road / pavement.

Also, there have been many positive comments from local businesses needing to increase footfall especially after this dreadful Covid period, notably how the road closure had made the town much more pleasant for residents and attractive to tourists. With the redevelopment of the old Market Hall at the top of Carmarthen Street, it really does make sense to look at changing the vehicle access use along the road.

We (the residents of Carmarthen Street) have been lobbying local County Councilor Edward Thomas and the highways department since October 2020 in trying to arrange a consultation with us on how we can move this proposal forward and to date we have made very little progress.

We feel let down by the Council in the lack of acknowledgement and support for this proposal put forward by the residents and businesses in the town and ask that as the executive board member responsible for Highways you provide us with an answer to the above question."

Response by Councillor Hazel Evans, Executive Board Member for Environment:-

"Thank you Mr. Kyle for your question I have noted your comments and concerns. I have visited the site and considered the issues you have raised.

I am given to understand that the lower section of Carmarthen Street dates back to medieval times and has, as you mention, narrow road and footways. In this context I can understand the rationale behind your suggestion of permanently

closing the road to traffic and this does align with the County Council's wider transport objectives of encouraging more walking and cycling in towns. However, it is also important to understand that Carmarthen Street is part of a wider highway network and there needs to be an appreciation that interventions on one part of the network have implications elsewhere, so a balanced and holistic view needs to be taken.

I have discussed these implications with officers and I share a number of concerns including:

- The lack of adequate and safe turning facilities at the upper end of Carmarthen Street;
- The extended route local traffic would have to use;
- The additional pressures of diverting traffic on the New Road / A483 / Crescent Road crossroads;
- The impact on businesses on the upper section of Carmarthen Street;
- How a prohibition of driving would be enforced given the need to maintain access to service the buildings along Carmarthen Street and impact of this traffic to pedestrians;
- The impact a closure would have when traffic is diverted off Rhosmaen Street.

If you include the option of a by-pass this would also affect choices.

All of these issues need to be assessed and considered in relation to the benefits a prohibition of driving would bring and Cllr. Edward Thomas will be included as the local member. All proposals need to be evaluated and modelled and only then would we be able to go out to consultation when there are workable options. I have asked Officers to investigate these issues in more detail and to prepare a report of their findings together with any appropriate recommendations for consideration and discussions. I will ask Officers to make a copy of the report available to you when it is completed."

There was no supplementary question.

6. MODERNISING EDUCATION PROGRAMME PROPOSAL TO RELOCATE YSGOL HEOL GOFFA TO A NEW SITE AND INCREASE ITS CAPACITY FROM 75 TO 120

[NOTE: Councillor L.D. Evans had earlier declared an interest in this item.]

The Executive Board considered a report reiterating, following consultation, proposals to relocate Ysgol Heol Goffa by September 2023 to a new site next to the recently completed Ysgol Pen Rhos. and increase its capacity from 75 to 120.

The Board, at its meeting on the 21st December 2020 [minute 7 thereof refers], had approved the publication of the required Statutory Notice. The Notice, published on 11th January 2021, had provided objectors with 28 days in which to forward their objections in writing to the Council. No objections had, however, been received and as such there was no Objection Report.

The Board was advised that a letter in support of the proposals had been received from the Chair of the Governors of Ysgol Heol Goffa who also praised the Council on its investment in the new school and its commitment to work with other schools in the county to support learners and staff.

UNANIMOUSLY RESOLVED TO RECOMMEND TO COUNCIL, on the basis that

- **there are no other related proposals;**
 - **the statutory proposal has been consulted upon and published in accordance with the School Organisation Code and contains all the relevant information and, having considered the consultation document and consultation report;**
 - **no objections were received in response to the Statutory Notice;**
- that the proposals to relocate Ysgol Heol Goffa and increase its capacity from 75 to 120, as laid out in the Statutory Notice, be implemented.**

7. TREASURY MANAGEMENT AND PRUDENTIAL INDICATOR REPORT 1ST APRIL 2020 TO 31ST DECEMBER 2020

The Executive Board considered an update report on the treasury management activities and the prudential indicators for the period 1st April 2020 to 31st December 2020.

