

MAESTEG TOWN COUNCIL

Minutes of a **PROJECTS COMMITTEE** meeting of the **Council** held remotely via Microsoft Teams and at the Council Chamber, Council Offices, Talbot Street, Maesteg, on **Wednesday, 15th November 2023**.

PRESENT:

COUNCILLORS:

P Jenkins (Chair)

R Collins, R Martin, M Rowlands and G Thomas

DECLARATION OF INTEREST: None Declared

326. TO DISCUSS REPLACING THE CAR PARK TOILET

Members discussed plans for a new public convenience since the previous one outside of Wilkos was decommissioned. It was noted that the Town Hall will be opening soon and there will be public toilets located in there – so the discussion ensued on if the Council need additional conveniences. A member mentioned that the current toilets are located in one central place within the town so those using Iceland, Aldi etc and the car park would benefit from one being in situ a lot closer. Members agreed to this and stated that the previous plan to have the old storeroom converted into a toilet would not be taken forward in favour of housing new toilets outside of Wilkos.

A member mentioned that the clerks obtained quotes previously for 2 unisex and 1 disabled toilet which would be similar to those in Porthcawl and the price was in the region of £50-60k. Additionally, the old toilet was costing circa £45k per year and only 1 person could use it at a time – when it worked.

Members agreed to recommend to Council that updated costings be obtained for new toilets and, if deemed reasonable, to have them installed outside of Wilko in the old location pending a successful planning application/license agreement with BCBC.

327. TO DISCUSS MAKING THE CURRENT TOILET VANDAL PROOF AND ADDING BABY CHANGING FACILITIES

Members wished to improve the downstairs toilet to be more accessible and more suitable for its use in terms of vandal proof items and appropriate equipment for disabled, baby changing and other uses.

It was noted that the toilet is currently the only public loo in the town centre until the opening of the Town Hall or, if Council agrees, the installation of new toilets outside of Wilkos. A member commented that the use of the toilet will be ongoing if not by

the public but by users of the Council Offices so at some point it will need to be made suitable. Members agreed to not pursue an entire new toilet at this current time but to revisit the issue at a future projects committee meeting and more costings obtained.

In regards to baby changing facilities, members agreed to recommend that a suitable baby changing table be sourced and professionally installed in the toilet. The Deputy Clerk mentioned the disabled handle not being installed correctly and has been removed – members agreed to recommend that this also be professionally re-installed. The CMO would not be comfortable installing said items as the wall is dab and dot plasterboard so sections of the wall would have to be removed to allow proper installation into the stone wall.

328. TO DISCUSS CCTV IN THE COUNCIL OFFICES

Members were provided with estimated costs for an ‘in house’ CCTV system and also a brief outline of the laws and regulations surrounding CCTV and data recording.

The discussion encompassed camera locations and wires vs wireless systems. Members agreed to recommend that CCTV camera installers visit the Council Offices to provide accurate quotes. The camera locations would be determined by the Clerks upon their knowledge of the buildings usage and after consultation with the contractors.

329. TO DISCUSS BRIDGE STREET AND HARVEY STREET LAND

The Chair opened up talks stating that Maesteg is limited in space for festival areas and perhaps accessible walks such as those surrounding Glyncorrwg Ponds. The land to the rear of Harvey street is BCBC land which was earmarked for housing but surveys have dictated otherwise citing that the land is not suitable. The Chair continued – confirming that there is more room for parking on this site and the surrounding area can deal with large amounts of traffic as it does with the School each day.

Members appreciated the sentiment and welcomed the idea from the chair, they did offer concerns with the size of the area means that the project could become a money pit and the Councils funds are limited. It was noted that Maesteg Welfare Park has housed festivals in the past and is a suitable place to receive more Council attention given that it is the ‘jewel’ of the valley. The Deputy Clerk advised that the Friends of Maesteg Welfare park are due to come in to meet with the Welfare Park working group to discuss ongoing projects including their centenary year which is fast approaching.

