

ISLE OF ANGLESEY COUNTY COUNCIL Scrutiny Report Template

Committee:	Corporate Scrutiny Committee
Date:	8th March 2021
Subject:	Future of Llangefni Golf Course
Purpose of Report:	To secure the recommendations of the Scrutiny Committee on the future of the Llangefni Golf Course following the recent public consultation process, prior to the matter being discussed by the Executive Committee for a final decision
Scrutiny Chair:	Cllr Aled Morris Jones
Portfolio Holder(s):	Cllr Carwyn Jones (Major Projects and Economic Development) & Cllr. Bob Parry (Highways, Waste and Property)
Head of Service:	Christian Branch, Interim Head of Service, Regulation & Economic Development Service
Report Author:	Tudur H. Jones
Tel:	01248 752 126
Email:	tudurjones@ynysmon.gov.uk
Local Members:	Canolbarth Môn

1 - Recommendation/s

- a. To recommend to the Executive to progress with Option 1 or Option 2 as contained in Section 7.0 of the Llangefni Golf Course Consultation Report.
- b. To recommend to the Executive that the public consultation process undertaken was sufficiently robust as evidenced within the Llangefni Golf Course Consultation Report.

2 – Link to Council Plan / Other Corporate Priorities

The Golf Report aligns and complements the objectives of the Council Plan and other Corporate Priorities to work with the people of Anglesey, our communities and partners to ensure high quality services that will improve the quality of life for everyone on the Island. It also reflects the aim of promoting active lifestyles amongst children, young people and adults by ensuring multi-sports facilities in modern fit for purpose premises are available. This decision helps to address the Council's current financial challenges, providing investment in other local leisure facilities from the anticipated capital receipt which should be realized from the disposal of the golf course.

3 – Guiding Principles for Scrutiny Members

To assist Members when scrutinising the topic:-

- 3.1** Impact the matter has on individuals and communities [**focus on customer/citizen**]
- 3.2** A look at the efficiency & effectiveness of any proposed change – both financially and in terms of quality [**focus on value**]
- 3.3** A look at any risks [**focus on risk**]

3.4 Scrutiny taking a performance monitoring or quality assurance role **[focus on performance & quality]**

3.5 Looking at plans and proposals from a perspective of:

- Long term
- Prevention
- Integration
- Collaboration
- Involvement

[focus on wellbeing]

4 - Key Scrutiny Questions

1. To what degree does the report detail the strategy and rationale the County Council has undertaken to decide on the future of golf course?
2. Has the consultation process been robust, added value, and ensured stakeholders and residents have had adequate opportunities to share their views, ideas, and concerns to inform the decision making process?
3. As part of the consultation, some comments were received over future development concerns. Should the County Council include conditions ensuring that the land cannot at a future stage be developed into – for example – a housing estate?
4. How does the sale of the golf course manage risk for the County Council?

5 – Background / Context

Llangefni municipal golf course ('the Site') was opened in 1983 by the then Ynys Môn Borough Council to provide a low cost "pay and play" facility for beginners and intermediate level golfers.

In 2008/ 09, the Council received £225,234 of Sports Wales grant funding to improve the Site. In order to complete the necessary improvement works, the course was required to close. Following the reopening of the full Site in 2009/ 10, there was a negligible increase in the participation figures for the golf course as a standalone facility).

Overall there was an average annual reduction in participation figures between 2007 to 2014 of 10,855 (-56%),. This resulted in the income generated for 2013/14 being £2,667 less than it achieved before the opening of the driving range which opened in 2009.

Between the years of 2007 to 2014, the golf course was incurring average annual losses of £28,000, which the County Council had to subsidise.

In May 2018, the Executive, in principle, endorsed the intention to dispose of the golf course and reinvest in Plas Arthur thereby enabling the formal consultation process to commence.

An open tender process to manage and operate the driving range was subsequently undertaken in January 2019. Golf Môn successfully secured the tenancy agreement with

the County Council. The driving range facility which had seen further investment, reopened in January 2019, and is now extremely successful and popular.

As part of the consultation process the following three options and one key question were consulted upon by the County Council:

1. **Llangefni Golf Course land and the Ffridd house being sold on the open market to create a new small-holding.**
2. **That the capital receipt is ring-fenced and reinvested in our leisure facilities to enhance and improve the range of activities they offer.**
3. **The driving range, practice areas and shop will remain as a golfing facility and open to the public to continue to use.**
4. **We have completed impact assessments on the positive, neutral and negative effects on Equalities and the Welsh Language. In your opinion, have we missed anything?**

An earlier formal consultation on the proposed disposal of the Llangefni Golf Course went “live” on the 9th March 2020 with the intention to run for 6 weeks until 26th April 2020. As with all facets of society, the Covid-19 pandemic had an impact on the County Council’s ability to undertake public consultations successfully. Following legal advice, the Service was advised to undertake a second consultation process between 12th October 2020 and 30th November 2020.

The County Council received a total of 61 (sixty one) individual engagements with the consultation. Of these, 43 (forty-three) left without completing the response box whilst a further 18 (eighteen) offered some responses. Out of the 18 only fifteen (15) provided comments and responding to the questions outlined within the consultation documents. Three responses were received by e-mail separately. These can be found in Section 4.0 of the Consultation Report.

6 – Equality Impact Assessment [including impacts on the Welsh Language]

The Llangefni Draft Consultation Report has been developed to respond to the requirement of the Playing Fields (Community Involvement in Disposal Decisions) (Wales) Regulations 2015 (‘the Regulations’). It also reflects a number of principles, including the need to consider equality of opportunity and the promotion of the Welsh language amongst others. These impact assessment all form part of the Regulations that we must follow.

7 – Financial Implications

The Golf Course was operating at a loss of circa £28,000 per annum before its closure which the R&ED Service (ultimately the County Council) had to be subsidise. This was not sustainable in the long term.

There is an opportunity, should the Scrutiny Committee recommend to the Executive, to invest any capital funds secured from the sale of the golf course into our leisure assets, securing their futures, reducing operating costs, increasing turnover and profitability and making them more robust for the expectations of the public. Without appropriate investment, our leisure centres will become increasingly difficult to operate and a result will ultimately be less financially viable.

8 – Appendices:

Llangefni Golf Course Consultation Report

9 - Background papers (please contact the author of the Report for any further information):

Not Applicable



CYNGOR SIR
YNYS MÔN
ISLE OF ANGLESEY
COUNTY COUNCIL

Proposed Disposal of the Llangefni Golf Course The Consultation Report

February 2021

Status: Official

Prepared by:

Tudur H. Jones

Economic Development Manager

1.0 Context

- 1.1 The Llangefni municipal golf course ('the Site') was opened in 1983 by the then Ynys Môn Borough Council to provide a low cost "pay and play" facility for beginner and intermediate level golfers.
- 1.2 In 2008/ 09 the Council received £225,234 of Sports Wales grant funding to improve the facility. In order to complete the necessary works, the facility was forced to close. Following the reopening of the full facility in 2009/ 10 there was a negligible increase in the participation figures for the golf course as a standalone facility (only 596 participants per annum).
- 1.3 Overall there was an average annual reduction in participation figures between 2007 to 2014 of 10,855 (56%) and the facility demonstrated a continued decline in participation figures which resulted in the income generated for 2013/ 14 being £2,667 less than it achieved before the opening of the driving range.
- 1.4 Between the years of 2007 to 2014 the golf course facility was incurring average annual losses of £28,000 which the County Council had to subsidise.
- 1.5 In February 2015, following a marketing process a number of expressions of interest (EOI) were received by organisations and individuals to manage and run the golf course on the Councils behalf. These EOI's were assessed by Officers and a decision was taken by the Executive Committee on 26th May 2015 to transfer the management and responsibility of running the golf course to the Llangefni Partnership a social enterprise in the Town. This was a short-term arrangement without any formal marketing to ensure the facility remained open.
- 1.6 Following a review of its financial performance and an independent feasibility study, the Llangefni Partnership Board unanimously decided that the levels of investment to further develop and maintain the facility were financially unviable. Therefore, the Llangefni Partnership had not sought to apply for a lease extension or Community Asset Transfer from the County Council and the course was handed back to the County Council in October 2018 and the golf course was mothballed.

2.0 The Consultation Process

- 2.1 Following the expiration of the lease on 1st October 2018, the County Council have taken steps to secure the Site and also undertaken some ground remediation works to negate damage to the land. The land has also been subject to some baling and grazing.
- 2.2 An open tender process to manage and operate the driving range was also undertaken with Golf Mon who is a coach and PGA professional successfully securing this tenancy agreement with the County Council. The driving range facility which has seen investment reopened in January 2019 and is now extremely successful and popular.
- 2.3 The County Council has considered the future of the Llangefni Golf Course and whether or not a disposal of the Llangefni Golf Course may be appropriate. The County Council is under a duty to consider the impact of a proposed disposal of playing fields on the health and well-being of a local community, to consult with the community and relevant consultees and to consider any representations made. The findings from the

- consultation process will inform the Country Council's decision to proceed with a disposal or not.
- 2.4 To prepare for the public consultation Hugh James Solicitors were commissioned (October 2019) to provide advice, guidance and assistance to ensure full compliance with the Playing Fields (Community Involvement in Disposal Decisions) (Wales) Regulations 2015.
- 2.4 Between October 2019 and March 2020, Officers completed:
1. All formal Site and press notices;
 2. Comprehensive and detailed, consultation report outlining the County Councils position on the Llangefni Golf Course;
 3. All supporting reports and impact assessments (these can be found Annex I onwards):
 - i. Equality Impact Assessment
 - ii. Welsh Language Impact Assessment
 - iii. Well Being & Future Generations Act Impact Assessment
 - iv. Joint Local Development Plan/ Open Space Impact Assessment
 - v. Play Sufficiency Impact Assessment
 - vi. Play Sufficiency Impact Assessment – Sports Development
 - vii. Leisure Strategy Impact Assessment
 4. Ensuring all internal ICT platforms were fully compliant
- 2.5 An earlier formal consultation on the proposed disposal of the Llangefni Golf Course went "live" on the 9th March 2020 with the intention to run for 6 weeks until 26th April 2020. As with all facets of society, the Covid-19 pandemic had an impact on the County Councils ability to undertake public consultations successfully.
- 2.6 One of the main requirements of the Playing Fields (Community Involvement in Disposal Decisions) (Wales) Regulations 2015 is that members of the public have opportunity to consider the proposal and can access all the supporting documentation. As the UK entered into lockdown on the 26th March 2020 – only two weeks after the start of the consultation – the Council offices were closed. This therefore made the consultation unsafe and formal Legal advice was received on the 21st April 2020 to suspend the consultation.
- 2.7 As the lockdown and restrictions on movement and access were eased, the Council offices opened once again to members of the public. This therefore provided the opportunity to begin the consultation process once again with appropriate Covid-19 safeguards in place.
- 2.8 To ensure the new consultation was undertaken safely and successfully all formal notices were updated to include the extra measures below to demonstrate that the County Council took additional steps to ensure consultation, and the opportunity to make any representations, was open to all:
1. As well as being available during normal office hours, the County Council offer an appointment/ slot for the public to view documents (ensuring all Covid-19 measures are applied).