Tribute was paid to the work undertaken by officers during this exceptional time in ensuring the Prudential Indicators remained within the limits set by the Budget 2020-2021 and the Treasury Management Policy and Strategy 2020-2021.

UNANIMOUSLY RESOLVED that Treasury Management and Prudential Indicator Report for 1st April 2020 to 31st December 2020 be received.

8. BUSINESS RATES - RETAIL, LEISURE AND HOSPITALITY RATES RELIEF SCHEME 2021/22

[NOTE: Councillors E. Dole, P.M. Hughes and L.M. Stephens, having earlier declared their interest in this item, withdrew from the meeting.

Councillor D.M. Jenkins chaired the remainder of the meeting.]

The Executive Board considered a report detailing Welsh Government's proposal to extend the Retail, Leisure and Hospitality Rates Relief Scheme Rate Relief scheme to 2021/22. As this was a temporary measure in response to the Coronavirus emergency Welsh Government was not making any legislative changes but instead would allow billing authorities to grant relief under the general discretionary relief powers available under section 47 of the Local Government (Finance) Act 1988. Being a discretionary power, however, each Local Authority was required to formally adopt the scheme which would be fully funded at no cost to the authority provided relief was granted in accordance with the Welsh Government guidelines.

The scheme, which aimed to provide support for eligible occupied properties by offering a discount of 100% on the non-domestic rates bill for a property, to all eligible premises, would apply to all eligible ratepayers with a rateable value of £500,000 or less.

UNANIMOUSLY RESOLVED that the 2021/22 Retail Leisure and Hospitality Rates Relief scheme outlined in the report be adopted.

9. **ANY OTHER ITEMS OF BUSINESS THAT BY REASONS OF SPECIAL CIRCUMSTANCES THE CHAIR DECIDES SHOULD BE CONSIDERED AS A MATTER OF URGENCY PURSUANT TO SECTION 100B(4)(B) OF THE LOCAL GOVERNMENT ACT, 1972.**

The Chair advised that there were no items of urgent business.

CHAIR

DATE

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Executive Board Meeting 26th April 2021

Subject: Dyfed Pension Fund Pension Board Terms of Reference

Purpose:

To seek agreement for a recommendation to Council for the Terms of Reference of the Pension Board to be revised with a view to it being incorporated into the Council's Constitution.

Recommendations / key decisions required:

- To agree the revised Terms of Reference for the Pension Board.
- To agree to the amendments to the constitution relating to the Dyfed Pension Fund.

Reasons:

The Pension Board was created in 2015 and following discussions with Board members, the Terms of Reference has been revised to reflect current practices.

Relevant scrutiny committee to be consulted NA

Exec. Board Decision Required YES 26th April 2021

Council Decision Required YES 12th May 2021

EXECUTIVE BOARD MEMBER PORTFOLIO HOLDER:- NA

Directorate: Corporate Services Name of Director: Chris Moore Report Author: Chris Moore Anthony Parnell	Designations: Director of Corporate Services Director of Corporate Services Treasury & Pension Investments Manager	Tel: Email addresses: 01267 224120 CMoore@carmarthenshire.gov.uk 01267 224120 CMoore@carmarthenshire.gov.uk 01267 224180 AParnell@carmarthenshire.gov.uk
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EXECUTIVE SUMMARY

Executive Board

26th April 2021

PENSION BOARD TERMS OF REFERENCE

The Board sits alongside the Pension Fund Committee and assists the Administering Authority with securing compliance with regulations and requirements imposed by the Pensions Regulator and assisting in ensuring effective and efficient governance and administration of the Scheme.

The Terms of Reference was initially approved by Executive Board on 19 January 2015 when the Pension Board was established. Following discussions with Board members, the Terms of Reference has been revised to reflect current practises.

The proposed revisions are:

- A provision that the Board may agree to submit reports to the Pension Committee where appropriate.
- Previously, term dates for Board members could be extended by 3 months due to exceptional circumstances. This has been revised by up to a year.
- Previously, there was a provision that the Board Chair could attend Committee meetings as an observer, however, the Terms of Reference has been updated to allow the Chair to formally report to the Committee on Board matters.
- Previously, there was a provision that the Committee Chair could attend Board meetings as an observer, however, this has been updated to allow the Chair of the Committee to formally report to the Board where necessary.
- There are 7 members of the Board, with the Chair not previously having a voting right. There is currently no provision for a tied vote, and it is now included that the Chair will have a vote only in a scenario of a tied vote.