Members steered the discussion onto Bridge Street, citing that the land is far smaller than that of the rear of Harvey street and also the maintenance is manageable given that it is a 'wild area'. If the surveys deem that the Council cannot do anything with the land or planning reject any plans then the land can remain as it is but would still be an asset to the Town Council so, overall, the venture is fairly risk free.

With the Bridge Street land, members expressed concerns about the potential number of surveys that need to be done prior to any works being done on it. They requested that the Deputy Clerk check with BCBC and determine if an expression of interest needs to be completed prior to any surveys taking place or can the Town Council conduct surveys on the land and, following the results, express an interest or not.

Members agreed to recommend to Council that upon receipt of the clerks checking with BCBC on the order of survey to EOI, an expression of interest be sent to BCBC in regards to the Bridge Street land with the result of the land being transferred to Maesteg Town Council. In addition, members highlighted that as the Council is starting to undertake further responsibilities in terms of land and services – a business plan needs to be created to ensure that the Council can work towards long term goals and not have sporadic projects that do not contribute to the Councils long term objectives. The business plan is recommended to be done by professionals, an example can be found with Ogmore Valley Council of which the Deputy Clerk is obtaining details. Members agreed to place the land to the rear of Harvey Street on the 'back burner' until the business plan is completed and clear objectives and costings can be realised before committing to that specific project.

330. TO DISCUSS DROP KERBS FROM GARTH TO THE TOWN CENTRE

Members were advised that this agenda item was added following a recent full council meeting where a member of the public requested better access for them to get to town whilst utilising an electric pavement vehicle. It was mentioned that there are drop kerbs in situ on the route but perhaps not in the best place as deemed by some members of the public.

A member queried if Maesteg Town Council have the power to install drop kerbs and it was confirmed that the Town Council do not have that power, it lays with highways within BCBC. The member who offered the referral was hoping that the Town Council could offer funding to BCBC and have more drop kerbs installed.

Members agreed to recommend to Council that members are to provide fully costed proposals, where monies are required, so that informed decisions can be made.

331. TO CONSIDER LOCATION, MAINTENANCE, AND TYPES OF NOTICEBOARD

Members were provided with estimated costings for three types of noticeboards ranging in materials and size. A member requested that the Council invest in noticeboards for all 4 wards and suggested that a section be for Council business and the other for ward specific business such as events, support groups etc. A member requested that the finance committee review the books to see if this is viable after costings have been sourced with the hopes to have the funds allocated for the financial year 2024/2025. Members hoped to keep the project local and wish to approach local companies to build a metal noticeboard that will be able to be installed into the ground.

332. TO DISCUSS MEMORIAL FOR SPITFIRE CRASHSITE

Following a recent Council meeting where the crash site of a spitfire during the war was brought to the Councils attention. Members were provided with a costed example of a plaque that could offer information on the crash including the details of the pilot and other interesting information.

A member advised that they had spoken to a resident in regards to this and there are a few options to commemorate the event. The member advised that they will collect more information and costings then return it to the offices for further consideration during another projects committee meeting.

Members agreed that, going forward, all projects committee meetings have the agenda item to review all ongoing projects.

333. RECOMMENDATIONS

- a) updated costings be obtained for new toilets and, if deemed reasonable, to have them installed outside of Wilko
- b) baby change facilities be purchased and professionally installed along with the removed disabled handle
- c) CCTV camera installers to visit the Council Offices to provide accurate quotes. The camera locations would be determined by the Clerks
- d) An expression of interest be sent to BCBC in regards to the Bridge Street land after checking if surveys can be completed before this.
- e) Seek a professional company to create a business plan for the Council.
- f) Projects are to be fully costed before presenting them for consideration in the Projects Committee.

- g) Drop kerbs project to be reviewed when full costings have been provided (number of drop kerbs, cost to install, BCBC permissions etc.)
- h) approach local companies to build up to 4 metal noticeboards for installation across the 4 wards of Maesteg Town Council.
- i) all projects committees going forward will review all ongoing projects.

Minutes emailed to all Councillors to Read on 21st November 2023
Minutes accepted at a HYBRID meeting of the Council
held on 5th December 2023

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Mayor