2. Offer to post or e-mail out the information if required to interested parties.

3.0 The Playing Fields (Community Involvement in Disposal Decisions) (Wales) Regulations 2015 ('the Regulations')

3.1 Pursuant to Regulation 5 of the Regulations the County Council is under obligations to comply with certain notice and consultation arrangements before deciding to dispose of a playing field or any part of it. The restrictions imposed as a result of response to the Covid-19 pandemic required additional measures to be put in place to ensure the public has sufficient opportunity to review details of the proposed disposal and for a meaningful consultation to take place. The County Council has exceeded the requirements prescribed by Regulation 5 in terms of minimum timescales for the proposed disposal to be available for inspection by the public.

No.	Section 5 Requirements	Conformance by the County Council
1	Publish a notice ("the notice") on two consecutive weeks in at least one newspaper circulating in the local authority's area.	"The notice", full-page and colour was placed in both the Daily Post and Holyhead & Anglesey Mail for seven (7) consecutive weeks running 12 th October 2020 until 26 th November 2020 – Please see Annex A for proofs
2	The notice to which paragraph (1) refers must – (a) state that the local authority is proposing to dispose of a playing field; (b) inform the public of the place or places and times at which details of the proposed disposal may be inspected, and the period for which the details of the proposed disposal will be available for inspection; and (c) inform the public of their right to make representations to the local authority in relation to the proposed disposal, the means by which they must do so and the date by which representations must be received by the local authority.	Please see Annex B
3	The local authority must make the details of the proposed disposal available for inspection during normal office hours at the local authority's principal office, if	The consultation pack was available at the County Council's Anglesey Business Centre for the duration of the consultation. This was made clear on the notice.

	it has one, and, if reasonably practicable, at one or more places in the local authority's area.	Additionally and because of the Covid-19 pandemic, the advert/ notice gave further options to receive details via Royal Mail or through e-mail should members of the public not wish to attend the Council offices.
4	The local authority must specify a period of at least 6 weeks, starting from the date on which the notice is first published, for which the details of the proposed disposal must be available for inspection in accordance with paragraph	Please see above response
5	The date specified by a local authority by which representations on the proposed disposal must be received by the local authority in accordance with paragraph (2)(c), must be at least 6 weeks after the date on which the notice is first published.	The notice was first published on the 12 th October 2020 in the regional newspaper, the Daily Post and on the County Councils corporate website under the URL www.anglesey.gov.uk/llangefnigolfcourse Representations were welcomed until the 30 th November 2020 which is 49 calendar days or 7 weeks
6	No later than the day on which the notice is first published, the local authority must— (a) display a copy of the notice in at least one place on or near the playing field to which the proposed disposal relates, and in any event at each official entrance to the playing field, for at least 6 weeks; (b) where the local authority has a website, place a copy of the notice on that website for at least 6 weeks; (c) send a copy of the notice to any owner or occupier of land adjoining the playing field;	a) A copy of the notice was displayed at numerous locations across the Site, including the main entrance on the 12 th October 2020. Photographic evidence was taken every week to ensure they remained in situ. Please see Annex C for photographs b) The notice and all consultation material was uploaded onto the County Councils corporate website at 9am on the 12 th October 2020 with a link from the landing page for the duration of the 7 week period. The notice was also relayed via social media a total of 12 times through the consultation Please see Annex D and E for confirmation

	<p>(d) send a copy of the notice and details of the proposed disposal to—</p> <p>(i) any local authority whose area includes any part of, or shares a boundary with any part of, the playing field to which the proposed disposal relates;</p> <p>(ii) the Sports Council for Wales(1);</p> <p>(iii) the National Playing Fields Association(2);</p> <p>(iv) those persons as appear to the local authority to represent the interests of persons in the local authority's area, or in the area of a local authority that shares a boundary with any part of the playing field, who make use of the playing field;</p> <p>(v) anybody whose main aims include preserving—</p> <p>(aa) open spaces throughout Wales; or</p> <p>(bb) play opportunities for children throughout Wales;</p> <p>(vi) such other persons as the local authority considers appropriate.</p>	<p>c) A copy of the notice and all consultation materials in both Welsh and English were sent via Royal Mail Recorded Delivery on 08th October 2020 to all owners/occupiers of land adjoining the golf course. Please see Annex F for confirmation</p> <p>d) A copy of the notice and all consultation materials in both Welsh and English were sent to the following parties (please see Annex G for confirmation):</p> <ol style="list-style-type: none"> 1. Sports Council for Wales 2. Fields in Trust 3. Môn CF 4. Llangefni Town Council 5. National Centre – Sports Wales 6. Clybiau Plant Cymru 7. Open Spaces Society 8. Early Years Wales 9. Mudiad Meithrin Cymru 10. Young Farmers Club Wales 11. Urdd Gobaith Cymru 12. Play Wales Chwarae Cymru 13. Children's Commissioner Wales 14. Welsh Country Magazine 15. Natural Resources Wales 16. All Community & Town Councils across Anglesey
7	<p>The local authority must provide (on payment if required by a local authority of a reasonable charge) a copy of the details of the proposed disposal to any person from whom the local authority receives a request during the consultation period.</p>	<p>One (1) request was received on the 23rd October 2020 at 11:35 and a copy of the notice and all consultation materials were sent to the individual in English, their preferred language, on the 23rd October 2020 at 12:59. Please see Annex H for copy of details provided by the County Council</p>

4.0 Consultation Comments and the County Council's Response

4.1 Pursuant to Regulation 7 of the Regulations the County Council is required to consider all representations received in relation to the proposed disposal during the consultation period. The County Council received a total of 61 (sixty one) individual engagements with the consultation. Of these, 43 (forty-three) left without completing the response box whilst a further 18 (eighteen) offered some responses. Out of the 18 only fifteen

(15) provided comments and responding to the questions outlined within the consultation documents. Three responses were received by e-mail separately.

4.2 The comments that were received are reproduced (verbatim/ unedited) in the table below along with the County Council's responses to the comments.

4.3 As part of the consultation process the following three options and one key question were consulted upon by the County Council:

- 1. Llangefni Golf Course land and the Ffridd house being sold on the open market to create a new small-holding.**
- 2. That the capital receipt is ring-fenced and reinvested in our leisure facilities to enhance and improve the range of activities they offer.**
- 3. The driving range, practice areas and shop will remain as a golfing facility and open to the public to continue to use.**
- 4. We have completed impact assessments on the positive, neutral and negative effects on Equalities and the Welsh Language. In your opinion, have we missed anything?**

DRAFT

No.	Consultation Comment (Unedited)	Project Manager's Response
1	<p>Don't agree with the first option at all. Last thing Llangefni needs is more houses for non-Welsh speaking people to come here and retire here.</p> <p>Llangefni is on its knees and the town needs investment, leisure opportunities open to all.</p> <p>Retain the golf facilities and pizza café.</p> <p>Thinking of a more appropriate use of the affordable housing land for local people, trying to attract businesses into quality jobs</p>	<p>The proposal being considered is to dispose of the land along with the Ffridd household to create a small-holding. This would bring the Ffridd house-hold back into use as it has been empty since 2017.</p> <p>The driving range is extremely popular and this would remain open. The tenant has also developed an extremely popular pizza shop which is a draw for residents and visitors. Reinvesting in our leisure centre to make it more attractive for users can attract people to the area.</p> <p>The golf driving range and pizza café will be retained. These do not form part of the proposed disposal.</p> <p>The aspect of affordable land for housing and attracting businesses/ quality jobs is unfortunately outside the scope of this consultation.</p>
2	<p>The selling of the golf course is sad but in general there is a decline in golf nationally as i used to be a golf course headgreenkeeper however without this facility in place what's the point of practising on the driving range and with no where to practice the game on the golf course.?</p> <p>If you want my advice with 20 years in golf course construction and maintenance i could consult with you why the golf course is not viable and how it could be viable in the future. Was it run probably by the council or run down to the ground? If I can help in anyway please email me on X@gmail.com for a free consultation and chat on the way forward. I could run the club with no problems but if there is no marketing of the site then its not going to be popular to the golf markets around Sir. Fon.</p>	<p>A number of driving range visitors have advised us that they use the range for two reasons</p> <p>a) to get confident as they begin the game</p> <p>b) to refine their game as they are members elsewhere</p> <p>The driving range provides a sports facility for those who are starting out and who are members elsewhere. It is a unique facility. Through our consultation with the other golf clubs on the island they have all expressed a willingness to work in collaboration with the driving range.</p> <p>The golf course has been an asset managed by the County Council for a number of years until 2015. The resources and capacity was consummate to the requirements of a 9-hole "pay and play facility".</p> <p>The Llangefni Partnership then ran the course until 2018 and following an independent feasibility study, the Llangefni</p>

