



**To/
Councillor
David Hopkins, Cabinet Member for
Delivery & Operations (Deputy
Leader) and
Robert Francis-Davies,
Cabinet Member for Investment,
Regeneration & Tourism**

BY EMAIL

cc: Cabinet Members

*Please ask for:
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Scrutiny

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SPC/2020-21/3

20 January 2021

Summary: This is a letter from the Scrutiny Programme Committee to Cabinet Members following the meeting of the Committee on 19 January 2021. It is about the proposed cabinet decision on 'Proposed Lease to Mumbles Community Council under the Community Asset Transfer Policy', relating to the development of a Skatepark by Mumbles Community Council.

Dear Councillor,

**Pre-decision Scrutiny of Cabinet Report:
Proposed Lease to Mumbles Community Council under the Community
Asset Transfer Policy'**

Thank you for attending the Scrutiny Programme Committee on 19 January 2021 where we considered the report that you intend to present and recommend to Cabinet on 21 January.

We are writing to confirm our views on the proposed decision for Cabinet to consider before making a decision. Cabinet should consider the views of the Committee before making its decision and provide explanation for any rejection of views expressed.

Your report concerns the disposal of land to Mumbles Community Council for the purpose of constructing and managing a new skate park on the site referred to as Llwynderw.

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We can see from the very detailed report that:

- The proposed development by Mumbles Community Council was granted planning permission in February 2020.
- The Council undertook a public open space statutory consultation process in December, publishing its intention to dispose of the land. Consultation responses are included in the report, which Cabinet must have regard to prior to making any decision on the proposed disposal. The report indicates 157 responses were received, of which 94% support the proposed disposal of land.
- The report also covers the site options appraisal that was carried out, including independent review.
- The lease will require the access to the surrounding land and skate park to remain as a public open space.
- The Community Council will become fully responsible for maintenance of the development, plus surrounding areas for the duration of the lease, indicated to be 25 years at peppercorn rent.
- Financial implications show a net saving to the Council of approximately £6,500 per annum, including savings and new income.
- Subject to Cabinet approval, authority will be delegated to the Director of Place to negotiate and settle the terms of the proposed lease of the land identified and authority is delegated to the Chief Legal Officer to finalise the legal documentation.

Committee Feedback

All questions raised by Committee members and other contributors were answered in full, and we are satisfied that the issues raised have been dealt with in your cabinet report and within the planning process. For example, we asked about safety given proximity to the main highway, access to the development, and impact assessments carried out. Members highlighted the need for all planning conditions attached to the planning consent to be satisfied, as the development progresses.

The Committee was happy to support the proposed decision in view of the overwhelming positive response to the consultation regarding the disposal, and likelihood of the development being delivered successfully by the Community Council and a positive outcome for the city and users, particularly young people.

We hope that the Skatepark is a big success.

I will attend the Cabinet meeting on 21 January to feedback the Committee's views as contained in this letter.

Your Response

We hope that you find the contents of this letter useful and would ask you to write back by 10 March to confirm the decision of Cabinet and any response to our views.

Our correspondence will then be published in the next available Committee agenda.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'P. Black', written in a cursive style.

COUNCILLOR PETER BLACK
Chair, Scrutiny Programme Committee
✉ cllr.peter.black@swansea.gov.uk