

Meeting of:	Cabinet
Date of Meeting:	Thursday, 22 February 2024
Relevant Scrutiny Committee:	Healthy Living and Social Care
Report Title:	Improvements to the Colcot and Buttrills recreation sites in Barry
Purpose of Report:	To seek approvals for significant improvement works to the Colcot and Buttrills recreation sites with an emphasis on improving recreational facilities.
Report Owner:	Cabinet Member for Leisure, Sport and Well-Being
Responsible Officer:	Head of Neighbourhood and Transport Services
Elected Member and Officer Consultation:	Operational Manager, Property Operational Manager - Housing Development Operational Manager, Accountancy Principal Lawyer, Legal Operational Manager, Regeneration Major Project Manager
Policy Framework:	The Report is a matter for Executive decision by Cabinet
<p>Executive Summary:</p> <p>The existing changing facilities at the Barry Sports Centre at Colcot are in urgent need of replacement as they have fallen into disrepair and do not meet the needs of all customers. The former artificial turf pitch at the Colcot is also surplus to requirement with recent developments and improvements at Barry secondary schools and also Jenner Park. Given that the existing old sports centre changing rooms at the Colcot primarily cater for the pitches on the Buttrills, some distance away, an opportunity exists to consider improvements to changing facilities at the Buttrills site as well as the potential to masterplan that part of the Colcot site currently used for car parking, the changing rooms and ATP.</p>	

The Report therefore proposes the development of a new changing facility at the Buttrills funded by grants and the disposal of the redundant part of the old Colcot Sports Centre site, this being that part currently used as the car park, the changing rooms and the ATP facility. The opportunity to look at future recreational opportunities also forms part of the initial proposals and this can potentially include the development of a new pump (cycle) track and children's play area.

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There are also impacts on other existing users at the present site at the Colcot and the report considers these and also the next steps for these users. As a result of the development proposals the report also recommends declaring part of the Colcot site surplus to requirements and to facilitate its disposal to the Housing Revenue Account. The Report advises that the proposed scheme is being designed to be self-funding via a mix of grants and capital receipts.

Recommendations

- 1.** That Cabinet supports the proposed development of new changing facilities at the Buttrills playing fields in Barry as detailed in the report and authorises the Head of Neighbourhood Services and Transport, in consultation with the Chief Executive, Monitoring Officer/Head of Legal and Democratic Services, Head of Finance, the Leader and Cabinet Member for Leisure, Sport and Well-being to procure and award contracts to progress works subject to all financial and legal considerations, and planning requirements being met.
- 2.** That Cabinet notes and supports the principle of a pump track being developed at the Colcot site, an indicative location as shown on Appendix D attached to this report.
- 3.** That in pursuance of recommendation 1, Cabinet supports the proposals to declare the existing changing facilities, the existing car park and ATP facility at the Colcot site (identified on the plan at Appendix D) as surplus to operational requirements and to facilitate the appropriation of that property to the Housing Revenue Account.
- 4.** That in pursuance of recommendations 1 & 2, delegated authority is authorised to the Head of Neighbourhood Services and Transport, in consultation with the Chief Executive, Head of Finance, the Leader and Cabinet Member for Leisure, Sport and Well-being, to submit and accept any necessary grant applications (for example to the Football Association of Wales Trust and Sports Wales) to assist with the development of new changing rooms on the Buttrills playing fields and a potential pump track at the Colcot recreation field.
- 5.** That delegated authority is granted to the Head of Neighbourhood Services and Transport to engage and consult with those organisations directly involved with the proposals, including the Vale of Glamorgan Association Football League and Colcot Amateur Boxing Club.
- 6.** That delegated authority is granted to the Head of Neighbourhood Services and Transport, in consultation with the Monitoring Officer/Head of Legal and Democratic Services and Operational Manager of Property, to give appropriate notice to the dance school and nursery currently occupying the hall at the existing old sports centre that their occupation of the site will formally come to an end on 31st October, 2025.
- 7.** That a further report is presented to Cabinet outlining the potential housing proposals for that part of the Colcot site as identified on Appendix D .
- 8.** That the Head of Neighbourhood Services and Transport, be authorised to enter into discussions with Fields in Trust, to allow the improvements at the Colcot and Buttrills recreation sites to progress and be authorised as appropriate under delegated authority to enter into or change any Deed of Dedications with Fields in Trust.
- 9.** That delegated authority is granted to the Head of Neighbourhood Services and Transport to open discussions with the Vale of Glamorgan Association Football League and Colcot Amateur Boxing Club regarding management arrangements for

