

MAESTEG TOWN COUNCIL

COUNCIL MEETING

Minutes of a meeting of the Council held at the Council Chamber, Council Offices, Talbot Street, Maesteg, on **Tuesday, 4th September 2018.**

PRESENT:

COUNCILLORS: **L Beedle (Mayor)**
P W Jenkins, D K Edwards, W May, I A Williams
P Davies, P White, A R Davies, A James,
R Penhale-Thomas, R L Lewis and L Thomas,

APOLOGIES for absence received from Councillors R Collins, C Reeves, D L Evans and S B Smith.

DECLARATION OF INTEREST:

Cllrs D K Edwards, P White, R Penhale-Thomas and P Davies declared an interest in items relating to Bridgend County Borough Council, including Development Control and Licensing.

Cllrs D K Edwards, P White, R Penhale-Thomas and P Davies declared a prejudicial interest in Agenda item 11, Maesteg Bus Station Toilets.

Cllr I A Williams, declared an interest in items relating to Llangynwyd Middle Community Council.

Cllr L Beedle, declared an interest in items relating to Bron Fair Allotments and Cor Meibion.

The Clerk made the Council's Register of Interest available for Members to update.

102 POLICE MATTERS

The Mayor welcomed PCSO Julie Banks to the meeting.

CRIME STATISTICS FOR AUGUST 2018

	Caerau / Nanty	Maesteg East	Maesteg West	Llan	Total in category
Robbery	0	0	1	0	1
Dwelling burglary	1	0	1	1	3
Burglary other	1	0	4	0	5
Theft of vehicle	0	0	1	0	1
Theft from vehicle	0	1	1	0	2
All other theft	3	5	11	1	20
Damage	3	1	8	2	14
Assault with injury	14	1	5	6	26 (6 D/V)
All crime total	22	8	24	10	64
Anti-social behaviour	6	16	8	2	32
Drink Driving	1	0		0	1

CRIME STATISTICS FOR AUGUST 2017

	Caerau / Nanty	Maesteg East	Maesteg West	Llan	Total in category
Robbery	0	0	0	0	0
Dwelling burglary	3	0	3	0	6
Burglary other	0	0	1	1	2
Theft of vehicle	1	0	1	0	2 (both secure)
Theft from vehicle	3	4	5	0	12 (1x insecure, 11x secure)
All other theft	1	2	9	1	13
Damage	12	6	5	2	25
Assault with injury	7	2	6	0	15

All crime total	27	14	30	4	75
Anti-social behaviour	20	16	13	2	51
Drink Driving	0	0	0	0	0

PCSO Banks advised that:

- Maesteg PCSO's are holding a MacMillan Coffee morning on 21st September in the Council Offices.
- There has been an increase in patrols along the Llynfi Woodland Site.
- There have been two speeding operations in the Valley, during the months of July and August 2018.
- PCSO's will be opening the front desk in the Maesteg Police Station for an hour a week; to encourage public engagement.
- Shoplifting has increased within the Town.
- With regards to shoplifting, Council enquired as to what types of goods are being shoplifted and whether the recent increases related to certain individuals being released from custody?
PCSO Bank advised that meat, personal care items, razor blades and air fresheners are currently popular items. Unsure if recently released individuals were involved.
- Drugs are currently an issue within the Valley; residents are encouraged to contact "101" with any information regarding drug dealing etc. as the more intelligence received increases chances of getting a warrant.

The following was discussed:

- Many areas have problems with speeding : bottom road Nantfyllon, High Street, Nantfyllon, Heol Faen, Garth areas.
PCSO Banks advised that these locations will be included to the list for future speeding operations.
- An incident occurred on Heol Ty Gwyn recently; however, BCBC Highways were not informed.
PCSO Banks advised that this would be investigated and report back to Council.
- Parking is currently a problem in many areas of the valley and vans are parking on both sides of junctions. Concerns have been raised as to whether emergency vehicles are able to access these streets.
PSCO Banks advised that this was also discussed at a recent PACT meeting. It was confirmed that PCSOs have been out with SW Fire

Service to try and access streets. A letter drop had been undertaken within the “inaccessible” streets advising them that emergency vehicles are unable to access their street due to irresponsible parking.