DETAILED REPORT ATTACHED?

NO

IMPLICATIONS

I confirm that other than those implications which have been agreed with the appropriate Directors / Heads of Service and are referred to in detail below, there are no other implications associated with this report:

Signed: C Moore

Director of Corporate Services

Policy, Crime & Disorder and Equalities	Legal	Finance	ICT	Risk Management Issues	Staffing Implications	Physical Assets
NONE	YES	NONE	NONE	NONE	NONE	NONE

2. Legal

Changes to the constitution relating to the Terms of Reference of the Dyfed Pension Fund Pension Board.

CONSULTATIONS

I confirm that the appropriate consultations have taken in place and the outcomes are as detailed below

Signed: C Moore

Director of Corporate Services

1. Scrutiny Committee

NA

2. Local Member(s)

NA

3. Community / Town Council

NA

4. Relevant Partners

The revisions to the Terms of Reference have been discussed by the Pension Board.

5. Staff Side Representatives and other Organisations

NA

**EXECUTIVE BOARD PORTFOLIO
HOLDER(S) AWARE/CONSULTED**

NA

Include any observations here

Section 100D Local Government Act, 1972 – Access to Information

List of Background Papers used in the preparation of this report:

THERE ARE NONE

Title of Document	File Ref No.	Locations that the papers are available for public inspection

EXECUTIVE BOARD 26TH APRIL 2021

DEVELOPMENT OF THE FORMER GRILLO SITE & SITE 6, BURRY PORT

Recommendations / key decisions required:

The Executive Board is asked to approve the disposal of the former Grillo site and Site 6, Burry Port, through an open procurement procedure, to enable the delivery of a residential scheme with possible commercial uses.

Reasons:

- To promote and facilitate development of the Council's former Grillo site and adjoining land, held by the Council and Welsh Government, as part of the Llanelli Waterside Joint Venture, to support the regeneration aspirations for Burry Port and delivery of the Burry Port Masterplan.
- The regeneration of this brownfield site will bring forward much needed housing in an area of high demand with potential for a small element of commercial development that would create up to 30 new jobs, if included in proposals.
- To generate a capital receipt for the Corporate and Llanelli Waterside Joint Venture fund.

Relevant scrutiny committee to be consulted NO

Exec. Board Decision Required YES

Council Decision Required NO

EXECUTIVE BOARD MEMBER PORTFOLIO HOLDER:-
Cllr. David Jenkins (Executive Board Member for Resources)

Directorate:	Designations:	
Name of Head of Service:		
Jason Jones	Head of Regeneration	JaJones@carmarthenshire.gov.uk 01267 242336
Report Author:		
Katie Crane-Davis	Asset Management Surveyor	kmcrane@carmarthenshire.gov.uk 01267 246255

**EXECUTIVE SUMMARY
EXECUTIVE BOARD
26TH APRIL 2021**

DEVELOPMENT OF THE GRILLO SITE & SITE 6, BURRY PORT

Background Information

The development site of 12.9 acres, shown in the document at Appendix 1, is a key element of the Council's regeneration aspirations for Burry Port and forms part of the Burry Port Masterplan. The ultimate objective of the Masterplan is to ensure the future wellbeing of Burry Port and its surrounding areas by creating residential, leisure and employment developments, which will promote Burry Port as a place to visit, live and work in. The document at Appendix 1 sets out additional background information regarding the subject site and the Council's wider Burry Port Masterplan aspirations.

The residential development site in its entirety, benefits from outline planning permission for 364 new homes and 465 sq m of retail and leisure floor space. The subject site (12.9 acres) edged red on the Appendix 1 plan, will form the first phase of this development, regenerating brownfield land, to provide approximately 320 new homes with possible retail and leisure facilities. A further, adjacent site, of approximately 2.28 acres to the south, will be brought forward as a second phase, at a later date, to provide circa 40 residential units, within a waterfront location.

Due to the size of the site and level of private demand, developing the land in partnership with a private sector developer has been identified as the best solution for the Council and Llanelli Waterside Joint Venture, to gain a capital receipt for the land and contribute to the delivery of new homes within this strategic area.