the proposed new changing room complex on the Buttrills recreation ground, and that a further report be presented to Cabinet once these discussions have reached conclusions.

- 10.** That delegated authority is granted to the Head of Neighbourhood Services and Transport to submit a planning application(s) for the projects identified at the Colcot and Buttrills recreation sites, by virtue of either Regulation 3 or Regulation 4 of the Town and Country Planning General Regulations 1992 (as amended) if required, and make any other necessary statutory applications to seek consents as required.
- 11.** That delegated authority be granted to the Monitoring Officer/Head of Legal and Democratic Services to prepare, execute and complete all the necessary legal documentation and procedures required to procure and facilitate the delivery of the works and proposals outlined in this report.

Reasons for Recommendations

- 1.** To significantly upgrade the changing facilities for the football pitches located on the Buttrills recreation field reflecting the increased demand for quality women and girls' facilities subject to all financial and legal considerations and planning requirements being met.
- 2.** To allow for the provision of a new pump track at the Colcot site.
- 3.** To allow the Colcot site to be appropriated to the Housing Revenue Account for the purposes of potential new housing development, subject to planning considerations and wider consultation.
- 4.** To maximise the amount of external grant funding available to support the proposals.
- 5.** To involve relevant organisations and to keep the same organisations informed of the proposals.
- 6.** To formerly end the current agreements and to assist in finding new premises if required.
- 7.** To allow further consideration of the potential for housing on part of the site which will provide some of the funding for the recreation developments to progress.
- 8.** To allow constructive communication with Fields in Trust with the potential to protect further green spaces for recreational use to obtain authorisation and as appropriate to enter into or change any Deed of Dedications with Fields in Trust.
- 9.** To seek the most economic and practical method to manage the proposed new changing room complex.
- 10.** To obtain authority to submit planning application(s) for the project and obtain any other necessary statutory applications or seek statutory consents as required.

11. To obtain authority for the Monitoring Officer/Head of Legal and Democratic Services to prepare execute and complete all legal documentation required to facilitate the delivery of the project

1. Background

- 1.1 Colcot Sports Centre is accessed via Highfield Road to the west of Colcot Road.
- 1.2 Appendix A shows the existing layout. To the north of the site, there is a relatively modern sports hall and sports pitches, which are under the contractual management arrangements in place between the Council and Legacy Leisure/Parkwood Leisure. This Report does not relate to these facilities, and save for the potential for a pump track, the report does not propose any changes to that part of the Colcot site currently in use as playing fields or green space.
- 1.3 To the east of the site, there is an older sports centre building containing changing facilities and an old sports hall. This building has been a concern for some time. The building is in extremely poor condition and is presently operating with a portable plant room. The building is beyond its expected life span, does not meet customer expectations, is of poor design and, therefore, it is not possible to bring the facilities up to any reasonable standards. The building does not meet any of the present Football Association of Wales (FAW) requirements. In addition, the existing building cannot meet the needs of women and girls' football that is currently recognised as the fastest growing physical activity in the Vale of Glamorgan.
- 1.4 The Vale of Glamorgan Association Football League ("the Association") is the largest voluntary organisation across the Vale of Glamorgan and makes use of the changing rooms multiple times a week during football season. To provide some context, the Association currently has a huge membership, with 1,752 registered players and 230 teams at a "mini" level (i.e. under 11) and 2,050 players and 106 teams at a junior/senior level. These numbers are increasing weekly. It should be noted that these numbers do not include women and girls, as the existing facilities at the Colcot are not suitable, but there are currently approximately 12-14 girls teams that hire Council pitches during the season, and demand for these is growing.
- 1.5 The old Sports Hall is presently used by a dance school and nursery who were both temporarily moved from the former Alexander Gardens Community Centre whilst the replacement building was under construction, and declined to move back when the new community centre at this location was completed for various reasons. They are currently operating under license.
- 1.6 Adjoining the building to the rear is a single storey extension where the Colcot Amateur Boxing Club (Colcot ABC) operate from. This was funded by the Foundation for the Sports and Arts in the mid 1990's and is leased on a peppercorn rent.