*The following streets have been visited:
Margam Street, John Street, Brown Street, Christopher Road,
Turberville Road and Ivor Street.*

A further joint visit between SW Police & SW Fire Service has been scheduled for 25th September 2018.

Members requested that Metcalfe Street, Pit Street and Pond Mawr be visited as part of the joint operation.

The Mayor thanked PCSO Banks for attending the meeting.

103 MAYOR’S REPORT

Events and Meetings attended during the month of August 2018:

Mayor Councillor Lynne Beedle

- Caerau Growers – 18th August 2018
- Unveiling of Silent Soldier – 24th August 2018
- Exhibition Bethania Chapel – 1st September 2018

104 MINUTES

The Minutes of the Ordinary Meeting of the Council held on 7th August 2018 and Minutes of the Events Committee Meetings (Christmas and Gwyl Maesteg Festival) dated 20th August 2018, copies of which had been circulated to Members, were read and accepted as a true record. The recommendations made therein were agreed by Council.

MATTERS ARISING

105 MINUTE 70

SPIRIT OF THE WOODLAND SITE VANDALISM CYCLE TRACE & SUSTRANS ROUTE MAESTEG

Further concerns raised by members of the public of vandalism at the above locations – metal signpost totally uprooted, graffiti along the route and destruction of picnic benches. Concerns have been forward to BCBC Rights of Way and to Natural Resources.

Further to this concerns also raised that 2 wooden posts have been erected to prevent motorbikes from entering the area, 2 youths seen trying to uproot the posts and at least 5 / 6 motorbikes are still using the area.

RESOLVED: Clerk to write to SW Police and NRW.

106 MINUTE 74

ABSENCE OF COUNCILLOR G BEVAN

E-mail received from Councillor G Bevan:

'I would like to confirm my resignation as a Town Councillor effective from 3rd September 2018; this is due to ill health and family commitments'.

RESOLVED:

The Clerk to

- (i) confirm to the Electoral Department, BCBC, the Casual Vacancy within Nantyllyllon Ward.
- (ii) write on behalf of the Council to Mr G Bevan, expressing best wishes for the future.

107 MINUTE 91

FIRST CYMRU BUS SERVICE NO 79

Acknowledgement received of Council's concerns regarding the changes to be implemented to the 79 service week commencing 3rd September 2018.

First Cymru made the decision to reduce the frequency due to passenger numbers and as the service is run on a commercial basis, to reduce the vehicle requirement using the college bus when it returns to Maesteg from Neath campus as the service is not commercially viable. First Cymru have no plans to change the service after the timetable is implemented on September 3rd 2018.

A petition was received from the residents of Caerau that use this service frequently.

RESOLVED: The Clerk to forward the petition to First Cymru; copy to Huw Irranca-Davies, Assembly Member.

108 **MINUTE 93**

FINANCIAL APPLICATIONS

Received letters of thanks and receipts from the following who have received financial assistance from Maesteg Town Council:

1. Noah's Ark Children's Hospital
2. Caerau Growers (also thanks to the Mayor and Consort for attending the Fun Day and officially opening the new Cabin. The weather was not good so many of the activities had to be postponed.)
3. Maesteg Cricket Club
4. Ty Hafan

RESOLVED: To note the information.

109 **LIST OF PAYMENTS FOR THE MONTH OF AUGUST 2018**

RESOLVED: That the List of Payments made by the Council during the month of August 2018; copy of which had been circulated to Members, be accepted, confirmed and signed by the Mayor.

CORRESPONDENCE

110 **WELSH GOVERNMENT CONSULTATION ON PETROLEUM EXTRACTION POLICY IN WALES**

Following the Wales Act 2017 Welsh Ministers will take over responsibility for licensing onshore petroleum extraction from the UK Oil & Gas Authority (OGA) on the 1st October 2018. The new petroleum licensing powers have provided an opportunity to consider what should be the approach to petroleum extraction in Wales, for now and future generations.