There will be a minimum design standard for the development, set out by the Council and Welsh Government. As the sale will be subject to this design standard, we have been advised by the Council's Legal and Procurement officers, that the transaction falls under the scope of the Public Contracts Regulations 2015 and requires an open procurement procedure to select the developer, rather than an open market sale.

The Council could decide not to sell the site at this time but due to the timeframes set out within the outline planning applications, it is advised that a disposal is progressed. A Reserved Matters application with details of the proposed scheme will need to be submitted by November 2022.

The Development

Development proposals should have full regard to the site's prominent position on the waterfront and must complement the current and proposed facilities within the harbour and Millennium Coastal Park.

The vision for this site is to provide a creatively designed harbourside scheme, reflecting the history and culture of the area and encouraging urban living and utilisation of local offerings. Public open space must be high quality and integrated into the development to form a focus for all sections of the new community, in an environment with good natural surveillance.

The design should facilitate safe walking and cycling routes within the development and connecting to the surrounding area, including the Millennium Coastal Park, to provide residents with leisure opportunities to improve their health and wellbeing.

The Council has commissioned an Architect to develop design principles for the proposed scheme. A minimum design standard will be set, as part of the procurement exercise, to ensure that the aspirations for the site are met.

Recommendations

The subject land forms part of the Burry Port Masterplan. The Council's Acquisition and Disposal of Property Policy requires Executive Board approval for the disposal of Strategic land.

It is recommended that the Council disposes the land at Burry Port, through an open procurement procedure, to deliver a residential development scheme with ancillary commercial use and that delegated authority is granted to the Head of Regeneration, in consultation with the Executive Board Member for Resources, to negotiate and document appropriate terms for the sale of the land.

DETAILED REPORT ATTACHED?	YES
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IMPLICATIONS

I confirm that other than those implications which have been agreed with the appropriate Directors / Heads of Service and are referred to in detail below, there are no other implications associated with this report:

Signed: Jason Jones

Head of Regeneration

Policy, Crime & Disorder and Equalities	Legal	Finance	ICT	Risk Management Issues	Staffing Implications	Physical Assets
YES	YES	YES	NONE	YES	NONE	YES

1. Policy, Crime & Disorder and Equalities

The development scheme will contribute towards the Goals and Ways of Working within the Well-being of Future Generations Act and the Council's Well-being Objectives. The site will support the retention and creation of jobs, including apprenticeships and training opportunities, through the housing development. The site will also provide needed housing in the area, including affordable housing provision and innovative housing designs, whilst also striving to create a resilient and sustainable community.

The residential development in Burry Port, in conjunction with the wider masterplan for Burry Port, will encourage urban living and utilisation of local offerings without the need for cars and public transport. The proximity of the residential development to the Millennium Coastal Path will provide residents with leisure opportunities to improve their health and wellbeing.

The developer will be required to provide community benefits including targeted recruitment and training opportunities, supply chain opportunities, educational contributions and community initiatives, as part of the scheme.

The Well-being of Future Generations Act Goals and Ways of Working and the Council's Well-being Objectives will be considered in further detail, as part of the procurement procedure.

The delivery of the site also supports Carmarthenshire County Council's Transformations Strategy which identifies six key transformational projects, including Carmarthenshire Coastal Belt and Burry Port.

2. Legal

As there will be minimum design standards for the scheme, set out by the Council, we have been advised by the Council's Legal and Procurement officers, that the transaction falls under the scope of the Public Contracts Regulations 2015 and requires an open procurement procedure to select the developer.

The disposal of the land will require appropriate legal documentation that will need to reflect the specific terms of sale to be agreed via the procurement process, ensuring the Council's best interests are maintained.

3. Finance

The disposal of the land will provide a capital receipt for the Corporate fund to recuperate the costs of acquiring the Former Grillo site and a capital receipt for the Llanelli Waterside Joint Venture to support further regeneration of South Llanelli.

5. Risk Management Issues

A risk analysis has been carried out, as part of the procurement requirements, to identify risks associated with the delivery of the scheme, with controls in place to ensure development objectives are met within appropriate timescales.

