

**IN THE MATTER OF AN APPLICATION TO REGISTER LAND KNOWN AS ERW GOCH FIELD ADJOINING HAFAN Y WAUN, WAUNFAWR, ABERYSTWYTH SY23 3AY AS A TOWN OR VILLAGE GREEN UNDER SECTION 15(2) COMMONS ACT 2006**

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**INSPECTOR'S REPORT ON PRELIMINARY ISSUE:  
STATUTORY INCOMPATIBILITY**

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**INTRODUCTION**

1. I have been appointed by Ceredigion County Council, in its capacity as commons registration authority under the Commons Registration Act 1965 and the Commons Act 2006 (“the Registration Authority”), to act as an independent assessor (“the Inspector”) in respect of an application (“the Application”) dated 24 February 2021 by Ms Sian Elin Richards (“the Applicant”) to register land known as Erw Goch Field adjoining Hafan Y Waun, Waunfawr, Aberystwyth SY23 3AY (“the Application Land”) as a Town or Village Green (“TVG”) under section 15(2) of the Commons Act 2006.
2. On 20 October 2022 the Registration Authority (via Full Council) made a resolution (“the Resolution”) as follows:

*“(a) To authorise the independent barrister assessor to consider as a preliminary issue, and by way of written representations (unless the barrister subsequently considers that a hearing or inquiry would be more appropriate), whether the doctrine of statutory incompatibility prevents registration of the Land as a Town or Village Green;*

*(b) To authorise the independent barrister assessor to write a report setting out her recommendation as to whether the Landowner’s statutory incompatibility defence succeeds. The report is to be shared with the parties, and made publicly available;*

*(c) That if the independent barrister assessor’s report referred to at (b) advises that the statutory incompatibility defence succeeds, such that recommendation made to the Registration Authority is that it should not register the Land as a Town or Village Green, that the Application shall at that stage be considered by the Registration Authority for decision;*

*(d) That if the independent barrister assessor’s report referred to at (b) advises that the statutory incompatibility defence fails, she shall go on to hold a public inquiry to examine the remaining issues.*

*(e) That following the public inquiry, the independent barrister assessor shall provide the Registration Authority with a report which sets out her analysis of the evidence and recommendation as to whether the Land should be registered as a Town or Village Green. The Application shall then be considered by the Registration Authority for decision.”*

3. On 13 December 2022 I issued a procedural note in which I set out that, in accordance with the Resolution, I have decided to deal with the question of statutory incompatibility (i.e. whether TVG use is incompatible with the statutory purposes for which the Application Land was acquired and held) as a preliminary issue to be dealt with by way of written representations. Accordingly, on 13 December 2022 I invited further written representations on this subject.
4. I have now considered all the representations and supporting evidence relevant to statutory incompatibility and this document comprises my findings and recommendation in respect of this issue.
5. In reaching my conclusions, I have had regard to the following representations (and the supporting evidence to which they refer):
  - (a) Original objection from Ceredigion County Council in its capacity as landowner of the Application Land (“the Landowner”) dated 28 September 2021;
  - (b) Response from the Applicant dated 16 February 2022;
  - (c) Further representations from the Applicant (undated);
  - (d) Further representations from the Landowner dated 20 February 2023;
  - (e) Comments from the Landowner dated 24 March 2023 on the representations of the Applicant (item (c) above).<sup>1</sup>

## **STATUTORY INCOMPATIBILITY**

### **Legal principles**

6. As per the Supreme Court decisions of R (Newhaven Port and Properties Ltd) v East Sussex County Council [2015] UKSC 7 (“Newhaven”) and R (Lancashire County Council) v Secretary of State for the Environment, Food and Rural Affairs [2019] UKSC 58 (“Lancashire”), the statutory incompatibility doctrine prevents the registration of land as a TVG in certain circumstances. In other words, if statutory incompatibility is made out, it is a complete defence to a TVG application.

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<sup>1</sup> In addition, I read the representations of Mr Ken Milve submitted on 17 December 2022. However, since these do not relate to the question of statutory incompatibility I have not taken them into account at this stage.