<https://beta.gov.wales/petroleum-extraction-policy-wales>

Responses by 25th September 2018. Report available in Clerk's Office.

RESOLVED: That Councillors provide their own individual responses.

111 **LLYNFI VALLEY LOCAL COMMUNITY CO-ORDINATOR**

E-mail received from Local Community Co-ordinator for the Llynfi Valley, a seconded Social Worker for BCBC embedded in the communities of Caerau, Maesteg and Llangynwyd. Request to work with Councillors of Maesteg Town Council to share details, as they may come across individuals in the community who are considered vulnerable, lonely, isolated or struggling with a disability. The Co-ordinator works with individuals to help them reduce barriers that they face to having a

good life (as described by them) and tackle loneliness and isolation by connecting people to their community. It is hoped this reduces the pressures on social care and health services as an individual's wellbeing improves. The Co-ordinator welcomes referrals from Councillors.

Details forwarded to Councillors. The Clerk contacted and invited the Co-ordinator to attend a future meeting of the Council, who has accepted the invitation; date to be confirmed.

RESOLVED: To note and to confirm the actions taken.

112 INDEPENDENT REVIEW PANEL AUGUST NEWSLETTER & OUTLINE FINDINGS AND RECOMMENDATIONS

The above received and e-mailed to all Councillors for information. Full report available in Clerk's office.

RESOLVED: Clerk to write to the Welsh Assembly to query item 2.3 of the report –“ if and when is it likely to implement the recommendation?”

An e-mail received from Ms Lisa Aspinall, Local Government Partnerships, regarding the Review of Town and Community Councils

“As you are aware the Independent Review Panel are currently putting their final report together for launch in early October. Within this report they would like to include a few case studies. Would your Town or Community Council have a case study for the following: and be willing to share with the rest of the sector in the Panel's final report?

- Place Based Service (small or large)
- Good Engagement (engagement events rather than community events)
- Do you buy services from another council?
- Do you supply a service for another council?
- How have you encouraged participation / increased awareness in elections
- How have you encouraged people from wider diversity to stand?
- Do you regularly report action to your community whether that's through annual report or regular newsletters?

The Council are requested to give examples of any of the above, please send responses and how they have benefitted the community and any

lessons learnt, giving permissions to be used in the final report and published.”

RESOLVED: Clerk to respond with examples and confirmation how they benefit the community. The Council gave their permission for the response to be used in the final report.

113 REFERRALS MONTH OF AUGUST 2018

- **POTHOLE**

Resident reported a pothole located on pavement outside of 114 Heol Ty Gwyn, Nantyllyon.

RESPONSE: Inspector visited. Not in a dangerous situation. Will continue to monitor. Resident advised. Advised during Council that this had been done.

- **RECYCLING CONTAINERS**

The following recycling containers requested:

- Food waste outside caddy – 1 Lluet Fach Cottage, Priory Terrace.

RESPONSE: Request has been processed; allow at least 10 working days for delivery.

- **STREET LIGHTING FAULTS**

The street light No.1 outside 15 Brodawel not working.

RESPONSE: Job ticket for repair has been raised.

The street light on Ferriers Row not working.

RESPONSE: Job ticket has been raised (270825) and the street lighting unit will be attending. A further seven days for the works to be undertaken.

The street light at North rear lane from Caerau Road to the rear of 25 and turning area Caerau.

RESPONSE: Job ticket has been raised (270786) and the street lighting unit will be attending. A further seven days for the works to be undertaken.

- **HAZARDING (CUT BACK BRAMBLES AND OVERGROWTH CLEANSING OF DITCHES) CAERAU ROAD ADOPTED FOOTWAY**

Following referral, work undertaken, letter received from residents thanking Maesteg Town Council for their support.

- **GEORGE STREET CAERAU**
Complaints from residents of rubbish black bags placed on the Highway at the entrance of George Street; rats sited. Referred to Clean Up the County. *Awaiting response.*
- **TRAFFIC LIGHTS**
Traffic lights at Crown Road not working. *Awaiting response.*

RESOLVED: To note and to confirm the actions taken.