- 1.7** There is also a sand filled Artificial Turf pitch (ATP) at the site which is now redundant with Barry having 4 full sized ATP's (three on school sites and one at Jenner Park), and additional smaller ATP's at various other locations..
- 1.8** Officers are also aware of a demand for a Pump track (cycle track) in the Barry area.
- 1.9** Both the Colcot and Buttrills sites are registered with Fields in Trust although at the Colcot it is understood this only includes the old building.

2. Key Issues for Consideration

- 2.1** As the existing facilities at the older sports centre building are clearly beyond their life span, yet evidently well used, it is proposed to replace these facilities. There exists a timely opportunity to consider how and where more modern facilities can be provided as part of a wider master planning approach. An initial site plan and design for the new changing and associated facilities is attached at Appendices B and C to this Report.
- 2.2** It is proposed to build new changing rooms (for a minimum of 8 plus officials changing areas) on the Buttrills Recreation Field that will have the capability of being able to cater for everyone. The advantage of building on the Buttrills site means that users will no longer be required to walk across the Colcot Road to access the pitches at the Buttrills, which has been a safety concern. The Buttrills Playing Fields is where most football pitches are located and the existing facilities will be able to continue to operate whilst the new facilities are built. The new facility will require expansion of the current car park at Buttrills Community Centre and could include other options such as a kiosk for food and drink sales, and meeting room space. The existing facilities at the Colcot site would only be demolished once the new changing room block is operational.
- 2.3** Provision for Colcot ABC would need to be integrated as part of this new changing room development, as it would not be possible to leave their existing building in place when the old sports centre site is demolished. This replacement would be on a like for like basis and would be self-contained as with the present building. Colcot ABC has expressed their ambition to expand their facilities in the past and assistance will be given to them to seek additional external funding to expand their facilities if this is still their intention. However, the full cost of any expansion beyond their current footprint would need to be met by the Club.
- 2.4** The remaining recreation facilities at the Colcot site, would continue to be serviced by the remaining sports hall, as part of the Leisure management contract.
- 2.5** Discussions will also be held with the Vale of Glamorgan Football League about the management of the new changing rooms as there could be the opportunity for savings, similar to other assets transfers, that have been delivered previously. A further report to Cabinet will outline management proposals for the site in due course.

- 2.6** In order to generate sufficient capital to invest into this proposal, the site of the existing sports centre building would be redesigned as a housing site, together with an allowance for housing on part of the disused ATP, to be delivered by the Council's House Building Programme. As well as providing a significant part of the funding for the new recreational facilities planned, a housing development would also provide much needed new homes in Barry. A new car park would be required at the Colcot site to serve the existing sports hall and other facilities.
- 2.7** The development for housing would only take place once the new changing facilities are completed, although it may be possible that some housing development could start prior to demolishing the old changing rooms on the former ATP site. This Report does not prejudice any future decisions the Council makes in respect of potential housing, and a separate report detailing the proposed housing development will be presented to Cabinet at a later date and subject to the master plan approach identified in this report, being accepted by Cabinet.
- 2.8** Notice will need to be served to both the dance school and nursery who currently use the hall at the existing old sports centre site. It is expected that the earliest they would need to leave site would be September 2025 and officers will try to assist both businesses to find alternative premises if they wish to continue to operate. The provision of a new hall is not included in the new plans for the changing rooms as Barry currently has a significant number of Sports Halls following the 21st Century School investments. There are also several community centres in the area.
- 2.9** Discussions have been ongoing with Fields in Trust regarding these proposed developments and indications are that Fields in Trust would be supportive of the proposals subject to the potential transferring of some of the current Deeds of Dedications allowing the proposed changes to progress as they can see the advantages from a recreational perspective.
- 2.10** An indicative plan for the site is attached at Appendix D. This does also include a proposal for a new playground that is likely to be a requirement for any housing development but would also be a positive new community facility. It is also hoped to incorporate a multi-use games area (MUGA) into the development that will provide another free to use facility at the site, but this will be dependent upon funding.
- 2.11** Following the success of the new skate park at the Knap, officers are also aware of demand for a pump track in Barry, that is an outdoor cycle track that can also be used by a variety of other wheeled sports. The Colcot site would be an ideal location for such a facility subject to funding being available. Early indications from Sport Wales and Welsh Cycling have indicated support for such a track in Barry and have stated that they would welcome an application for funding should funds become available in the future for a grant application.