7. As for the relevant test, statutory incompatibility will arise where there is an incompatibility between the statutory purposes for which the relevant land is held and the use of that land as a TVG (Lancashire at [50] and [55]). More specifically, the test *“is not whether the land has been allocated by statute itself for particular statutory purposes, but whether it has been acquired for such purposes (compulsorily or by agreement) and is for the time-being so held”* (Lancashire at [56]).
8. Importantly, it does not matter whether the relevant land is actually being used for the statutory purposes relied on – statutory incompatibility will be made out where a landowner shows that the land is being held for the relevant purposes (Newhaven at [96] and Lancashire at [65] and [68]).
9. Given the parallels between the facts of this case and Lancashire, it is helpful to consider the Supreme Court’s approach in Lancashire in further detail.
10. First, the Lancashire judgment is instructive in that the Supreme Court considered how the Inspector and the lower courts in that case approached the question of whether the Lancashire land was held for educational purposes and the evidential basis for this (at [22]-[35]).
11. The primary evidence before the Inspector in this regard was various conveyancing documents. These did not record the purpose for which the land was acquired but included endorsements (e.g. “Recorded in the books of the Ministry of Education under section 87(3) of the Education Act 1944” in respect of one conveyance and “Education Lancaster Graves County Secondary School” in respect of another). However, the Inspector declined to find that the Lancashire land was acquired and held for educational purposes in circumstances where there was no council resolution authorising the purchase of the land for education purposes or for the appropriation of the land to educational purposes. The Supreme Court found that this was an error, and that in the absence of evidence to the contrary (the standard of proof being the balance of probabilities), it should have been inferred that the land was acquired for educational purposes. In this regard, the Supreme Court endorsed the observations of Ouseley J in the High Court that the presumption of regularity meant it could be inferred that resolutions had been made to authorise the acquisitions but that these could no longer

be found due to the passing of time. As such, it was more likely than not that the Lancashire land had been acquired for educational purposes.

12. Secondly, the Supreme Court’s reasoning for finding an incompatibility between educational purposes and TVG use is also instructive. In essence, they found the two uses to be inherently incompatible. This was explained as follows:

*“First, so far as concerns the use of Area B as a school playing field, that use engages the statutory duties of LCC in relation to safeguarding children on land used for education purposes. LCC has to ensure that children can play safely, protected from strangers and from risks to health from dog mess. The rights claimed pursuant to the registration of the land as a town or village green are incompatible with the statutory regime under which such use of Area B takes place. Secondly, however, and more generally, such rights are incompatible with the use of any of Areas A, B, C or D for education purposes, including for example construction of new school buildings or playing fields. It is not necessary for LCC to show that they are currently being used for such purposes, only that they are held for such statutory purposes”* (at [65]) (emphasis added).

13. Drawing on the principles above, it seems to me that there are essentially three questions that I need to consider in this case:

- (i) For what, if any, statutory purpose(s) was the Application Land acquired?
- (ii) For what, if any, statutory purpose(s) has the Application Land been held for since it was acquired?
- (iii) If the Application Land was acquired and continues to be held for statutory purposes, are those purposes inconsistent with TVG use?

14. At this juncture I also address the point that in her representations the Applicant questions aspects of the Supreme Court’s decision in Lancashire based on the dissenting judgments of Lord Wilson and the partly dissenting judgment of Lady Arden, as well as the Court of Appeal’s decision in that case. However, these alternative analyses are not an accurate statement of the law – it is the *ratio* of the Supreme Court’s decision in Lancashire (i.e. the majority judgment) that I am to apply.

### **The evidence**

15. The Landowner has searched its archives and provided a pack of evidence, summarised in a chronology, relating to the purposes for which the Application Land was acquired

and held. I have appended the chronology to this report but I summarise the key aspects of this evidence below.<sup>2</sup>

- (a) On 17 March 1965, there was discussion by the Joint Buildings Committee of the Ceredigion County Council's predecessor authority, Cardiganshire County Council, of the acquisition of Erw Goch Land as the site for a new Secondary School – Ardwyn Grammar School – and it was resolved that the matter be referred to the Education Committee for a decision (Tab 1). Also on 17 March 1965, the Education Committee resolved “to authorise the Clerk of the County Council to ask the District Valuer to negotiate for the purchase of the site” (Tab 2). The Joint Buildings Committee minutes of 8 April 1965 record “The Deputy Clerk reported that the Education Committee had agreed to purchase approximately sixteen acres of land at Erwgoch, Waun Fawr, and contracts had been exchanged” (Tab 4).
- (b) A conveyance (Tab A) dated 29 June 1965 provides for the transfer of “16.250 acres of land or thereabouts being parts of the farm and lands of Erwgoch Waunfawr Aberystwyth” to Cardiganshire County Council. The back page of the conveyance states “New Site for Ardwyn Grammar School” and the plan records “proposed site for new Ardwyn Grammar School at Erw-Goch”.
- (c) The minutes of the Joint Buildings Committee of 31 January 1966 (Tab 6) report on a letter from the department of Education and Science referring to a loan from the Welsh Office to Cardiganshire County Council in relation to Erw Goch.
- (d) The minutes of the Joint Building Committee of 21 April 1966 (Tab 7) record that a sale of a strip of land connecting the Dinas and Erw Goch sites had been agreed, and the relevant conveyance is dated 31 May 1968 (Tab B). This strip of land does not overlap with the Application Land.
- (e) In the late 1960s minutes from the Higher Education Committee and Education Joint Building Committee record discussions about the possibility of using Erw Goch as a playing field for both Ardwyn and Dinas schools.
- (f) In 1969 the Education Joint Building Committee resolved to re-let part of Erw Goch for grazing (Tab 14 and 17) and to authorise children to use part of Erw Goch for recreation (Tab 17) and local residents to use part of it as a football field (Tab 18).