		Partnership Board unanimously decided that the levels of investment to further develop and maintain the facility were financially unviable.
3	I think the golf course should be sold to create a new small holding. Closing it there will be not much impact. there is plenty of space for children in Llangefni	Comment noted. The review and consideration of other sports, open space and recreational facilities in Llangefni has informed part of the County Council's assessment of the impact of the proposed disposal.
4	I used to enjoy playing golf at this course. I was a beginner and didn't feel confident going to a private facility. I've not played since its closure and feel that this decision is a great disservice to people like myself who have no interest in the other 'sporting activities' you may decide to re-invest in. I would question who undertook your WFG assessment and whether they were actually independent of the decision making process. Indeed, I question whether they understood the impact on the groups most affected, as it seems to be written in order to justify the desired outcome. If they had, they wouldn't have classified some of the matters as positive or neutral, when in actual fact they are clearly negative. You've now allowed the site to go to ruin, which no doubt will be used at a later stage to add further justification as to why it's no longer economically viable to reopen the course.	<p>Whilst accepting that the golf course provided an opportunity to those that perhaps didn't feel confident in playing elsewhere, sufficient provision exists on the Island across all levels/ standards. The numbers using the golf course also declined substantially, with a 56% fall. Through our consultation with the other golf clubs on the Island they have all expressed a willingness to work in collaboration with the driving range.</p> <p>The Well-Being and Future Generations assessment was undertaken by Officers within the Economic Development Unit and the impact of the proposed disposal assessed taking into account the objectives/ priorities set out in the Gwynedd & Anglesey Well-Being Plan 2018. These assessments were reviewed by other Officers in the Council (independent of the process) as well as an external solicitor. Whilst we recognise there are two aspects where there may be a negative impact – on those affected by lack of transport and affordability at other courses. These have been addressed by highlighting there are travel concessions available and that other courses are on the Island and are accessible.</p> <p>The 7 Well-Being Goals were assessed against the Well-Being Plan Priorities. The contents of all the assessments have then been further assessed by other Officers within the County Council completely independent of the process and finally assessed by an external solicitor.</p>

		<p>That the driving range remains open; sufficient provision exists elsewhere on the island for golfers; sufficient play provision exists; sufficient open space provision exists and that any capital receipt will be reinvested into Plas Arthur for a diverse end use. We believe that this mitigates any proposed disposal.</p> <p>Unfortunately, neither the capacity nor resources existed within the County Council to re-open the facility when the Llangefni Partnership came to the decision to no longer manage the golf course. Significant spend was/ is required on the Site and a decision has to be made on its future due to incurring losses averaging £28,000 per annum and a 56% drop in participation figures.</p>
5	n/a	
6	<p>I've visited Anglesey as a tourist my entire life. I probably played 10+ games a year at Llangefni golf course from 2005- closure. I think it's a terrible shame the course is being lost, not only was it a great facility in its own right, but it got me into golf and I now play numerous rounds a year on Anglesey and across Wales/the North West. Without Llangefni I don't think I would have got into golf and would not now visit Wales for the specific purpose of playing.</p>	<p>The golf course as an entity is not financially viable, losing on average £28,000 per annum. This is not sustainable therefore a difficult decision on its future must be taken.</p> <p>The County Council has consulted with the golf courses and whilst some concern was raised they were in agreement that the driving range was a fantastic asset which needs to be maximised. The consensus was that sufficient/ over-provision of golf courses already exists on Anglesey.</p> <p>It should be noted also that the golf course was a discretionary service.</p>
7	Supportive	Comment noted.
8	<p>Given the reduction in public spaces with the fencing off of the school field and the closing of the Dingle, could some of the land be retained as public open space, for local people to exercise children and dogs?</p>	<p>The Council has assessed the impact that a proposed disposal of the Llangefni Golf Course would have against a number of plans and strategies including play, open space, recreation, health and social care and well-being needs of the community. The detail of the outcome of these assessments' forms part of the Consultation Pack made available to the public at the County Council's Anglesey Business Centre. The Joint Local</p>

		<p>Development Plan and Open Space Assessment – Llangefni undertaken by the Joint Planning Policy Unit demonstrates that sufficient green space and recreational amenity land already exists in Llangefni which meets the well-being needs of the community.</p> <p>Any capital receipt from any disposal will be ring fenced to improve the provision at Plas Arthur. Prioritising multi-sport facilities which caters for a more diverse end-user will make it easier for families to play in the same place, ensure year round use and offer the best value for money.</p> <p>The Dingle being closed off will only be a temporary measure due to the recent vandalism and external funding has been secured to repair the areas and improve the overall offering.</p>
9	Supportive	Comment noted.
10	<p>Here are my comments on the 4 points you are consulting on:</p> <p>1. I don't agree with the idea that the land should be put up for sale as a smallholding. We don't need more farmland on the island and it can't be guaranteed how a buyer may treat this land. This is valuable green space which I think the council should be holding onto. There is an opportunity here to have more space for nature which could also be publically accessible and a become intrinsically valued by local people and visitors alike.</p> <p>2. If the land has to be sold then, of course, that capital should be put back into our leisure facilities. However, this large green space could be a great leisure facility in itself.</p> <p>3. I am glad that local golfers will still be able to use the existing facility.</p> <p>4. I think that this is a missed opportunity to take valuable</p>	<p>The outcome of the County Council's impact assessments demonstrate that sufficient green space already exists in Llangefni, be this the Dingle, which will benefit from recently secured external funding or the Lon Las Cefni. Both of these are extremely popular with resident and visitors alike. The Joint Local Development Plan and Open Space Assessment – Llangefni undertaken by the Joint Planning Policy Unit demonstrates that sufficient green space and recreational amenity land already exists in Llangefni which meets the well-being needs of the community.</p> <p>The individual impact assessments undertaken as part of this consultation demonstrates that well-being, health, play, recreation, and broader environmental and health considerations are being at least sufficiently met elsewhere in the Llangefni area.</p> <p>Prioritising multi-sport facilities which caters for a more diverse end-user will make it easier for families to play in the same</p>

	<p>positive action on improving the island in a time of climate and ecological emergency. This land could be planted up with trees to help sequester carbon, creating habitat to support wildlife and also creating further green space for people to spend time in - something which has been highlighted as very important for physical and mental wellbeing during the pandemic.</p> <p>I hope you will consider these points in your decision making process.</p>	<p>place, ensure year round use and offer the best value for money.</p> <p>Comment 3 is noted.</p> <p>The County Council has declared a Climate Emergency and is taking action to reduce our carbon footprint, including becoming plastic free. As per the above, response, our impact assessments demonstrate that sufficient green space already exists in Llangefni, be this the Dingle which will benefit from recently secured external funding or the Lon Las Cefni. Both of these are extremely popular with resident and visitors alike.</p> <p>Ecology and bio-diversity did not form part of the impact assessments.</p>
11	<p>Having read the supporting documents which documents based on evidence the reasoning for the Llangefni Golf Course land and the Ffridd house to be sold on the open market to create a new small-holding, with the capital receipt ring-fenced and reinvested in leisure facilities to enhance and improve the range of activities that they offer and that the driving range, practice areas and shop will remain as a golfing facility and open to the public to continue – Even though I appreciate the reasoning for the above I do however have major concerns with regards to the use and potential re-development of the proposed new small-holding and the associated land into a housing estate/development in future years.</p> <p>This said piece of land has not only an important historic local amenity value ever since it was opened by the Ynys Môn Borough Council in 1983 as a facility for beginner and intermediate golfers, it also provides a natural and healthy established wildlife habitat being very close to the Cefni. To see this lost to potential housing development (post establishment as a small holding) would be very disappointing and damaging to</p>	<p>The Council has assessed the impact that a proposed disposal of the Llangefni Golf Course would have against a number of plans and strategies including play, open space, recreation, health and social care and well-being needs of the community. The detail of the outcome of these assessments' forms part of the Consultation Pack made available to the public at the County Council's Anglesey Business Centre. The Joint Local Development Plan and Open Space Assessment – Llangefni undertaken by the Joint Planning Policy Unit demonstrates that sufficient green space and recreational amenity land already exists in Llangefni which meets the well-being needs of the community.</p> <p>The County Council has consulted with the golf courses and they were in agreement that the driving range was a fantastic asset which needs to be maximised. The consensus was that sufficient/ over-provision of golf courses already exists on Anglesey. The driving range will remain in place and this provides a fantastic facility for beginner and intermediate golfers before advancing to golf course.</p>

	<p>the local landscape and wildlife and would but added pressure on the local infrastructure for examples Schools etc.</p> <p>I appreciate that the site is currently outside the Joint Anglesey and Gwynedd Local Development Plan (2011–2025) however this can and do change.</p> <p>How would Anglesey Council look to safeguard the site from any potential future housing development and ensure it remains as intended a small-holding?</p>	<p>The Joint Local Development Plan is in place until 2026, the land comprising the Site currently sits outside the development boundary, therefore will not be supported for redevelopment at least until 2026 and it is unlikely this would change. Accessibility would also be problematic either through Oriol or Lon Clai.</p> <p>It could be possible to include restrictions on any sale.</p>
12	<p>Community farm, with indoor outdoor play area. Especially as there is nowhere to go if it rains on the island.</p>	<p>Unfortunately the County Council does not, and will not have the capacity to develop and manage a community farm. As outlined within the documents, should any disposal take place, the proposal is that all the capital receipts are ring-fenced and spent on improving the leisure offering at Plas Arthur including rainy day attractions.</p>
13	<p>I would be happier with the idea of blending the course ground with the practice pitch again. However, perhaps for the purpose of somewhere for children and young people to take up leisure time to do some kind of activity. Selling the land would leave the potential for houses to be built there, and so spoil the natural beauty of the area. For housing need, for me the golf course land is not suitable for that. It is necessary to consider other factors when considering what to do with the land, which is why I think the best option for it is to use and invest in the land for the benefit of the community to create some form of recreational facility there.</p>	<p>The golf course as an entity is not financially viable, losing on average £28,000 per annum. There was also a 56% drop in participation figures. This is not sustainable.</p> <p>The County Council has consulted with the golf courses and whilst some concern was raised they were in agreement that the driving range was a fantastic asset which needs to be maximised. The consensus was that sufficient/ over-provision of golf courses already exists on Anglesey.</p> <p>In terms of housing development, the Joint Local Development Plan is in place until 2026, and the Site currently sits outside the development boundary, therefore will not be supported for redevelopment at least until 2026.</p>
14	<p>Think its a great idea. The driving range is what id like, plenty of other courses if I want to do a round of golf. Reinvesting in other leisure is great. Fully support</p>	<p>Comment noted.</p>
15	<p>Turn it into a Mx track</p>	<p>Unfortunately the County Council does not, and will not have the capacity to develop the land into a motocross track/ facility.</p>