3. How do proposals evidence the Five Ways of Working and contribute to our Well-being Objectives?

- 3.1** In terms of the Council's Corporate Plan, the proposals in this report link to the Well-Being outcomes with reference to an active and healthy Vale. There are also links to the Council's equality plan with the emphasis on ensuring the new facilities can be enjoyed by all.
- 3.2** In terms of the Five Ways of Working, as set out in the Wellbeing of Future Generations Act, the following applies:
- 3.3** Long Term: The proposed developments are designed to ensure the long-term provision of outdoor facilities in the Barry area. The Buttrills site is the largest complex of Football Pitches in the Vale of Glamorgan and will ensure that future generations will continue to be able to enjoy one of the area's most popular activities.
- 3.4** Prevention: Recreation grounds already make a significant contribution to the Council's well-being objectives and future investment will provide new opportunities for residents to take up new physical activities. Remaining fit and healthy is the best prevention known for residents to enjoy healthy lives and this investment would emphasise the Council's commitment to long term health objectives to its residents and visitors, whilst at the same time emphasising the commitment to outdoor sports at a time of budget restraint. This clearly links into both the Council's objectives and the objectives of the Wellbeing of Future Generations Act.
- 3.5** Integration: The proposed new facilities fit with many of the Council's health and well-being objectives as well as national objectives of having a healthier population in Wales.
- 3.6** Collaboration: The proposed project is a good example of a collaboration project as its success will depend upon the efforts of several organisations including the Vale of Glamorgan Football League, The Football Association of Wales, Sport Wales, Welsh Cycling, the Council's own housing department and so forth
- 3.7** Involvement: Community Involvement will be a key aspect of developing the proposals.

4. Climate Change and Nature Implications

- 4.1** The existing old sports centre building at Colcot is inefficient in terms of energy consumption, due to the age and condition of the construction. The provision of new facilities would be constructed to current building regulations and enhanced to include renewable energy provisions, where possible, and therefore would

have a positive impact upon the environment by significantly reducing the carbon emissions.

- 4.2** There will be opportunity to improve the areas green infrastructure through SUDS features and tree planting to enhance biodiversity and canopy cover helping to address the declared climate and nature emergencies.

5. Resources and Legal Considerations

Financial

- 5.1** The aim of this scheme is to be fully self funding via external monies through enabling development and grants.
- 5.2** As noted above, a significant element of the funding for the scheme at the Buttrills Recreation Ground will come from the capital receipt associated with the proposed housing development at the Colcot site. Valuations and costs are currently being undertaken, to inform the potential income from this. There is also the potential for Section 106 contributions towards the scheme.
- 5.3** A grant is available from the Football Association of Wales (FAW), via its Trust, of up to £500k, to assist with the development of new changing rooms on the Buttrills. Officers from FAW have been party to the design and layout of the new facilities. Early indications regarding grant support are promising. The closing date for the current round of applications is March 2024 and therefore officers have been working on an application prior to submitting this cabinet report. Informal conversations have also taken place with Sport Wales and Welsh Cycling regarding possible financial assistance for a pump track.
- 5.4** The funding package is taking shape and it is proposed that the scheme is designed to be self-funding in this respect and requires no additional funding from the Council's Capital Programme. In the event that the cost of the scheme exceeds the level of finance available, the scheme will be reduced to meet the budget available. Financial projections are still being undertaken but given the demand for the changing room grant application and consultation with interested parties, it was felt that this report needed to be considered by Cabinet at this stage.