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<sup>2</sup> The tab references correspond to the tabs accompanying the Council's objection of 28 September 2021.

- (g) In 1971 the Education Estates Committee resolved to approve “the letting of Erw Goch land to the Welsh Agricultural College on a temporary basis until such time as it was required for other educational purposes” (Tab 25).
- (h) Later in 1971 consideration was given to implementing an interim scheme of two tier reorganisation with the ultimate aim of providing a campus comprising a unitary comprehensive school and a bilingual secondary school sharing certain facilities at Erw Goch (Tab 26, Tab 27). Consideration of facilities at Erw Goch to support a new comprehensive school continued in the early 1970s (Tab 28, Tab 29, Tab 30, Tab 31).
- (i) On 12 June 1985 the (now named) Dyfed County Council resolved to lease Erw Goch to Ceredigion District Council for community playing fields. This was on the basis that: “it was not envisaged that this land would be developed as a replacement school for Penweddig for at least seven years” (Tab 34). The lease in question is dated 29 September 1987 and contains an express covenant on the part of the District Council: “To use the premises for the purpose of the community area for the local community with such sporting and other events as may be required, sporting events to be held as and when ground conditions permit and for no other purpose whatsoever”.
- (j) On 8 February 2005 the Cabinet of the (now named) Ceredigion County Council resolved to grant a 99 year lease of the eastern portion of Erw Goch fields (“the Care Home Land”) to MHA Care for the provision of a care home for people with dementia. Based on the current maps that have been submitted of the Application Land and its immediate area, it seems this care home was subsequently provided. There is no evidence of any formal appropriation of this eastern portion (despite the apparent change in use taking place relatively recently). However and in any event, it is clear from the Application map and the plan appended to the Landowner’s objection of 28 September 2021 that the Care Home Land does not overlap with the Application Land.
- (k) On 23 October 2012 Ceredigion County Council’s Cabinet declined a request from Erw Goch farmhouse to purchase part of Erw Goch as extension to the farmhouse’s garden (Tab 41) and on 1 April 2014 the Cabinet declined a request from the Waunfawr Community Garden and Allotment Association to lease the entire site and instead offered a lease of a smaller area of Erw Goch (Tab 43) “[t]o safeguard the risk of losing the development potential” of the wider land (which had been

allocated for development – residential development and open spaces via site H303 – in the recently adopted Local Development Plan). The Landowner’s representations of 20 February 2023 explain that the allotment scheme did not in fact end up progressing.

### **Inspector’s analysis**

#### Issue (i:) For what, if any, statutory purpose(s) was the Application Land acquired?

16. In my view the evidence points clearly to the Application Land having been acquired for educational purposes. This conclusion is based in particular on the conveyance from 29 June 1965 which records expressly that the land being transferred to Cardigan County Council (which includes all of the Application Land) is the “New Site for Ardwyn Grammar School”, and which the conveyance plan further records is the “proposed site for new Ardwyn Grammar School at Erw-Goch”.
17. My conclusion is also supported by the wider context. This includes, in particular, that the contemporaneous Cardigan County Council records show that it was the decision of the Education Committee to purchase the land that is the subject of the 1965 conveyance, and this decision was made in the context of discussions about the land being required for a new secondary school.
18. As such, even though there are no formal decision of Cardigan County Council that the land that is the subject of the 1965 conveyance was acquired or appropriated for educational purposes, the acquisition of this land for educational purposes is the obvious inference from the available evidence (especially in circumstances where there is no evidence before me that indicates otherwise).
19. I also observe that there is no dispute between the parties that the Application Land was acquired for educational purposes. Specifically, the Applicant and the Landowner agree that the Application Land was acquired for educational purposes – the dispute is whether the Application Land continued to be held for educational purposes (I consider this below).<sup>3</sup>

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<sup>3</sup> See para 2.2 of the Applicant’s second set of representations (undated) on statutory incompatibility.

20. I therefore conclude that on the balance of probabilities the Application Land was acquired for educational purposes.

Issue (ii): For what, if any, statutory purpose(s) has the Application Land been held for since it was acquired?

21. As per Lancashire, it does not matter whether the Application Land was actually used for educational purposes. Rather, what matters is whether it continued to be held for educational purposes (having been acquired for educational purposes in 1965).