		Investing in and prioritising multi-sport facilities which caters for a more diverse end-user will make it easier for families to play in the same place, ensure year round use and offer the best value for money and better meet the leisure and sporting needs of the community.
16	n/a	
17	n/a	
18	<p>the golf course should not be sold. Anglesey relies on tourism for income and even if the golf course itself cannot be shown to be directly profitable it should be considered as part of the overall offer Anglesey provides to a wide variety of tourists with varying tastes. Some of whom may be golfers. Golfers who have wives (or husbands) who spend time shopping or visiting other tourist attractions, possibly with children. And when not playing golf drinking in our pubs and dining at our restaurants. If you take away the golf course you potentially demonstrate to that family that we don't want their business and effectively telling them to visit another destination in the UK which does have a golf course.</p>	<p>The golf course as an entity is not financially viable, losing on average £28,000 per annum. This is not sustainable.</p> <p>The County Council has consulted with the golf courses and whilst some concern was raised they were in agreement that the driving range was a fantastic asset which needs to be maximised. The consensus was that sufficient/ over-provision of golf courses already exists on Anglesey.</p> <p>Llangefni benefits from a number of recreation attractions which encourage visitors and residents alike. This includes the current driving range, the Dingle, Lon Las Cefni and the Town itself.</p> <p>The driving range manned by a PGA professional will remain open to the public and is enjoying investment.</p>
19	<p>Received by e-mail from Sports Wales:</p> <p>Dear Tudur</p> <p>Thank you for your email providing notification of the proposed disposal of Llangefni Golf Course. I confirm we have consulted Fields in Trust, another specialist consultee on the Playing Fields (Community Involvement in Disposal Decisions) (Wales)</p>	<p>Any capital receipt from any disposal will be ring fenced to improve the provision at Plas Arthur. Prioritising multi-sport facilities which caters for a more diverse end-user will make it easier for families to play in the same place, ensure year round use and offer the best value for money.</p> <p>The County Council has consulted with the golf courses and whilst some concern was raised they were in agreement that the driving range was a fantastic asset which needs to be</p>

<p>Regulations 2015, and it agrees and supports the comments below.</p> <p>Sport Wales is the national organisation responsible for developing and promoting sport and physical activity in Wales. We aim to not only improve the level of sports participation at grassroots level but also provide our aspiring athletes with the support required to compete successfully on the world stage.</p> <p>Sport Wales is concerned about the potential impact of the proposed closure on sports participation and the development of aspiring golfers on Anglesey particularly as the course provides an inexpensive means to play golf. However, it is noted that there appears to be sufficient golfing provision on the island which offer pay as you play opportunities not much more expensive than Llangefni; the driving range is being retained and the proceeds of sale are being ring fenced for the benefit of sport through the modernisation and improvement of Plas Arthur.</p> <p>Putting golf aside, Sport Wales would query the potential need to retain the course as a public open space. The supporting impact statement shows that outdoor sport provision in Llangefni exceeds Fields in Trust standards but there might also be a need for a park or natural or semi natural green space as recommended by Fields in Trust`s latest published standards. However, with the availability of the Dingle Nature Reserve measuring 17.5 hectares near the town centre, Sport Wales is satisfied those standards are met too.</p> <p>Overall, with sufficient alternative provision of golfing opportunities on the island, the ring fencing of the proceeds of sale for sport, the sufficiency of open space in the town, Sport Wales has no objection.</p>	<p>maximised. The consensus was that sufficient/ over-provision of golf courses already exists on Anglesey.</p> <p>The Council has assessed the impact that a proposed disposal of the Llangefni Golf Course would have against a number of plans and strategies including play, open space, recreation, health and social care and well-being needs of the community. The detail of the outcome of these assessments forms part of the Consultation Pack made available to the public at the County Council's Anglesey Business Centre. The Joint Local Development Plan and Open Space Assessment – Llangefni undertaken by the Joint Planning Policy Unit demonstrates that sufficient green space and recreational amenity land already exists in Llangefni which meets the well-being needs of the community.</p>
--	--

20	<p>Received by e-mail:</p> <p>It is with regret that I understand that the County Council intends to sell the above as it is a unique resource and sales will create an irrecoverable position. The course offers a nursery for the inexperienced and quite a challenge for experienced golfers. I understand that in these days of reducing the local government budget, the Council cannot continue to fund loss making activity. But in the days of calling for more exercise, especially among youth, is it not smart to sell this special resource? It was intended to give golfers a taste of golf that would eventually develop and join one of the County's golf clubs - and many have done. But membership of these golf clubs, in an age of austerity, is very expensive. I presume that the effort by Cwmni Tref Llangefni to run the place was not a success and I was surprised, during their time at the helm, that there was no attempt to convene a user meeting to promote the enterprise. Is it too late to rethink and try to run the place as a user / volunteer club or as a social enterprise? I am pleased to understand that the exercise area is being retained as it appears to be extremely popular. I wonder if one day it will be profitable enough to sponsor the golf course? But now it's too late if the course has sold out!</p>	<p>The golf course as an entity is not financially viable, losing on average £28,000 per annum. This is not sustainable.</p> <p>The County Council has consulted with the golf courses and they were in agreement that the driving range was a fantastic asset which needs to be maximised. The consensus was that sufficient/ over-provision of golf courses already exists on Anglesey.</p> <p>The driving range manned by a PGA professional will remain open to the public and is enjoying investment.</p> <p>The Council has undertaken an assessment on the impact of the proposed disposal on play opportunities in the area. The outcome of this assessment demonstrates that other options are available – Storws Wen and Trearddur Bay and the driving range will remain open for public use.</p>
----	--	---

5.0 Reasons and Conclusions

- 5.1 The Council has fully considered the outcome of the consultation exercise and all responses received.
- 5.2 From the comments, six (6) broadly support the proposals, four (4) do not support and the remainder are ambivalent to the proposals but do raise concerns over loss of greenspace or the risk of the land being developed for housing.
- 5.3 Out of the statutory consultees (Para 3.1, Regulation 6), only Sports Wales responded, with none of the other targeted organisations providing a response. Only Menai Bridge Town Council formally responded from the Town & Community Councils and they did not have any comments to make on the proposals.
- 5.4 The consultation period closed on Monday 30th November 2020. Despite this the County Council was prepared to receive late representations and Llanellian Community Council indicated that it would provide its comments by early December 2020. At the date of this report no further representations or comments have been received and in the interests of certainty and concluding the consultation process the County Council is not in a position to consider any further representations.
- 5.5 The concerns identified in the comments which are unsupportive of a proposal to dispose have been addressed as part of the impact assessment exercise. These assessments can be found as part of Annex I. There are a number of factors/ reasons which support the rationale for disposal, these include:
1. That the golf course was making an average loss of £28,000 per annum and this is simply not sustainable
 2. Up until 2014, the participation figures demonstrated a 56% decrease in attendance figures
 3. Sufficient provision exists elsewhere on Anglesey that caters for all levels of the game including entry level
 4. The driving range – which is a unique facility – will remain and a lease agreement is in place with the tenant
 5. Any capital receipt from any disposal will be ring fenced to improve the provision at Plas Arthur.
 6. Prioritising multi-sport facilities which caters for a more diverse end-user will make it easier for families to play in the same place, ensure year round use and offer the best value for money.
- 5.6 Supporting the above reasons in making the decision to dispose is that the Council has assessed the impact that any proposed disposal would have against a number of plans and strategies including open space, play, recreation, health, Welsh language, leisure and social care and well-being needs of the community. Our assessments demonstrate and conclude that any disposal would not have any negative impacts. We recognise that there are two possible negative impacts that will be experienced but these can be mitigated against. The detailed impact assessments can be found in Annex I and the table below outlines the detailed assessments that have been undertaken and their conclusions:

Topic Area	Positive/ Neutral	Negative
Joint Local Development Plan, Open Space Assessment	✓	
Play Sufficiency Assessment	✓	
Future Well-Being of Generations Act	✓	
Local Well-Being Assessment	✓	
Equalities Impact Assessment	✓	
Welsh Language Impact Assessment	✓	
County Councils Leisure Strategy	✓	

5.7 Continuing to support the driving range tenants and ensuring a transformative investment takes place at Plas Arthur can demonstrate this approach was the correct decision.

6.0 Next Steps

6.1 Having undertaken a thorough assessment of the impact that the proposal to dispose of the Site would have on the above strategies, plans and assessments of the area and the recreational value of the Site to the local community in conjunction with a full review and consideration of all responses received following the consultation exercise, the County Council must now decide whether to proceed with the decision to dispose of the Site or for the facility to remain in the Councils portfolio.

6.2 Consistent with previous activities relating to the Golf Course it would be pertinent that any further decisions are also undertaken by the Executive. Furthermore, as the market value of the site exceeds £250,000, any decision on its future must be taken by the Executive as per paragraph 2.5 of the Asset Management Policy and Procedures (AMPP) 2016. In accordance with the Regulations, the Executive must consider all the consultation representations – as set out in paragraph 4.2 of this report – before making a decision.

6.3 Should the Executive decide to proceed with disposing the Llangefni Golf Course there will be further steps required under the Regulations within prescribed timescales. Briefly, these involve preparing a decision report (with copies to be made available for public inspection and on the Council's website and copies also sent to each person who made a representation) together with site, press and website notice requirements similar to those undertaken prior to the consultation for a period of at least 6 weeks. Our external solicitors have advised that they can provide the necessary support for this aspect.

6.4 Should the Executive decide to proceed with a disposal, the Council could begin to market the site and negotiate and agree sale terms with a prospective buyer during the minimum 6 week notice requirement period. The Council could not however proceed to exchange contracts or complete a sale until a period of at least 12 weeks has elapsed from the date on which the notice of the Council's decision was first published in the local press.

