

Report of The Estates Officer on behalf of the Asset Management Group

Subject: Enquiry from Lamphey Community Council concerning land at Freshwater East

INTRODUCTION

On the 24th October 2021 the Authority received a brief e-mail from Lamphey Community Council (LCC) which is reproduced immediately below:

Dear Sirs

I write on behalf of Lamphey Community Council and hope that you can direct this query to the correct department.

At the last meeting of Lamphey Community Council the possibility of siting a children's playarea was discussed and one of the possible sites identified was the land near the disabled car park near to the beach.

The community council would like to ask Pembrokeshire Coast National Park if they would be agreeable to donating or offering some land near the car park to enable this possible project to progress.

We look forward to hearing from you.

Kind Regards

Pam Davies (Clerk/RFO Lamphey Community Council)

The Estates Officer responded to LCC with a courtesy holding email dated 25th October 2021 advising that their enquiry would be raised and discussed by Officers at the next meeting of the Authority's Asset Management Group. That meeting took place on the 11th November 2021. The minutes of that agenda item are reproduced immediately below:

<i>Freshwater East Burrows: proposal for Children's playground</i>	<ul style="list-style-type: none">▪ <i>Discussed with colleagues Chris Taylor, Libby Taylor & Steve Davies – idea of playground isn't supported.</i>▪ <i>Group considered why community council would feel the need to build a play area in this natural environment.</i> <p><i>Action:</i></p>
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	<ul style="list-style-type: none"> ▪ <i>GM to respond to Lamphey Community Council to seek understanding of how reached idea/drivers for building a play area.</i>
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The decision of the Asset Management Group was to open up correspondence with Lamphey Community Council to advise that their proposed location is not ideal from a Park Authority perspective as it could impact on the landscape quality of the area and to, therefore, explore if an alternative site could be identified for the proposed play area within the local community.

As a result, the Estates Officer responded to LCC by email dated 12th November 2021. The text of that email is reproduced immediately below:

Pam

Further to my holding note below I can confirm that the interest of Lamphey CC in funding, constructing and managing a bespoke children’s play area in the general vicinity of our car parks at Freshwater east was discussed by Officers at yesterday’s monthly meeting of the Nat Parks Asset Management Group.

The view of the meeting was that the extensive natural environment that the dunes and beach provide at Freshwater East offers very wide scope for children’s active and creative play and that the introduction of fixed play equipment would be of questionable additional benefit. The potential adverse impact of a bespoke children’s playground on its immediate setting and wider landscape was also flagged as well as the longer term cost/benefit of such an installation with its ongoing maintenance and repairing responsibility and continuous health and safety inspection obligations.

In summary we are unable to identify any obvious need for dedicated children’s playground in this location but if there is further supporting information that you would like bring to our attention I would be very pleased to receive it for discussion with my colleagues.

Regards
Gary
12/11/21

Your officers have received no further correspondence or contact from LCC.

At a meeting of the NPA on the 9th February 2022 Cllr Phil Kidney submitted a notice of motion which is reproduced immediately below:

That the Authority enters into negotiation with Lamphey community council, and any interested parties, to either gift or sell land in Freshwater East, for the provision of a children’s play area.

The Authority resolved to refer the matter to the next available Operational Review Committee

Policy Considerations

The dealings in, and management of the Authority's land holdings are provided for within its Property Portfolio Asset Management Policy. That policy was most recently reviewed by the Authority's Audit & Corporate Services Committee at its meeting on the 19/07/17. The relevant minutes of that meeting are reproduced immediately below:

*It was reported that the Authority's existing Asset Management Policy had been adopted in April 2013 with a requirement that it should be reviewed within 5 years. The Authority's property portfolio was under constant review through the work of the Property & Projects Group and at its June 2017 meeting the Group were of the opinion that the existing adopted Portfolio Asset Management Policy document remained fit for purpose beyond its planned April 2018 review date without the need for alteration. One Member asked if there were any implications for Welsh speaking communities of the disposal of the Authority's property and was advised that the estate was fairly small in scale and this was unlikely to be an issue. It was **RESOLVED** that the continuing use of the existing Asset Management Policy document beyond April 2018 be endorsed, with its next scheduled review to fall due in April 2023.*

Human Rights/Equality Issues

No issues

Biodiversity Implications/Sustainability Appraisal

Much of the Authority's land holding at freshwater East is dedicated as Open Access Land and designated as a Local Nature Reserve.

Welsh Language Statement

No issues.

Summary

The email enquiry received from LCC dated 25th October 2021 was addressed in a timely fashion and in accordance with the Authority's adopted Property Portfolio Asset Management Policy. The email response sent by your officers dated 12th November 2021 offers guidance and encouragement to LCC for further direct discussions with your Officers should they wish to do so.

RECCOMENDATION:

The Operational Review Committee recommends to the NPA that a clear line of communication is already established and in place for Lamphey Community Council to progress their enquiry directly with officers of the Authority.