In addition to this, the Council's Principal Risk Officer has been asked to advise on minimum levels of indemnity for Employers Liability Insurance, Public Liability Insurance including Products Liability and Professional Indemnity, to be included within the Procurement and Legal documentation.

6. Physical Assets

If disposal of the site is approved, a residential development scheme, with ancillary commercial use, will be delivered by a private sector developer, to support the aspirations of the Burry Port Masterplan.

CONSULTATIONS

I confirm that the appropriate consultations have taken in place and the outcomes are as detailed below

Signed: Jason Jones

Head of Regeneration

1. Scrutiny Committee

n/a

2. Local Member(s)

Councillor John James and Amanda Fox have been regularly updated on proposals that form part of the Burry Port Masterplan. Both Cllr James and Fox have been consulted on the report.

3. Community / Town Council

n/a

4. Relevant Partners

Meetings with the Llanelli Waterside Joint Venture Partner, Welsh Government, are held regularly to monitor progress and agree actions.

5. Staff Side Representatives and other Organisations

n/a

EXECUTIVE BOARD PORTFOLIO HOLDER(S) AWARE/CONSULTED

Executive Board Members will be fully consulted after CMT

Include any observations here

Section 100D Local Government Act, 1972 – Access to Information
List of Background Papers used in the preparation of this report:

THERE ARE NONE

RESIDENTIAL DEVELOPMENT OPPORTUNITY BURRY PORT



SUMMARY

- 5.23 hectare / 12.9 acre brownfield development site
- Harbour location
- Residential development land with potential ancillary commercial use
- Outline planning permission granted

BURRY PORT MASTERPLAN



Introduction

The transformation of Burry Port is underway and already a number of exciting developments are being delivered, with more in the pipeline.

Burry Port offers 14 miles of landscaped parkland, with stunning views of the Gower Peninsula and Carmarthen Bay, providing an ideal base for exploring the South and West Wales coastline.

The regeneration of Burry Port Harbour is a major project supported by the Llanelli Waterside Joint Venture between Carmarthenshire County Council and Welsh Government. Investment has already been made in infrastructure and transport to make the area more accessible and to strengthen the link between the Millennium Coastal Path and town centre.

The masterplan of the area provides diverse development opportunities for commercial, retail, leisure and tourism, alongside new residential units. Recent and future developments opportunities include:

Ysgol Parc y Twyn

The new £9.6 million state-of the-art Parc y Tywyn School has recently been completed, providing spacious and inspiring places to learn, within a building of the highest energy standards, providing Passivhaus and BREEAM Excellent status.

Glanmor Terrace Development Site

The Council's Homes & Safer Communities Section are currently delivering a scheme of 32 eco-friendly homes, following a £4million funding package secured from Welsh Government.





New RNLI Building

The new Lifeboat Station, located on the harbour front, offers major improvements for the RNLI crew and members of the public.

The building, which has been equipped with solar panels and ground source heating, will now house the two lifeboats in the same building.



Enterprise Village

The site will provide 10,500 sq m of employment space with an element of live work units and possible marine related uses to support and promote harbour activity.

Commercial Leisure Site

The Llanelli Waterside Joint Venture are currently working with a developer to deliver a commercial leisure led scheme adjacent to the marina.

Marina

Burry Port Marina offers 450 berths, enabling year-round cruising along the beautiful coastline. The marina is managed by The Marine Group and as part of the wider masterplan for the harbour, further plans are in place to upgrade and redevelop the marina area.

Planning permission has recently been granted for conversion of the former RNLI lifeboat station to a new marina offices and shower/toilet facilities.

Residential Site

The Grillo site at Burry Port was recently acquired by the Council to facilitate delivery of a residential scheme with the adjacent land held by the Llanelli Waterside Joint Venture. The first phase of this development will regenerate a brownfield site of 12.9 acres to provide approximately 320 residential dwellings and 465 sq m (5,005 sq ft) of retail and leisure use, further enhancing and complementing the offering at Burry Port Harbour.

A further, adjacent site of approximately 2.28 acres will be brought forward as a second phase to provide circa 40 residential units

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Agenda Item 10

By virtue of paragraph(s) 14 of Part 4 of Schedule 12A of the Local Government Act 1972 as amended by the Local Government (Access to Information) (Variation) (Wales) Order 2007.

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