7.0 Officer Recommendations

7.1 That the Executive consider the contents of this report and make a decision on the future of the Llangefni Golf Course. The options are to either:

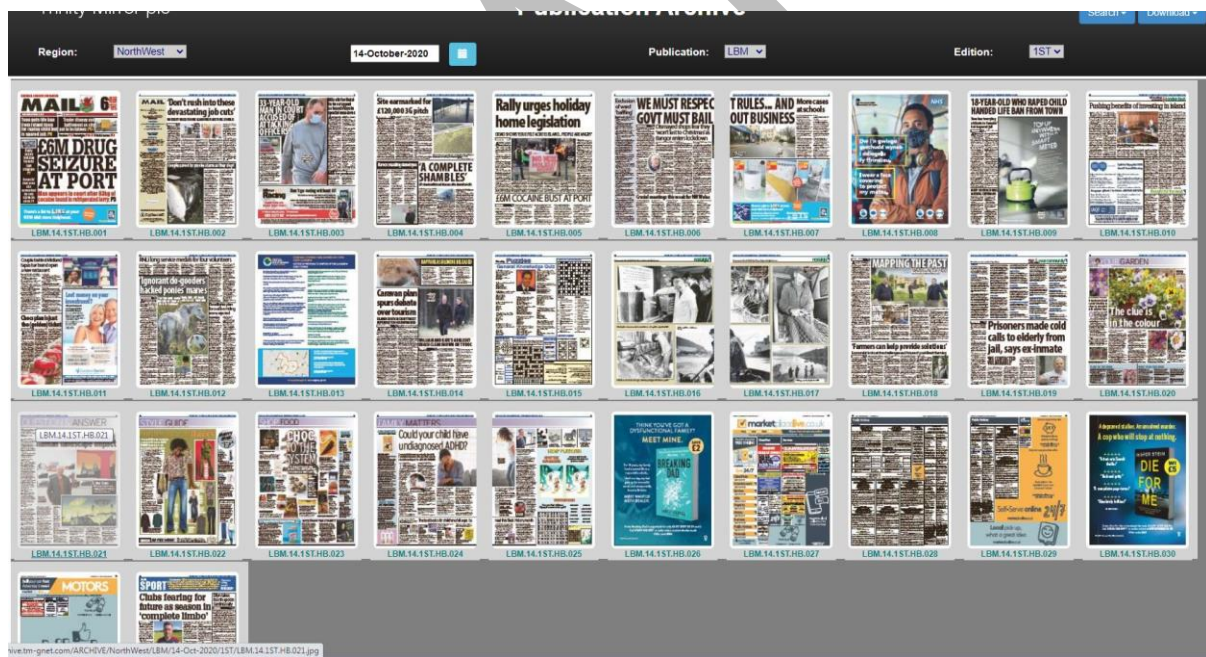
Option 1

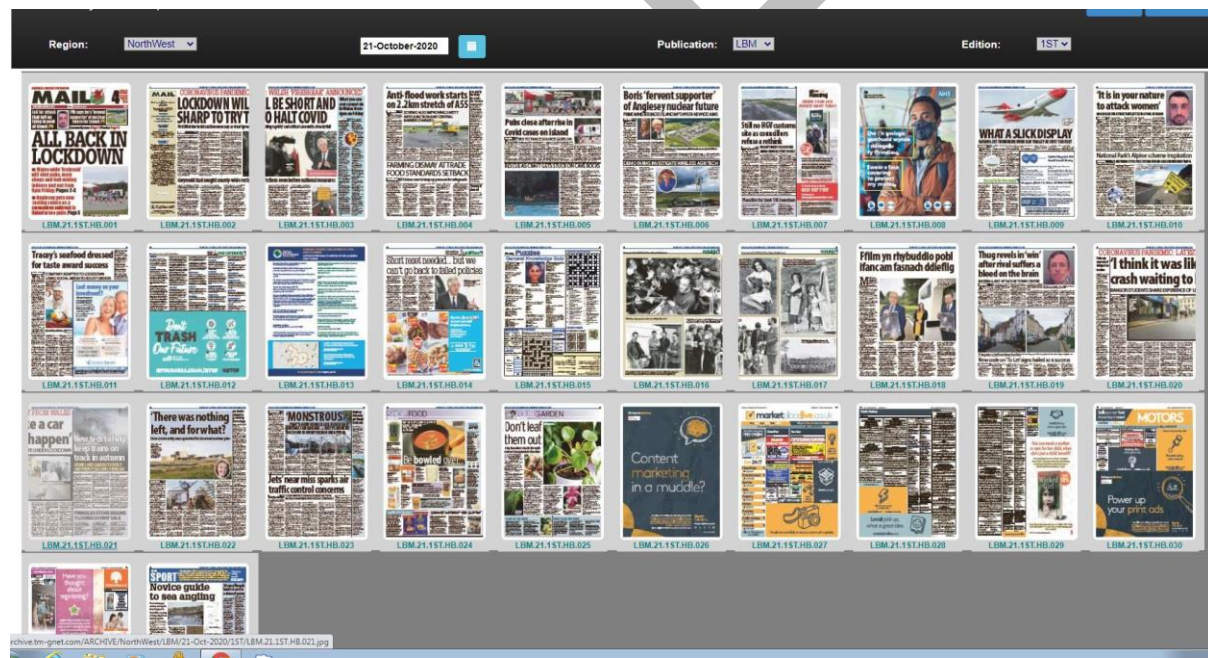
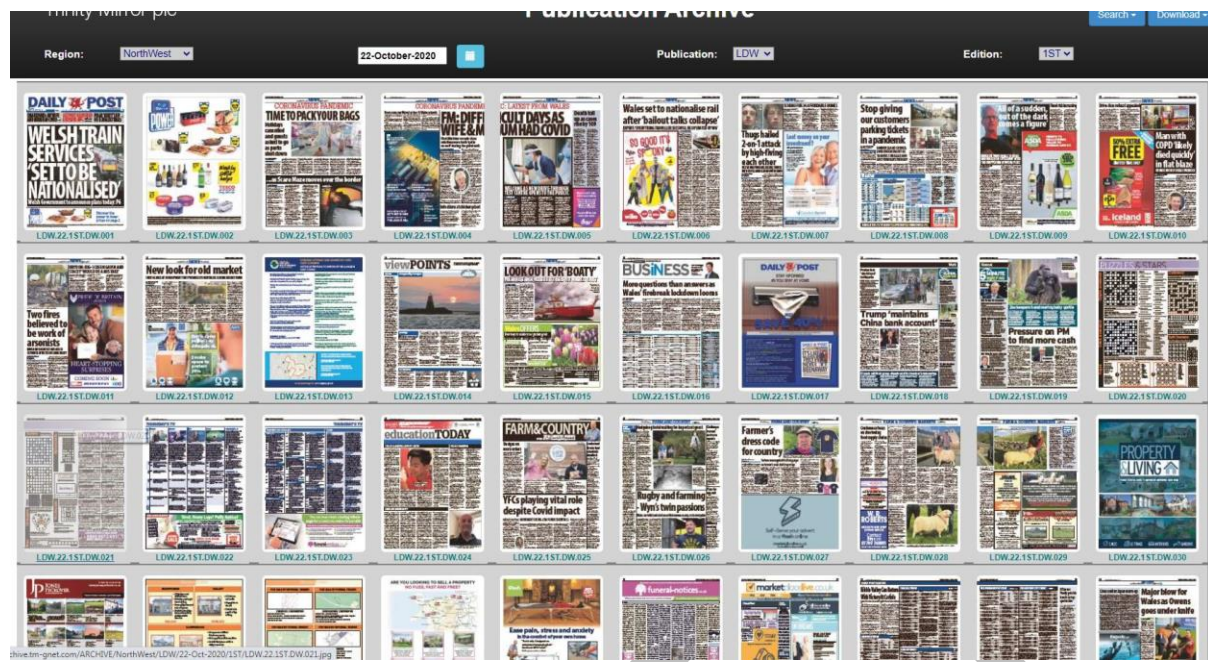
- a) Proceed with the sale and begin to market the Site (Ffridd household and accompanying 42 acres) on the open market for sale;
- b) Undertake a minimum period of 6 weeks notification in the local press of a “Decision Notice” indicating the Council’s decision to dispose; and
- c) Reinvest any capital receipts received from the disposal of the Site into the Plas Arthur leisure facility.

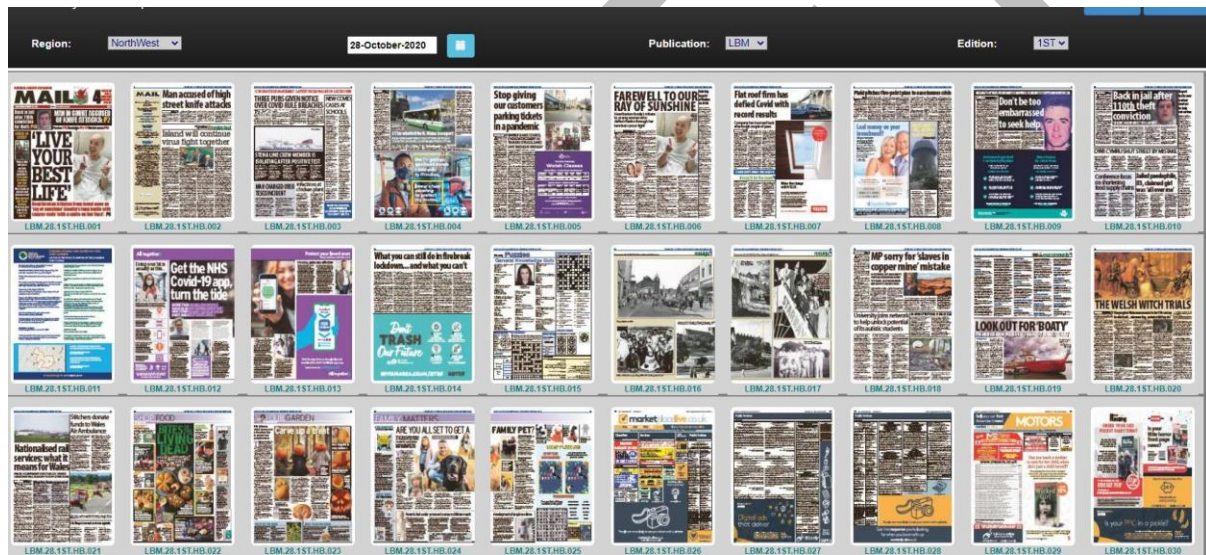
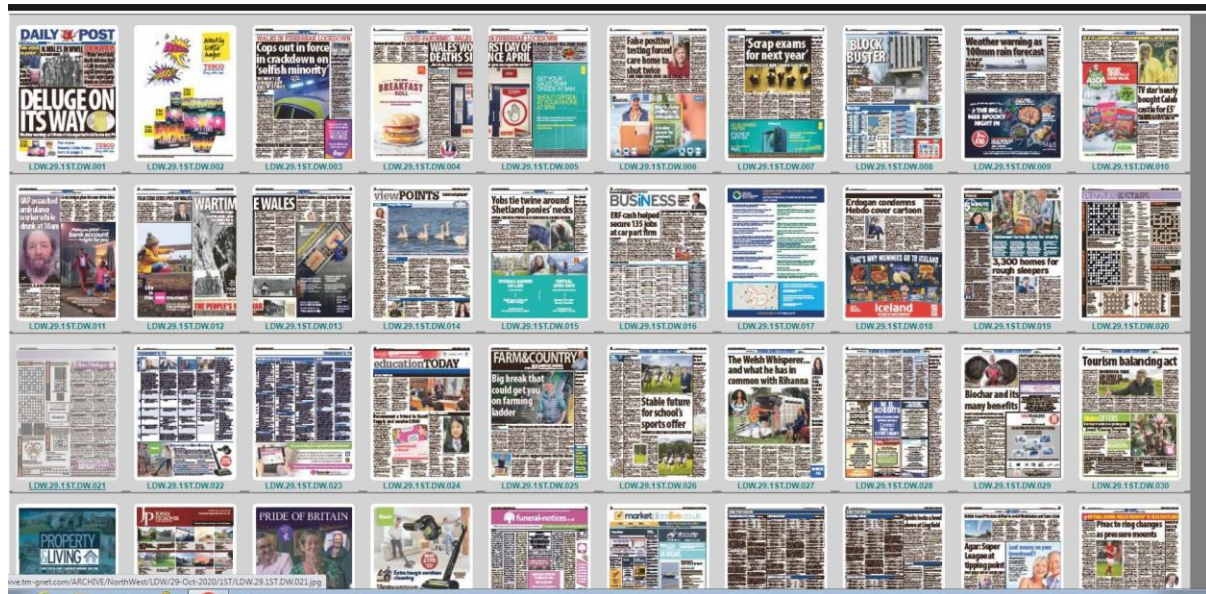
Option 2

To not proceed with the sale, absorb the facility back into the County Council’s asset portfolio. A decision will then be required on what/ if any role it will play.

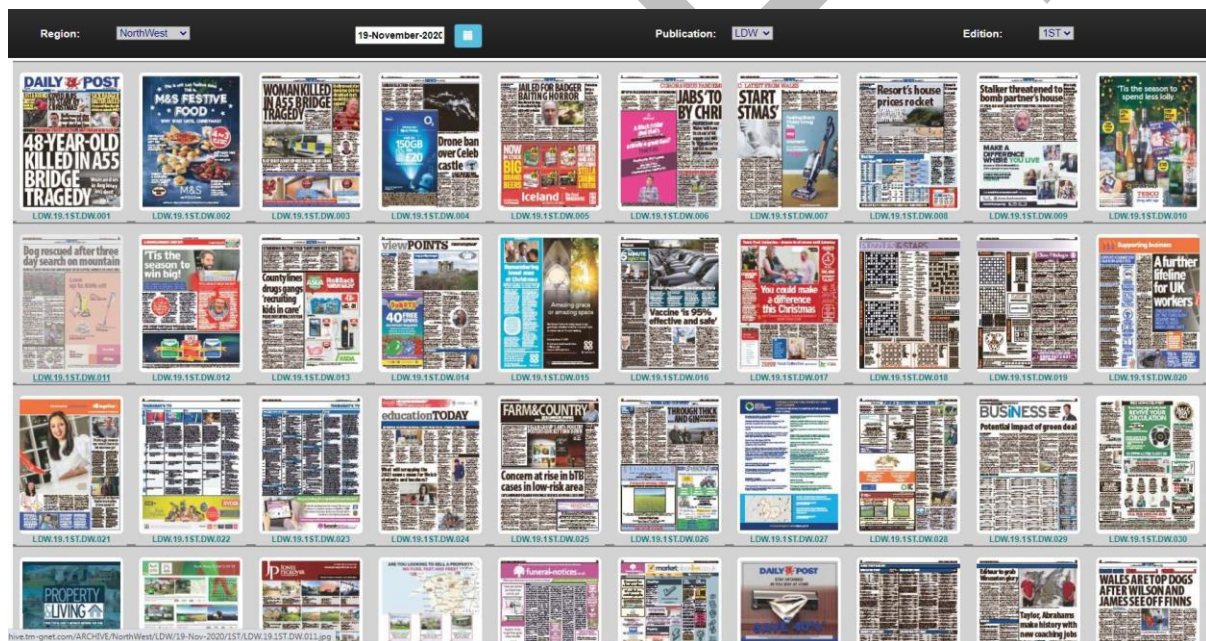
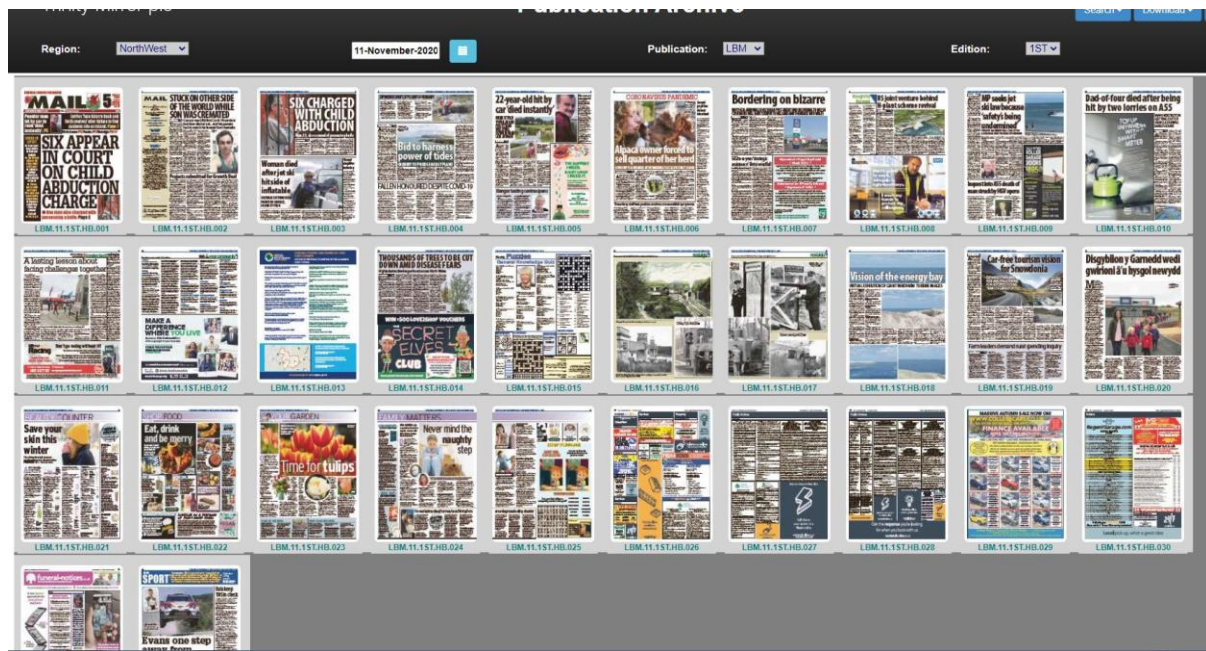
Annex A – Press Adverts of “the Notice”

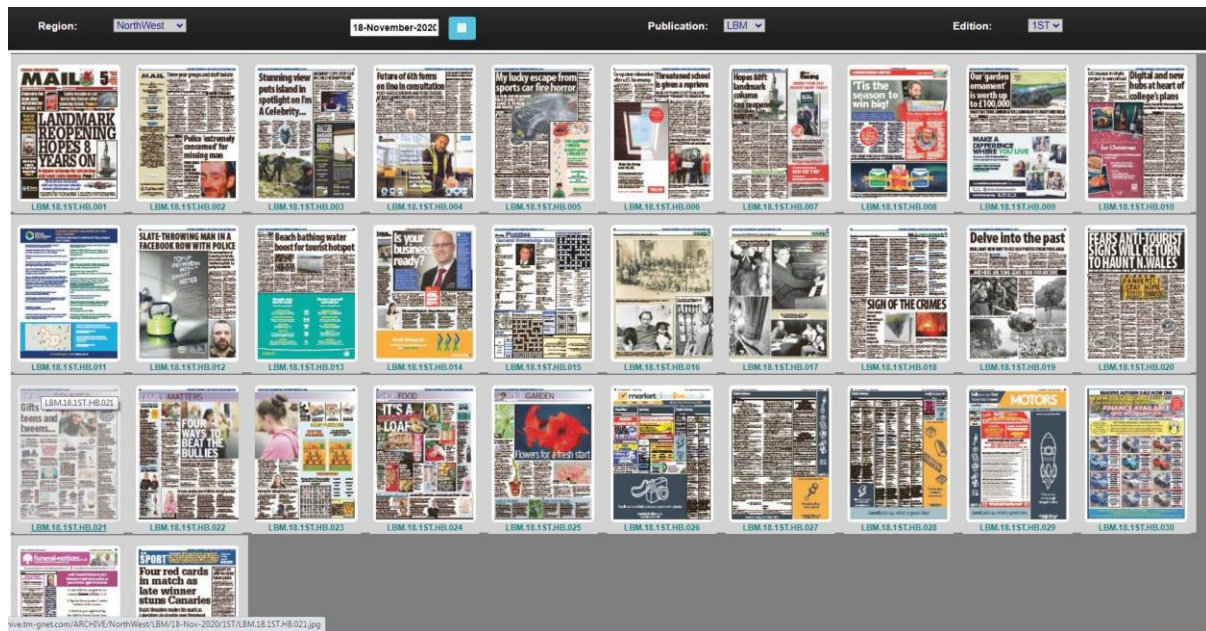












Trinity Mirror plc **Publication Archive** Search Download

Region: 25-November-2020 Publication: Edition:

LBM.25.1ST.HB.001 LBM.25.1ST.HB.002 LBM.25.1ST.HB.003 LBM.25.1ST.HB.004 LBM.25.1ST.HB.005 LBM.25.1ST.HB.006 LBM.25.1ST.HB.007 LBM.25.1ST.HB.008 LBM.25.1ST.HB.009 LBM.25.1ST.HB.010

LBM.25.1ST.HB.011 LBM.25.1ST.HB.012 LBM.25.1ST.HB.013 LBM.25.1ST.HB.014 LBM.25.1ST.HB.015 LBM.25.1ST.HB.016 LBM.25.1ST.HB.017 LBM.25.1ST.HB.018 LBM.25.1ST.HB.019 LBM.25.1ST.HB.020

LBM.25.1ST.HB.021 LBM.25.1ST.HB.022 LBM.25.1ST.HB.023 LBM.25.1ST.HB.024 LBM.25.1ST.HB.025 LBM.25.1ST.HB.026 LBM.25.1ST.HB.027 LBM.25.1ST.HB.028 LBM.25.1ST.HB.029 LBM.25.1ST.HB.030

hiva-tm-gnet.com/ARCHIVE/NorthWest/LBM/25-Nov-2020/1ST/LBM.25.1ST.HB.011.jpg

DRAFT

Annex B – “the Notice”



CYNGOR SIR
YNYSS Môn
ISLE OF ANGLESEY
COUNTY COUNCIL

HYSBYSIAD O FWRIAD I GAEL GWARED AR Y CWRS GOLFF LLANGFNI NOTICE OF PROPOSAL TO DISPOSE OF THE LLANGFNI GOLF COURSE

Rheolodau Casu Chwarsu (Ymgysylltad Cymunedau a Phenderfyniadau Gwaredu) (Cymru) 2015

RHODDIR I HYSBUDD DIWY HYFN ied Cyngor Sir Ynys Môn yn bertadu cael gwared ar dir y cwrsg golff yn Llangefni.

Hi fydd y llain ymarfer, ardal ymarfer a'r stop yn parhau i fod ar agor i'r cyhoedd.

Hae manylion y gwarediad arberhedd ar gael i'r hachwilio am gyfnod o saith wythnos o ddiwyddiad yr hysbysiad hwn yn ystod ortau swyddfa arferol (9yb – 5yh) diwy sprwyntad o fisun llun yn

Caeallan Ffawc Môn, Llangefni, LL77 7XA
(nid yw prif dderbyni yn Swyddfaidd y Cyngor ar agor oherwydd cyfyngiadau yn agl y coronafeirws)

Hae gan y cyhoedd hawl i gyflwyno sylwadau i'r Cyngor Dylid cyflwyno sylwadau yn ysgrifenedig i'r cyfeirir uchod (wedi eu marcio i sylw Tudur Jones) neu arlein diwy www.ynysmon.gov.uk/cwrsggolffllangefni. Bydd unrhyw sylwadau a wneir o fisun saith wythnos o ddiwyddiad y rhybudd hwn yn cael eu hysgrifed gan y Cyngor. Hae gan ym ddiwyntwr i ystyried sylwadau a dderbyniwr ar ôl diwyddiad y cyfnod ymgysylltad.

Haeir holl wybodaeth perthnasol ar gael ar y webl www.ynysmon.gov.uk/cwrsggolffllangefni.

Cyhoeddwr rhybudd o fertad arberhedd y Cyngor Sir i waredu'r dir yn unol â Rheolodau Casu Chwarsu (Ymgysylltad Cymunedau a Phenderfyniadau Gwaredu) (Cymru) 2015

DYDDIEDIG: 12.10.2020
Bydd yr ymgysylltad hwn yn cau ar: 30.11.2020

I drefnu sprwyntad i weld y dogfenau perthnasol neu eu derbyn trwy e-bost neu bost, cysylltwch a Tudur H. Jones, Rheolwr Proiect – Datblygu Economaidd

The Playing Fields (Community Involvement in Disposal Decisions) (Wales) Regulations 2015

NOTICE IS HEREBY GIVEN that the Isle of Anglesey County Council is proposing to dispose of the land associated with the Llangefni golf course.

The driving range, practice area and shop will remain open to the public.

Details of the proposed disposal is available for inspection for the period of seven weeks from the date of this notice during normal office hours (9am – 5pm) by prior appointment at:

Anglesey Business Centre, Llangefni, LL77 7XA
(The main Council offices are not open as a result of the Coronavirus pandemic)

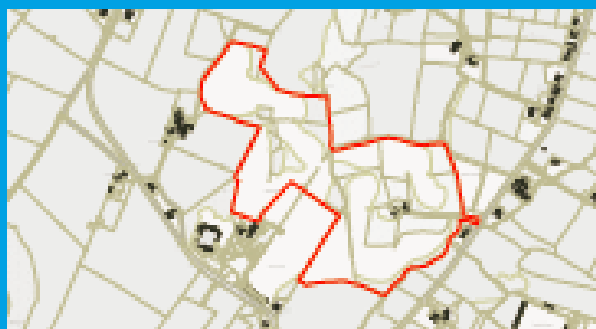
The public has a right to make representations to the Council. Representations should be made in writing to the above address (marked for the attention of Tudur Jones) or online to www.anglesey.gov.uk/llangefnigolfcourse. Any representation made within seven weeks of the date of this notice will be considered by the Council. We have discretion to consider representations received after the end of the consultation period.

All relevant information can also be found online at www.anglesey.gov.uk/llangefnigolfcourse

Notice of the County Council's proposal to dispose of the land is published in accordance with The Playing Fields (Community Involvement in Disposal Decisions) (Wales) Regulations 2015

DATED: 12.10.2020
This consultation will end: 30.11.2020

To arrange an appointment to view the relevant documents or to receive them via e-mail or post please contact Tudur H. Jones Project Manager – Economic Development



AM FWY O WYBODAETH YNGHYLOHYR
UCHOD, DYLBCH GYSYLLTU A'R CYNGOR AR:

tudur.jones@ynysmon.gov.uk
neu 01248 753 435

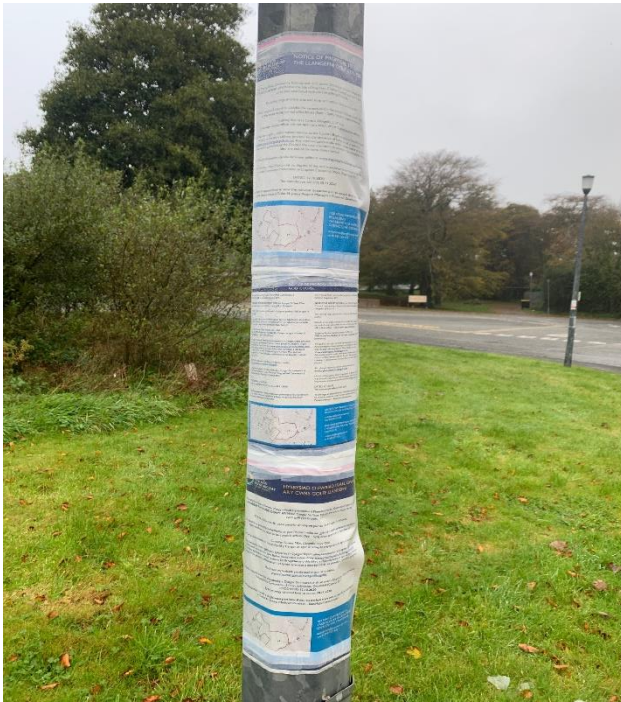
FOR MORE INFORMATION REGARDING
THE ABOVE YOU SHOULD CONTACT THE
COUNCIL AT:

tudur.jones@anglesey.gov.uk
or 01 248 753 435

www.ynysmon.gov.uk www.anglesey.gov.uk

Annex C – Site Pictures

Additional photos were taken on 21st and 29th October and 05th, 11th and 26th November 2020 – Main Entrance, Driving Range Entrance and General Site Location

