

GLEBE COMMUNITY FIELD POLICY

Since April 1st 2011 Llangors Community Council have leased, from the Representative Body of the Church in Wales (CIW), approximately 1.44 acres/ 0.58Ha. of land known as the Glebe Community Field in the village of Llanfihangel Tallylyn, for use as a recreation area for the community.

Over the initial ten-year period of the lease, the Community Council developed the land from an agricultural field into a well used recreation area for all ages. The lease was renewed in June 2022 for a further fifteen years.

The history of the site and its development from day one has been documented and reviewed annually in the form of the Glebe Development Plan. The last edition of that plan in 2020, is available from the Clerk of the Community Council.

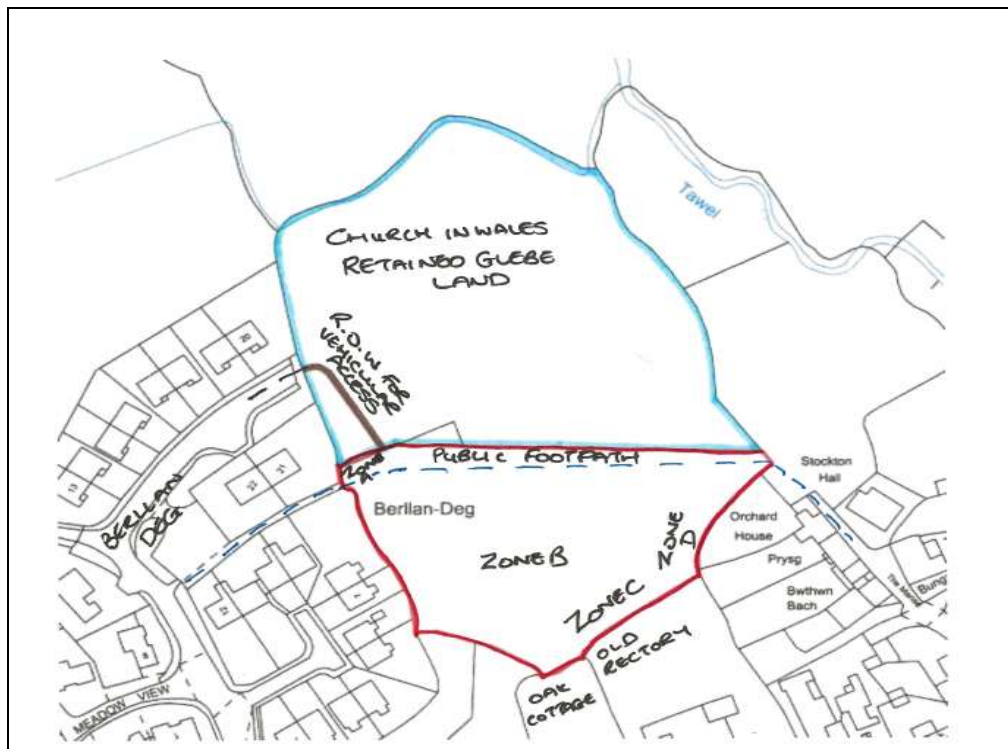


Above: Area marked red is the leased area of the Glebe Community Field



Above: Glebe Community Field November 2022

Design and layout of the site



Zone A – Seating, Zone B – Activities, Zone C and D Play equipment and natural play area

A public footpath runs across the site. Disabled access is provided from the entrance off Berllan Deg. Directional signs are in place from the footway at Berllan Deg to the site. Information signs are located on site at both ends of the public footpath which are entrances to the site. Positioning of the equipment on the site in different zones primarily reflects the consideration given to neighbouring properties in order to encourage users to respect the surroundings and to create as little disruption as possible to others.

In 2021, with agreement from the Church in Wales three Japanese cherry trees (Sakura) are planted as part of a UK wide project to celebrate the ongoing friendship between Japan and the UK. Welsh daffodil bulbs are also planted with the trees as a symbol of Welsh friendship with Japan.

In 2025, with agreement from the Church in Wales, LCC were the recipient of grant funding from Brecon Beacons Local Nature Partnership Community & Town Council Nature Recovery Grants 2024/25. With support from a small group of local volunteers, the grant funding enabled:

- 100m of native hedgerow was planted in association with Stump Up for Trees
- Establishing an area of wildflower (approximately 500m²)
- Native shrub, flower and bulb planting around the seating area by the western entrance
- Planting two 'feature' trees (oak/wild cherry) to be allowed to grow into parkland trees

The project will directly benefit Neutral grassland – Lowland Meadow and Boundary Hedgerow habitats, as well as the associated mammal, bird and invertebrate species.

During a site visit in July 2023 by the One Voice Wales 'Local Places for Nature Officer', it was suggested that LCC should alter the grass cutting regime for the Glebe Field, to increase the 'no / low mow' area around the margins of the field. This involved a discussion with the grass cutting contractor initially in Spring 2024 before the cutting season started and reminders to the contractor in future years.