Employment

- 5.5** The proposals will be developed by staff within the Council. Any requirement for external expertise to design and deliver the scheme will be in line with the Council's adopted Procurement policies.

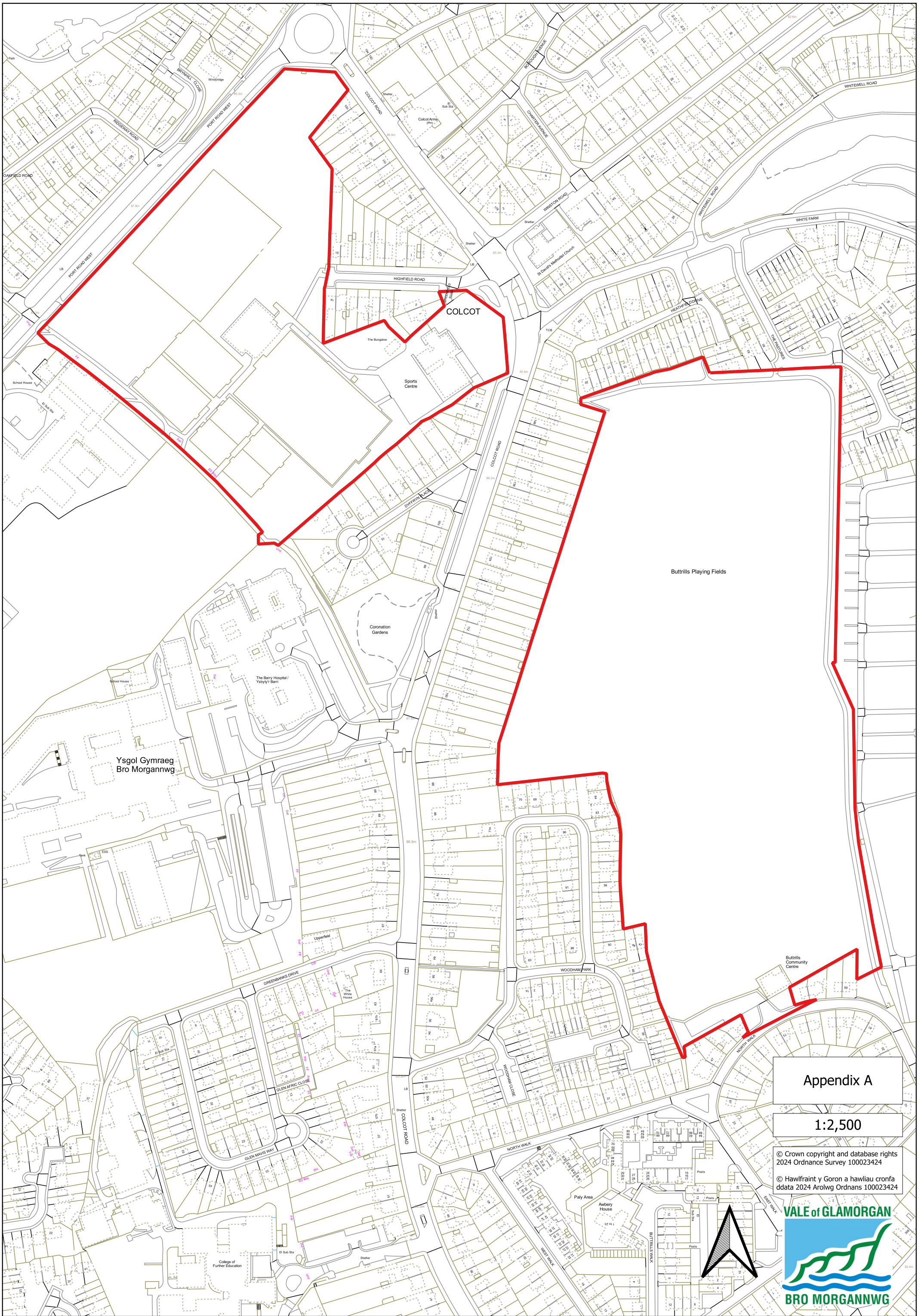
Legal (Including Equalities)

- 5.6** The Council's Legal department will be engaged at all stages of the process. Legal advice will be sought in respect of any licenses, leases and future arrangements.

- 5.7** The Council can appropriate sites to the Housing Revenue Account (HRA) under powers set out in Section 122 Local Government Act 1972 and 191(1) of the Housing Act 1985, providing the land and property to be transferred into the HRA is for the purposes of Part II of the Housing Act 1985. The purposes within the Act predominately but not exclusively relate to the delivery/provision of accommodation, and associated infrastructure and service.
- 5.8** Where the appropriation is in respect of open space, the Council is required under Section 122 (2A) of the Local Government Act 1972 to advertise its intention to do so for two consecutive weeks in a newspaper circulating in the area in which the land is situated and consider any objections which may be made to the appropriation.
- 5.9** In the event that any of the land comprised in the ATP is to be disposed of then the provisions of The Playing Fields (Community Involvement in Disposal Decisions) (Wales) Regulations 2015 would apply.
- 5.10** Where the 2015 Regulations do not apply, a disposal of open space will still require the Council to advertise its intention to dispose of such land under Section 123 (2A) of the Local Government Act 1972 for two consecutive weeks in a newspaper circulating in the area in which the land is situated and consider any objections which may be made to the disposal.
- 5.11** An Equalities Impact Assessment will be undertaken if authorisation is given to proceed with the project.

6. Background Papers

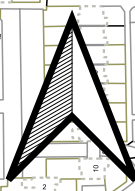
None.