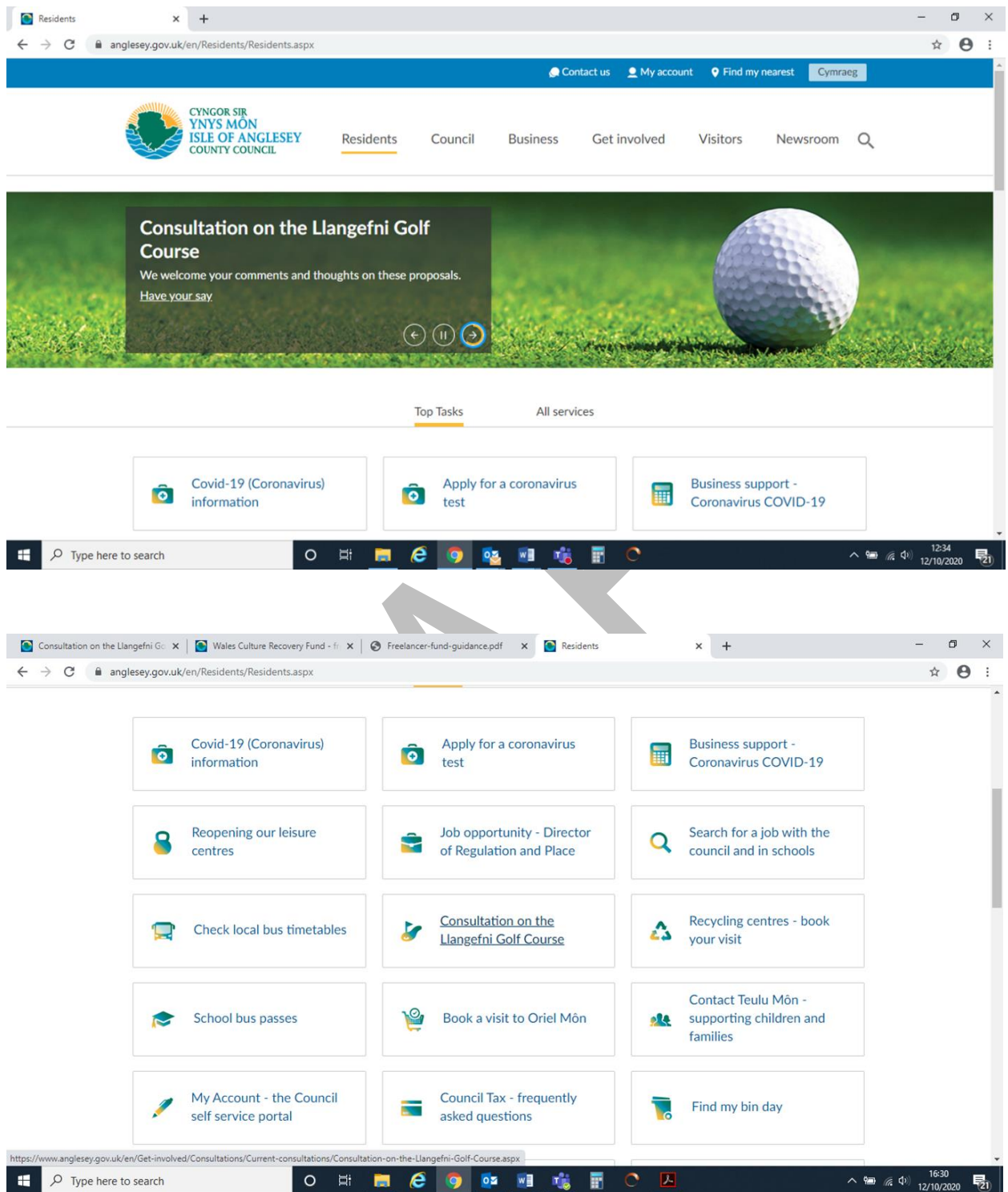


October 12th 2020



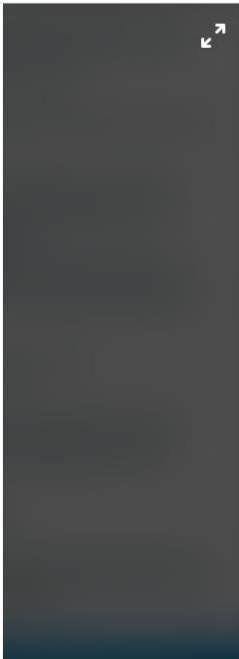
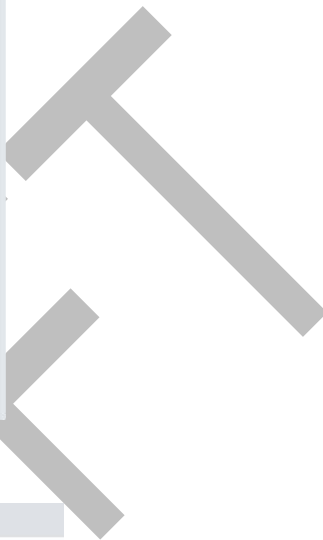
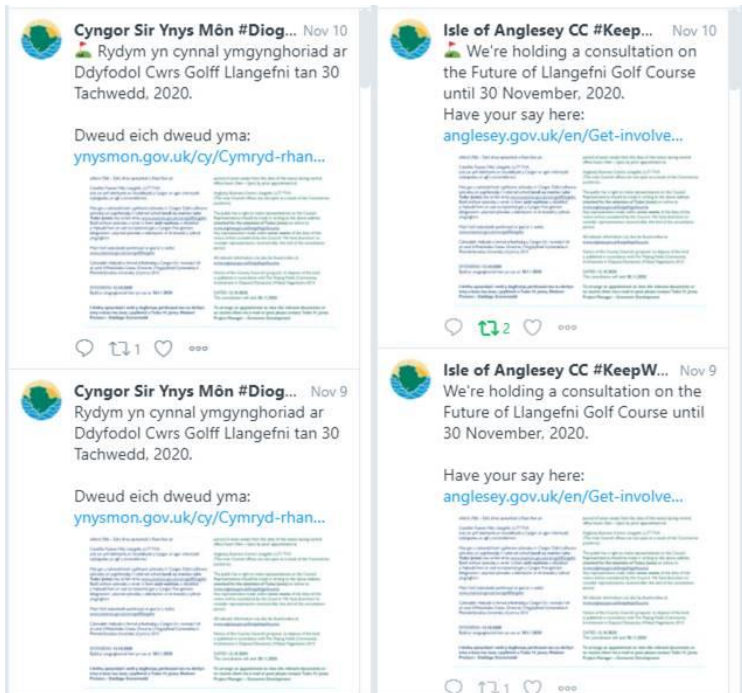
November 30th 2020

Annex D – County Council Corporate Website



Annex E – Social Media Adverts

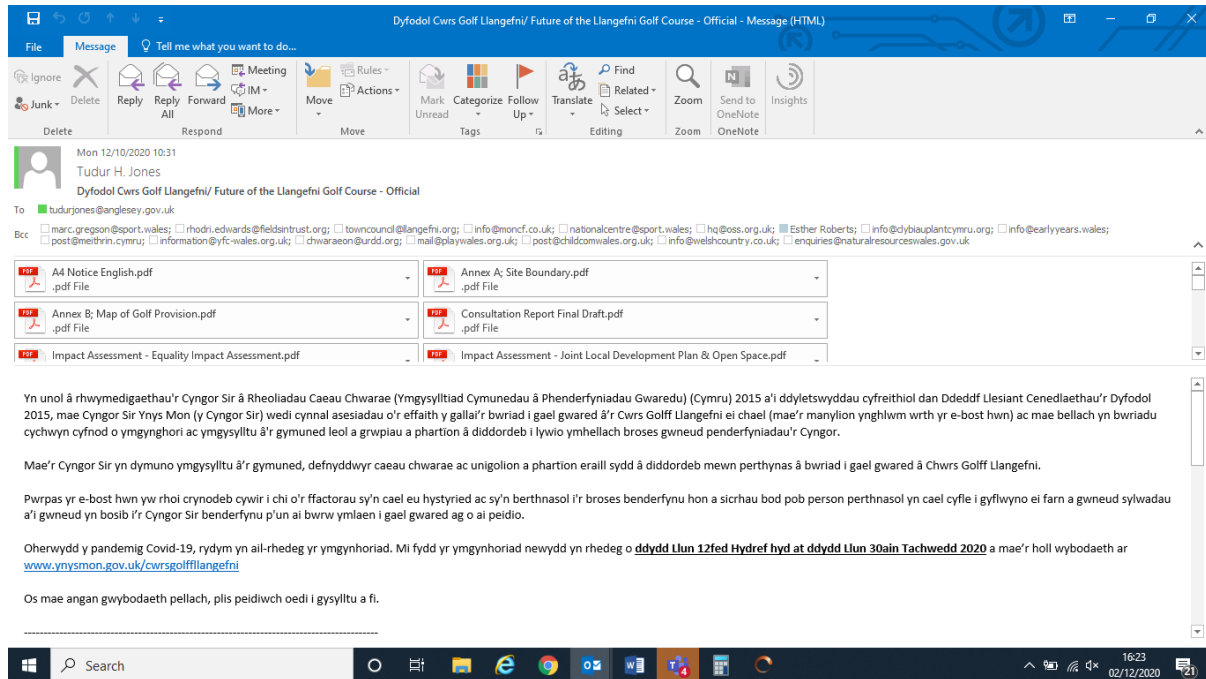
Below are only two examples of the adverts that were placed on social media



Annex F – Proof of Recorded Delivery Postage



Annex G – E-Mail Sent to Statutory Consultees



Annex H – E-Mail Sent as Requested

The screenshot shows an email client interface. The window title is "RE: Llangefni Golf Course - Message (HTML)". The ribbon includes "File", "Message", and "Tell me what you want to do...". The "Message" tab is active, showing options like Ignore, Delete, Reply, Reply All, Forward, Meeting, IM, More, Move, Actions, Mark Unread, Categorize, Follow Up, Translate, Find, Related, Select, Zoom, Send to OneNote, and Insights.

The email header shows it was received on "Fri 23/10/2020 12:59" from "Tudur H. Jones" with the subject "RE: Llangefni Golf Course". The recipient's name is redacted with a black box.

The email contains nine PDF attachments:

- A4 Notice English.pdf
- Annex A; Site Boundary.pdf
- Annex B; Map of Golf Provision.pdf
- Consultation Report Final Draft.pdf
- Impact Assessment - Equality Impact Assessment.pdf
- Impact Assessment - Joint Local Development Plan & Open Space.pdf
- Impact Assessment - Leisure Strategy.pdf
- Impact Assessment - Play Sufficiency Main Report.pdf
- Impact Assessment - Play Sufficiency Sports Development.pdf

The body of the email contains the following text:

Hi Nora,

As requested – please find all documents in English.

If after you've read the information and you'd like to take part in the consultation, the link is www.anglesey.gov.uk/llangefnigolfcourse

Please let me know if you require anything further.

Thanks
Tudur

From: N [redacted]
Sent: 23 October 2020 12:45
To: Tudur H. Jones <TudurJones@ynysmon.gov.uk>
Subject: RE: Llangefni Golf Course

The Windows taskbar at the bottom shows the search bar, task view, and several open applications. The system tray on the right shows the time as 16:24 on 02/12/2020.

DRAFT

Annex I – Impact Assessments

DRAFT