114 MACMILLAN COFFEE MORNING

E-mail received from Sgt Matthew Beynon confirming that the PCSOs are arranging the above event, in the various Maesteg Wards. Many local businesses have donated gifts for the raffle. It will be a great opportunity for local residents to attend and not only to support the cause but to meet local police and discuss any issues. Sgt requests use of Council Upstairs Conference Room for Friday, 21st September 2018, 11 – 1500 hours. The Clerk confirmed room available for this event.

RESOLVED: To note and to confirm the action taken.

115 MAESTEG MEN'S SHED ORGANISATION

The above organisation has recently been successful in funding for carpentry machinery and tools, which have been installed at Maesteg Courthouse. They have experienced craftsmen as members and are looking to support the community. They have approached the Council regarding the design and making of a notice board, due to the deteriorated state of the existing one. A quotation for materials is awaited.

The Mayor, Councillor L Beedle, declared an interest in this item.

Members of Bron Fair Allotments, who some are members of this organisation, have requested Council's existing notice board, even though it is in state of repair; if donated to them, it will enable them to display site information for their members.

RESOLVED: To note and to confirm the actions taken.

116 CAERAU FC AND COMMUNITY SPORT LTD

Letter received from the above in respect of the Community Asset Transfer that they are progressing with Bridgend County Borough Council regarding the Metcalfe Pitch and Pavilion. *Copies made*

available to Members. The Club are requesting support of Maesteg Town Council.

Members noted the information presented and duly considered and discussed the request. In response to a question raised, it was stated that there were other Sporting Clubs within the Town and to support this request would be setting a precedence. The Council would offer moral support to the Club whenever required.

Proposal put forward and seconded that the Council could not agree to financially support this request; followed by an amendment proposal that the Council financially support this request.

Following the vote:

- Amendment Proposal taken first, 5 for 6 against.
- Proposal, 6 for 5 against.

RESOLVED: Clerk to write to Caerau FC to advise that Maesteg Town Council are unable to financially support this application. Moral support would be available whenever required.

117 PROPOSED ACTIVE TRAVEL ROUTE BETWEEN MAESTEG AND TONDU – LLYNFI SAFE CYCLE ROUTE

An invitation to Members of Maesteg Town Council from AM, Hugh Irranca-Davies, to meet to discuss views, support and suggestions for this proposal – held Wednesday, 15th August 6 pm to 7.30 pm at the Railway Inn, Llangynwyd. The informal meeting called by the AM to support BCBC who have indicated this as an “aspirational route”; however, likely to be a long-term project.

The Clerk forwarded the invitation to Councillors. **Confirmation of action required.**

RESOLVED: To note and to confirm the actions taken.

118 TOWN & COMMUNITY COUNCIL FORUM

The meeting scheduled for 21st August was cancelled due to no business for the agenda. The next meeting has been arranged for Tuesday, 27th November 2018 at 4 pm. Council are asked for items for placing on the agenda for the meeting.

RESOLVED: To note and to confirm the actions taken.

119 PLANNING AID WALES

INTRODUCTION TO PLANNING ENFORCEMENT

This course will be a focused training session on the planning enforcement process, exploring how enforcement benefits our built and historic environment.

It will look in detail at how Local Authorities decide whether to take action, the enforcement tools they can use if they do and enforcement appeals process. The Course can be beneficial to communities.

Wednesday, 17th October 2018, 5.30 to 8.30 pm, Brynmawr Town Council, Blaenau Gwent. Fees £35.00.

RESOLVED: Clerk to contact BCBC to enquire whether they will be running a training session.

120 MAYORAL CHAIN AND COLLAR:

A very important part of Council's Assets and it is essential that it be maintained to standard. Currently insured for £4500.00. It is a silver gilt chain; and it has been confirmed by Thomas Fattorini, that it is needed to be re-finished in polished hard gold plate, to restore to silver gilt. It has been tarnished over the years. **Cost £311.30.** To replace Velvet backing, doubled to take weight of the Mayoral Chain. **Cost £214.88.**

Following discussion a proposal was received and seconded "not to progress this request". Following a vote taken by Members it was

RESOLVED: Not to agree to this request.