Appendix A









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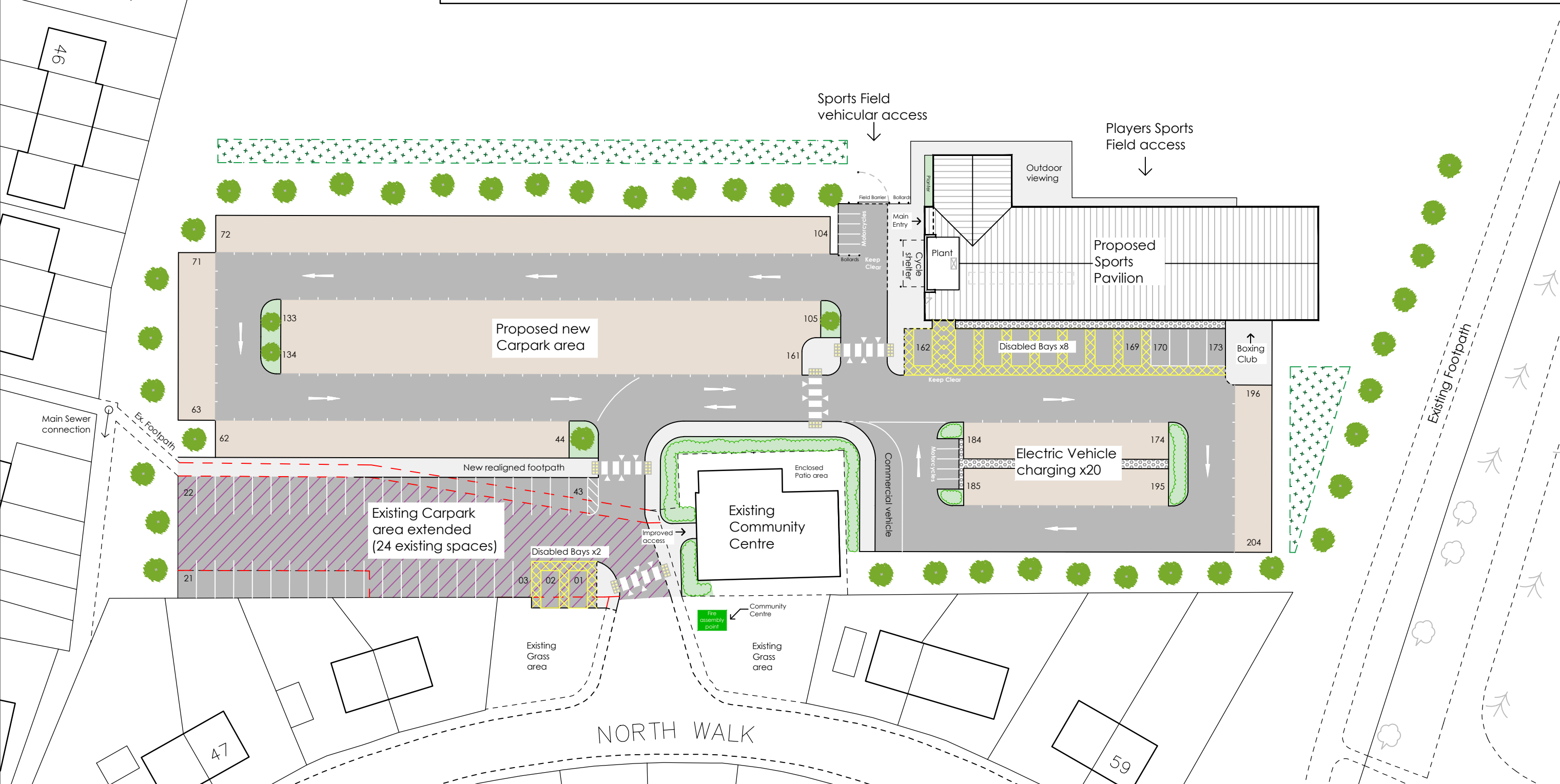
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Key-


	Existing upgraded tarmac road surface to receive new line markings		New gravel parking areas with reinforced grid		New grass/planted area		New Tree and Hedge planting
	New tarmac road surface		New tarmac footpath		Notional area of new Rain Garden as part of SuDS system		New pedestrian crossing / Traffic calming measure



Do not scale this drawing except for Planning Application purposes only/
 Peidiwch â graddfa llun hwn ac eithrio ar gyfer dibenion Cais Cynllunio yn unig.

Any inaccuracies must be reported to the Contract Administrator/
 Rhaid i unrhyw anghywirdeb rhoi gwybod i'r Gweinyddwr y Contract.

Rev	Date	Issued by	Revision
A	30.01.24	HD	Amendments as discussed at site meeting 30.01.24 - 2 no. disabled parking spaces repositioned nearer to existing Community Centre; Traffic calming measures introduced at crossing points; Boundary improvements to existing Community Centre.