Consideration of maintenance and grass cutting are key factors in the positioning of any equipment on site. Grass cuttings are collected and removed from site in order to provide a suitable venue for village events. Regular cutting (with the exception of the "no/low mow" area allowed for wildflower, which will be left uncut until flowers have gone to seed) for the entire growing season satisfies requests from the public and enhances the site appearance, creating a welcoming vibe.

Any future developments of the site must consider these aforementioned matters.

The majority of equipment currently on site has been recycled from local sources or closed schools. Funding of new equipment has been provided by local groups from grants or fundraising. Where possible, new items purchased have been made from recycled materials.

All play equipment needs to meet current standards such as European Standard EN1176. The Community Council will be guided by the Outdoor Recreation Officer for Powys County Council and ROSPA on this matter and seek to meet the required standards at all times and as far as is possible.

The boundary hedge on South East side of field is managed for wildlife with hedge trimmings stacked as habitat piles to assist with the biodiversity statutory requirements of the Community Council. Drainage works carried out by the Community Council in the past has assisted with reducing soil erosion.

In line with the Smoke-free Premises and Vehicles (Wales) Regulations 2020 smoking is prohibited at the site.

Dogs are not allowed onto the site, with the exception of the public footpath, in order to respect the needs and requirements of members of the public using the recreation area and play equipment, especially young children. This assists with the prevention of dog mess and dog related incidents.

A public footpath running across the site means that dogs owners/walkers are requested to keep their dogs under control and only on the footpath for the duration of their walk across the site. Dog mess should at all times be collected and taken away by the owner/walker. Litter bins are available at two locations in the village or should be taken home.

There are no litter bins provided on the site as all users are encouraged to be responsible and take all litter home with them. Organisers of any events held at the site are responsible for leaving the site free of litter following the event.

Vehicular access over the neighbouring land should only be along the designated route and for a limited number of vehicles. Vehicular access should only be for maintenance and setting up/removing equipment for events, unless there is a recognised emergency. The land quickly gets saturated in wet weather and vehicular access must be responsibly considered and may be prevented during such times. Parking vehicles on the site is prohibited.

Improvements for easier vehicular access to the site is desirable to assist with maintenance and help avoid disturbance to the tenanted land and any subsequent inconvenience to the tenant that may arise.

The site has public access at all times. Alongside that it can be booked for community events, such as the village fete. Written applications for use accompanied by a copy of the appropriate event insurance needs to be submitted to the Community Council for consideration. Approved applications will be subject to conditions of use.

Income & Expenditure

All Community Council expenditure is budgeted for and a precept is claimed from Powys County Council. Rent, insurance and maintenance costs are covered by this source of income. The budget for the site is £3,000 for the current financial year 26/27.

Donations

Any donations to the "Playing Field" account held by the Community Council will be gratefully received and allocated/spent accordingly on whatever is required for the Glebe Community Field at that time, as set out and agreed by the Community Council.

Grant funding

Should the opportunity or need arise to apply and obtain grant funding for any developments of the site the matter will be considered at that time.

Rent

The annual rent due to the Representative Body of the Church in Wales at the outset of the 2021 lease was £248, reviewed annually. Increases in rent will be in line with the Retail Price Index.

Insurance

The main Community Council insurance covers items of equipment on site and the area for public liability insurance. Any special events held on site by the Community Council may require additional insurance. Events to be held by anyone other than the Community Council must seek the written permission of the Community Council and the applicant must provide a copy of the appropriate event insurance before access can be granted onto the land.

Maintenance Costs

The Community Council have a contract in place for grass cutting the area from 1st April to 31st October every two weeks. This is with the exception of the no/low mow area as mentioned above. This is monitored regularly and the contract reviewed every three years. Additional costs regarding general maintenance are budgeted for in the Community Council budget. Much work is done voluntarily by Community Councillors. Residents are encouraged to play a supporting role too.

Health & Safety

The area is regularly inspected by a member of the Community Council and a written record is kept of inspections in line with insurance requirements. Via Powys County Council, a ROSPA registered inspector assesses and reports on the site annually, paid for from the Playing Field Account.

Administration

All aspects of administration are carried out by the Community Council and its employees. This cost is covered within the general operating costs of the Community Council.

Equipment

The community aspiration for investment of any equipment for the area is to reflect the nature and length of time remaining on the lease.

Future Commitment

Due to the nature of the lease, the restrictions of planning permission and availability of funds realistically providing, creating and funding all the aspirations of residents of all ages is not practical. The Community Council agree to retain and enhance the existing natural features of the area as far as possible, maintain the current play equipment which suits a range of needs and ages and seek to support applications for use of the field by local organisations for

appropriate events and fund-raising activities, subject to insurance requirements. The Community Council are currently assessing the need for replacement and/or updated play equipment.

The Clerk and all members of the Community Council are responsible for ensuring compliance with this policy.

This policy is reviewed annually.

Reviewed and adopted at the meeting of Llangors Community Council on:

Signed by Chairperson:

Print Name:
