

# **Bryn Welfare Park Development**

## **Introduction**

In a BRAG meeting, users of the Bryn Park area had asked if BRAG could help coordinate further developments of the Bryn Park area following on from the excellent work conducted so far with the tennis court area and the trim track. The BRAG committee agreed that it fell within BRAG's constitutional remit of "Making Bryn a Nice Place to be" so made initial inquiries with contacts with the Big Lottery, CVS, Council Officers and the ward Councillor.

On receiving a general nod of approval from the above authorities, in the March BRAG committee meeting the representatives from all the Groups using the Bryn Park area were asked for their input to the proposal.

It was also agreed to set up a working party to progress this proposal. This working party, like the Burton 10k working party and the Bryn Community Gym working party, should be chaired by a BRAG committee member but may contain volunteers who are not BRAG committee members.

The first step towards forming this working party took place at the Bryn Rugby Club on 19/4/17. The minutes of this first meeting are included in Appendix 1. Appendix 2 contains the wish list for which the project will seek funding.

## **Progress to date**

After initial agreement to set up a work group to progress the objectives of this project an initial meeting took place on 19/4/17.

Dianne Discussed what was being proposed in a telephone conversation with David Phillips, head of estates for Neath Port Talbot Council, on 20/4/17 to seek agreement that this did not contradict the relevant leases involved? David Phillips confirmed that he could not see a problem as far as the leases were concerned.

## **Cost Estimates for Project**

## **Financial Analysis**

## **Grant Proposals**

**Evidence of need**

**What Else?**

**Appendix 1**  
**Minutes of first Bryn Park Development Working Party Meeting**  
**Bryn Rugby Club on 19/4/17**

**Present**

Paul Bulmer (BRAG Chair and Trustee), Alan Thomas (Bryn Cricket Club), Gareth Jones (BRAG and Bryn Bowls), David Eckton (BRAG and Bryn Bowls), Graham Merriman (Bryn Bowls and Rugby Club), Dianne and John Thomas (BRAG Trustees), Mark Dummer (BRAG Treasurer), Dafydd Bowen (BRAG Trustee), Hellen Rees (BRAG), Tracey Cooper (BRAG).

**Apologies**

Dylan Morgan (BRAG Youth Representative), Martin Fitzpatrick (Bryn Rugby Club), Patrick Kapida (Bryn Community Gym), Neill Daniels (Bryn Rockets FC)

**Opening**

Paul opened the meeting and brought everyone up to speed on the background to date and the purpose of the working party to demonstrate the need for the project as well as oversee the project.

**Discussion of ideas presented for the project**

Paul read through the proposals he had received and these were considered by all present. A number of problems were identified in the initial proposal as well as a number of common solutions. For example, a 3G football field would overlap with cricket field and so was not possible. A £G separate practice area could be possible? The main problem effecting all activities on the field was the drainage system which had collapsed over the years and required replacement.

The Footballers do currently have two pitches, one is prone to exceptionally bad drainage and not serviceable for much of the season.

All agreed Drainage should be the first consideration. Poor drainage has been the reason why the Cricket has been excluded from certain leagues in the past.

It was also noted that other clubs in the area have expressed interested in sharing the field if the drainage could be addressed.

There was also a need to include facilities for wheel chair bowls. Bryn could be the only valley club to offer this facility.

Additional car parking space for visiting teams was an increasing requirement and would become essential if the facilities were enhanced to enable increased participation.

There is an increasing use of the field for other events such as the Bryn Beast Alpine run.

Extensions to the changing room was required by all groups.

The very poor state of the prefabricated 1930's buildings was discussed and the need to bring building up to modern standards.

Room to store maintenance equipment for the site was again a common need by all groups.

Community grants were discussed in terms of running costs

A grass cutting tractor, costing about £20,000, was an essential requirement to maintaining the field now the Council no longer undertook this work.

A separate proposal for a Community Gym was explained to the group and it was agreed that it would make sense for their requirements to be included in the proposal although they may wish to do that as a phase two as they were looking for shorter timescales to get started.

### **Cost of project**

Mark Dummer agreed to coordinate the formulation of a ball court cost for the project before a planned meeting with the Big Lottery on 27/4/17. Representatives from all the groups involved to help Mark with this.

After establishing the common needs and a few more facts such as the existing changing rooms being built in 30s as prefabricated buildings which were no longer safe, and the Bowls pavilion being built in 60s. The central theme for the project would be a new building 3 times the area of the existing changing rooms to cater for all groups and a new drainage system for the field.

Paul agreed to update the wish list based on the discussions.

### **Demonstrating the need**

All agreed to consider how we now best solicit the input of all relevant parties as this will be a requirement of any grant applications.

Dianne agreed to contact the council to get further clarification on the leases involved in relation to the proposed work.

### **Attendance of the Big Lottery Funding Meeting**

It was agreed that 3pm was the preferred time for this meeting for those intending being there. Paul to confirm this time slot.

### **AOB**

Dianne prompted a Discussion about 106 agreements in relation to the old school. Mark explained how a 106 agreement works in practice.

Paul then closed the meeting and thanked all for their input.

## **Appendix 2**

### **Bryn Park Development Wish List**

The wish list below represents the views of the working party after the initial meeting

#### **Football**

- A separate practice field be converted into 3G. Providing an all year/weather surface.
- Flood lighting so it can be utilised in the winter evenings.
- Have a facility we can share with other local clubs.
- Updated changing rooms with decent enough facilities to accommodate 4 teams (plus showers).
- The project should benefit the whole village and surrounding area as numerous sports /activities can take place all year round.

#### **Bowls**

- Build patio and erect railings etc around patio area for safety.
- Build retaining wall and make a feature garden.
- Remove grass banking around the bowling green and replace with new materials.
- New fencing and gates required around the bowling green.
- Relay paving slabs around the Bowling Green.

#### **Cricket**

- Needs covered in the joint list below.

#### **All Groups**

- A modern building with 4 changing rooms and showers and facilities to enable access and use by all sections of the community.
- A well-drained field that is serviceable most of the year.
- A tractor/grass cutting unit
- Storage for maintenance equipment