121 MEETING OF BCBC MAESTEG MEMBERS RE MAJOR PROJECTS AND COLLABORATION

Confirmation received meeting re-scheduled for Thursday, 27th September 2018 at 3.30 pm, Civic Level 2 Conference Room, BCBC, Bridgend.

RESOLVED: To note the information.

122 ANNUAL INSURANCE COVER – ZURICH MUNICIPAL

The Council's Annual Insurance cover with Zurich Municipal is due for renewal on 25th September 2018. Confirmation that the Council are in a Long-Term Agreement with Zurich, that means that the Council are committed to renew the Policy and in return Zurich have applied an LTA discount and frozen rates that have been applied to the relevant lines of cover. The documents have been checked and they are in order for full insurance cover for until September 2019, at a cost of £2963.88.

RESOLVED: Clerk to proceed with payment.

123 PSMA News - August 2018

The government is urging the UK's geospatial sector and beyond to take part and share views on their future vision, as part of its [call for evidence](#).

The creation of the Geospatial Commission was announced in November 2017, to maximise the value of data linked to location, which could generate £11 billion a year.

By using location data, geospatial technology is transforming services across the private and public sectors to contribute to the Smarter Government campaign, which helps deliver wider economic growth and productivity. From emergency services, transport planning, and 5G networks, to housing, smarter cities and drones - the UK's geospatial infrastructure has the potential to revolutionise the UK's economy. Geospatial Commission have identified three high-level themes:

Supporting innovation

Enhancing the UK's geospatial assets

Driving investment and productivity in geospatial applications

To take part Councillors can complete a questionnaire; copy sent to Councillors.

RESOLVED: To note and to confirm the actions taken.

124 TOWN & COMMUNITY COUNCIL CLERKS' MEETING

The Clerk attended the above meeting on 22nd August, items discussed:

- IRWP allowances for Town/Community Councils. A presentation was given to the Town & Community Forum earlier in the year and documentation was sent to all Town & Community Councils.
- BCBC Social Policy
- CAT Transfers within the County Borough.
- Code of Conduct Training

RESOLVED: To note the information.

125 CHILDREN WITH CANCER UK

Letter received to advise that there is a new Trust Manager in place at the above Charity, who in the letter voiced his gratitude for the grant funding Maesteg Town Council have provided.

RESOLVED: To note the information.

126 TEMPORARY ROAD CLOSURE

Received Temporary Road Closure notification for Mill Street, Cwmfelin 24th September – 25th September 2018.

E-mailed to all Councillors and hard copy available in the Clerk's office.

RESOLVED: To note and to confirm the actions taken.

127 ROYAL BRITISH LEGION MAESTEG BRANCH

Letter of thanks received from the Chairman of the Maesteg Branch Royal British Legion for all the support Maesteg Town Council have given. Especially the sponsorship and unveiling of the Silent Soldier.

RESOLVED: To note the information.

128 MULLIGAN COMMUNITY FOOD SHOP

Mulligan Community food shop for low income families has opened in Bridgend. Poster placed on notice board.

RESOLVED: To note and to confirm the actions taken.

129 REQUEST FOR PLAQUE AND ARMORIAL BEARINGS FOR PERTH MALE VOICE CHOIR VISIT

The Mayor, Councillor L Beedle, declared an interest in this item.

Cor Meibion Maesteg are having a joint social evening on 4th October with the Perth Male Voice Choir from Western Australia, who are stopping off from their tour to share an evening of song at the Maesteg Celtic RFC. We would really appreciate it if the Mayor of Maesteg could join us, and with the Council permission present our visitors with a plaque from the Council to commemorate their visit to Maesteg.

RESOLVED: Council agreed to present plaque and armorial bearings to Perth Male Voice Choir.

130 STATE OF TOWN CENTRE

Complaints have been made as to the state of the Town Centre and the non-cleansing of the streets. Complaints include; overgrowth, weeds, stained paving slabs, multitude of trade waste bins overflowing and left on the pavements.

RESOLVED: Clerk to contact Town Centre Manager.

131 APPLICATIONS FOR FINANCIAL ASSISTANCE

A. SANDVILLE SELF HELP CENTRE

Sandville self-help centre are asking for a grant to keep the bus service to and from the centre. They provide door to door service every Thursday for clients from the Llynfi Valley.

RESOLVED: Council donate the sum of £100 under Section 137 of the Local Government Act (as amended)

B. MCMILLAN COFFEE MORNING

Annual application received for support for the above. Full details received.

RESOLVED: Council donate the sum of £200 under Section 137 of the Local Government Act (as amended)

132 DELEGATES' REPORTS

No reports received for August 2018.

RESOLVED: To note the information.

133 MAESTEG BUS STATION TOILETS

Cllrs D K Edwards, P White, R Penhale-Thomas and P Davies left the meeting at this point and took no part in the discussion on Maesteg Bus Station Toilets.

With regard to the Council's request for further clarification on various points of the report regarding the above, the following response received from the Communities Asset Transfer Officer, Communities Director, Bridgend County Borough Council:

"I refer to your email of 24 August 2018 and the original letter sent by Zachary Shell (Head of Neighbourhood Services) on 24 July 2018 confirming the decision of the Council to close the Public Toilets at Maesteg Bus Station on 2 January 2019, if no alternative management arrangements can be identified.

Existing Public Toilet Provision

The Council presently provides public toilets at Maesteg Bus Station from 09:00 to 18:00 - Monday to Saturday and employs a Toilet Attendant to provide this service. The Council is proposing that the day to day management of this provision could be transferred to the Town Council

under lease or licence to ensure that these facilities remain operational beyond 2 January 2019, while the planned re-development of the Town Hall is progressed, subject to funding being secured.

Under such a management arrangement the Transfer of Undertakings (Protection of Employment) Regulations would apply in respect of the ongoing employment of the Toilet Attendant and the Town Council would also be responsible for the day to day management of the facility and associated running costs.

The Council is fully aware that there are ongoing issues with the internal and external drainage at the facility and commissioned a survey in September 2016 to determine the extent of these problems and as a result the Council has undertaken remedial works that have improved the situation. However, there are still instances particularly at times when the Town Hall is being well used when the drains may become blocked. The Council would be open to entering into negotiations with the Town Council to provide some financial safeguards should any major works be required in the future to address known drainage issues.

The Council would also make the Town Council aware of the Town & Community Council Capital Grant scheme that is available to provide match funding for projects and currently prioritises grants to facilitate community asset transfers. I shall be pleased to provide the Town Council with further information in respect of this scheme and guidance in the preparation of the requisite application.

Town Hall Development

It is proposed that the Awen Cultural Trust will continue to be responsible for managing the new development at the Town Hall when completed and I confirm that the methodology and sequencing of the contract work stages for the project are due to be confirmed as part of the next commissioning phase.

The permanent solution is for the existing public toilets to be re-provisioned on the Talbot Street side of the new scheme. What is presently uncertain is whether the existing public toilets, if transferred to the Town Council, can remain open throughout the entire contract phase. The Council can endeavour to keep the toilets operational as long as possible, but it is likely that closure will be necessary at some point during the construction phase – this presently cannot be confirmed as the work programme and methodology needs to be agreed with the contractor. The Council are presently working closely with the

consultants on the next stage of the development and will ensure that these issues are given full consideration.

There may, however, be alternative arrangements that could potentially be put in place during the closure of the existing facility and these may include:

- Allowing the toilets currently used exclusively by the outdoor market traders be made available for general use by members of the public; and/or
- Approaching local businesses to participate in the Council's Comfort scheme.

Andrew Hobbs (Group Manager – Street Works) and I shall be pleased to meet with you and members of the Town Council to outline how the transfer of service provision may be progressed and the support that the Council may also be able to provide.”

Following discussion and further consideration to BCBC's request it was

RESOLVED:

- (a) The Clerk to write to Head of Neighbourhood Services Directorate, Bridgend County Borough Council, advising that Maesteg Town Council are unable to proceed with their request.
- (b) To suggest that BCBC consider applying the same conditions as to Bridgend Bus Station Toilets; remain open with a charge.