VALE of GLAMORGAN

BRO MORGANNWG

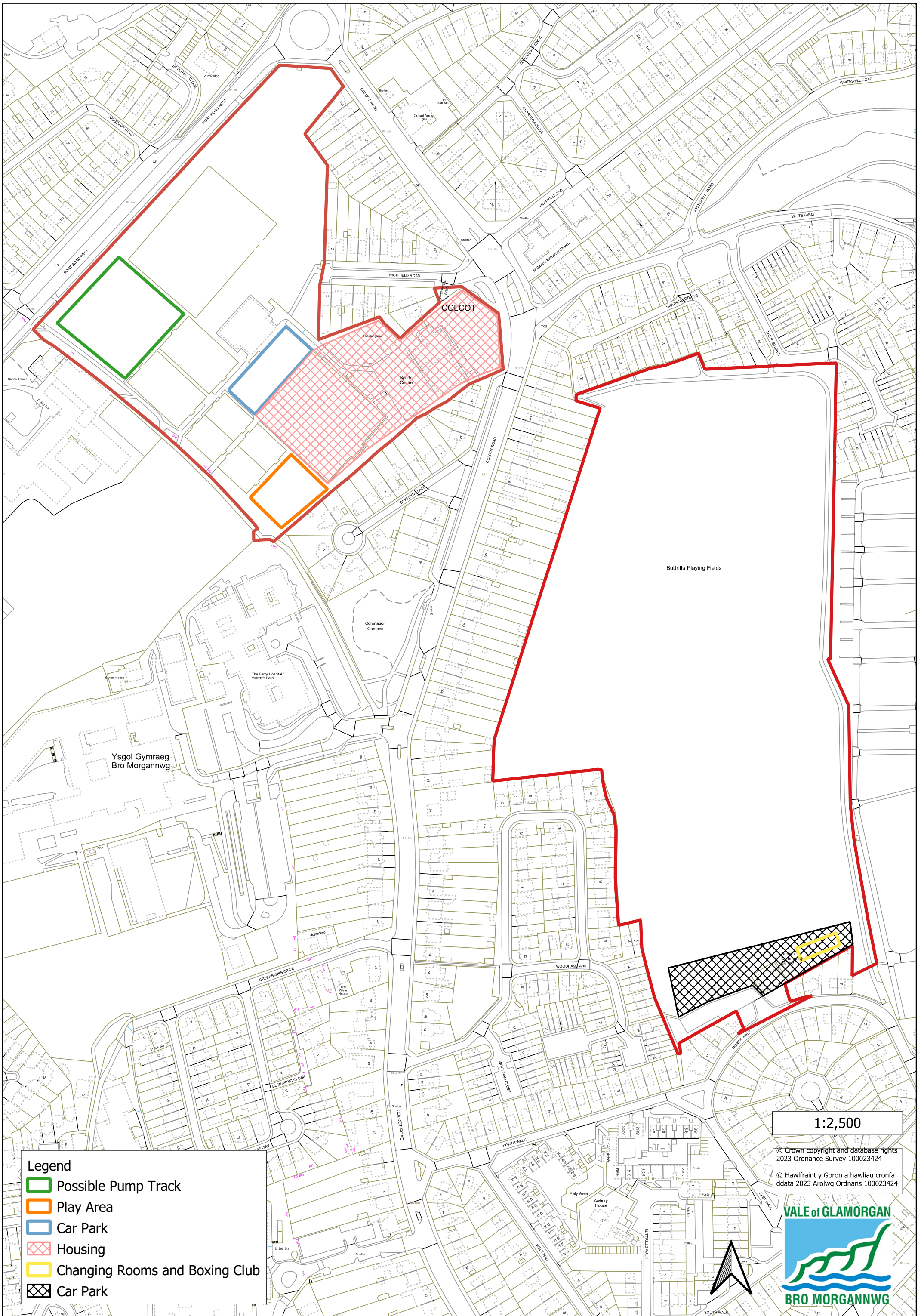
Vale of Glamorgan Council
 Property Section,
 Civic Offices,
 Barry CF63 4RU
 Telephone (01446) 700111

Cyngor Bro Morgannwg,
 Yr Adran Eiddo,
 Swyddfeydd Dinesig,
 Y Barri CF63 4RU
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Property name/ Enw'r eiddo
Buttrills Playing Field
Proposed Pavilion

Drawing/ Dyluniad
Proposed Site Plan

Drawn Llyniwyd	Checked Gwirwyd	Date Dyddiad	Jan 24
Scale Graddfa	1:500	Sheet/ Taflen	A3
Status/ Statws	Preliminary		
Drawing number/ Rhif y lluniad	11590 - VOG - XX - XX - DR - A - SK 11		
PCW Job No. Origin Volume Level Type Discip Number			
Rev	A		



- Legend**
- Possible Pump Track
 - Play Area
 - Car Park
 - Housing
 - Changing Rooms and Boxing Club
 - Car Park

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