E-mail received from Ms M Humphreys, Chair of the Market Traders' Association, regarding the closing of the public conveniences within the Bus Station, Maesteg:

“It has come to our attention that the Bridgend County Borough Council intend closing the public conveniences at the bus station, Maesteg. Their intention is to use the toilets provided for the traders working at Maesteg Market during the repair period.

We wish to voice our total and strong opposition to this proposal. The traders toilets are situated in the loading bay area, which is out of bounds to members of the public, and should remain so, on grounds of health and safety. Recycling vehicles, delivery vans and other vehicles are moving around this area at all times.

There are only two toilets, one ladies serving 16 females, and one male/disabled, serving 14 males. The upkeep of these facilities is paid for by the traders, who will naturally expect a reduction in rent, as the facilities will no longer be for their sole use.

The **Workplace Amenities and Work Environment Compliance Code** (Clauses 40 - 53) contains the following regulations:-

- 1 water closet for up to 20 males;
- 1 extra water closet for each additional 20 males (or part thereof);
- 0 urinal for 1 - 10 males;
- 1 urinal for between 11 and 25 males;
- 2 urinals for 26 to 50 males;
- 1 extra urinal for each additional 50 males (or part thereof);
- 1 water closet for up to 15 females;
- 1 extra water closet for each additional 15 females (or part thereof).

The code states that the facilities must be clean and hygienic. Where it is not reasonably practicable to provide access to permanent toilets, portable toilets need to be provided (clause 47). These must be installed securely, and be provided with a lockable door, lighting and ventilation.

The Council is already in breach of these regulations, in that with 14 males in the workplace, no urinal is supplied, only a water closet. A further breach is clear with only one ladies water closet supplied, and more than 15 females are working there.

In addition to this, there is the matter of policing the use of the toilets. As is well known, public toilets suffer from anti social behaviour, vandalism and drug use. It would be impossible for this behaviour to be controlled without a permanent staff member in situ.

Further to the above, the code also states :-

51. Toilets need to be accessible, preferably located inside a building or as close as possible to the workplace, to eliminate or reduce any risk to employee safety while accessing them. In multi-storey buildings, toilets need to be located on at least every second storey. For short-term temporary workplaces and workplaces in remote areas, a temporary toilet needs to be provided in a secure place with safe access.

There is no way the council could eliminate any risks to employee safety while accessing the toilets, if they are open to all. The council owe a duty of care to traders using its facilities, which have been supplied for their sole use, and if anything happened to a trader, while using facilities which had been opened to public access, the legal and financial repercussions on the council would be immense.”

The Traders are requesting support from Maesteg Town Council that these facilities continue to be for their use only and are not available for Members of the Public.

RESOLVED: To agree to support the Traders' concerns in this issue and that these toilet facilities should not be available to the members of the public.

134 PLANS

Cllrs D K Edwards, P White, R Penhale-Thomas and P Davies were not present; therefore, took no part in the discussion on planning proposals.

The following planning applications were discussed and were supported by Members:

Ref: P/18/597/FUL
Applicant: Mr Dan Shearan
Location: 132 Commercial Street (Ground Floor) Maesteg CF34 9DW
Proposal: Change of use of ground floor from A2 to A3, financial services to sandwich bar

Ref: P/18/632/FUL
Applicant: Mr Gareth Rees
Location: 90 Cwrt Coed Parc Maesteg CF34 0DQ
Proposal: Demolition of rear conservatory and construct single storey ground floor extension to rear and first floor extension to side

Ref: P/18/643/FUL
Applicant: Mr D Bryan
Location: 32 Albert Street Maesteg CF34 0UF
Proposal: New bedroom addition over existing kitchen/bathroom annexe

Ref: P/18/682/FUL
Applicant: Mrs Emeney-Smith
Location: 7 Talana Terrace Maesteg CF34 0RP
Proposal: Conservatory to rear

**Read and accepted at a meeting
of the Council held on
2nd October 2018**

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