22. It seems to me that starting point is that there is no evidence of any formal reappropriation to another purpose of any of the Application Land. Nonetheless, I have considered points in the history of the Application Land where it could potentially be said that re-appropriation should somehow be inferred. These include the following:

(a) In relation to the lease of Erw Goch fields to Ceredigion District Council for community playing fields in 1985, this was on the express basis that use as playing fields only (controlled by a covenant in the lease) was acceptable given “it was not envisaged that this land would be developed as a replacement school for Penweddig for at least seven years”. In those circumstances it is not surprising that there was no formal reappropriation. That is because Dyfed County Council at that stage still envisaged the possibility of using the land for a school in future (just not in the next seven years).

(b) As for the grant of a lease of the Care Home Land in 2005, in this regard there would seem to be an obvious change in the purpose for which the Care Home Land was held, and one would therefore expect to see a corresponding reappropriation decision. However, the absence of such a decision (and the implications for statutory incompatibility) is irrelevant given that the Care Home Land does not overlap with the Application Land. In other words, even if it could be said that the *Care Home Land* ceased to be held for educational purposes at some point in the mid 2000s, this does not indicate in any way that the *Application Land* ceased to be held for educational purposes.



- (c) As for the offer of a lease in 2012 of part of the Application Land to the Waun Fawr Community Garden and Allotment Association, even if it could be said that change to allotment use somehow implied a change in the purpose for which that parcel of the Application Land was held, the Landowner’s representation of 20 February 2023 explains: “The allotment scheme did not progress and there was therefore no need for any appropriation”. In circumstances where the allotment scheme was not taken forward, it is indeed unsurprising that there was no reappropriation decision (such a decision not being necessary).
- (d) In her representations<sup>4</sup> the Applicant places considerable weight on: (i) the Council’s decision: (i) to allocate part of the Application Land for development in the Local Development Plan (adopted in 2013); (ii) the recommendation of an officer of Ceredigion County Council to Planning Committee members on 28 July 2021 to grant planning permission (application A201067) for development<sup>5</sup> on part of the Application Land. Essentially, the Applicant’s argument seems to be that one or both of these decisions/actions changed the purpose for which the Application Land is held (presumably from educational purposes to planning and/or housing purposes). However, there are specific statutory arrangements that govern the reappropriation of land held by local authorities, and there is no evidence that these were followed here; the allocation of land for residential development in a development plan and/or the grant of planning permission (not that permission was in any event granted in this instance<sup>6</sup>) do not in themselves mean that reappropriation has taken place. Indeed, it is not surprising that no formal reappropriation seems to have occurred at this stage given there is no requirement (and notably the Applicant does not identify any specific legal requirement in this regard) for local authority owned land to be appropriated to planning/housing purposes before it may lawfully be allocated in a development plan for residential

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<sup>4</sup> The Applicant’s second set of representations on statutory incompatibility (undated).

<sup>5</sup> “Hybrid planning application comprising: A) Outline planning application with all matters reserved (except those included in full application below) for residential development to be developed in phases and associated works; B) Full application for residential development and associated works including public open space/play provision, a new spine road from Cefnesgair to Waunfawr Road, engineering and drainage arrangements, ecological mitigation, landscaping and associated works”.

<sup>6</sup> According to the relevant page of Ceredigion County Council’s website, the minutes from the Planning Committee’s meeting of 28 July 2021 provide that the decision was (in so far as relevant): “To DEFER determination of the application in order to receive the resolution of the Village Green application prior to considering this planning application”.

development or have planning permission granted for residential development. Rather, as set out in para 2.7 of the Landowner's representation of 24 March 2023: "If planning permission were granted for an incompatible purpose (e.g. residential), then the land would need to be appropriated to that purpose for the scheme to be delivered."

23. More generally, the Applicant also argues that the Application Land is no longer required for educational purposes (given there is no longer any intention to deliver a school at that location). While that seems to be the case, it does not mean that the purpose for which the Application Land is held as a matter of law has changed (the relevant statutory process for reappropriation would need to be followed). Rather, that the Application Land is no longer required for educational purposes simply explains why the option of reappropriation from education to another purpose is available.

24. Having considered the evidence, I therefore conclude on the balance of probabilities that, having been acquired for educational purposes in 1965, the Application Land has then continued to be held for educational purposes.

Issue (iii): If the Land was acquired and continues to be held for statutory purposes, are those purposes inconsistent with TVG use?

25. Having concluded that the Application Land was acquired for and continues to be held for educational purposes, the next question is whether these educational purposes are incompatible with TVG use.

26. It seems to me that the Supreme Court's decision in Lancashire provides the answer to this. That is because the Supreme Court found that educational purposes (including for example the construction of new school buildings or the provision of playing fields) are inherently incompatible with TVG use (Lancashire at [65]). That conclusion is equally applicable here.

## **OVERALL CONCLUSION**

27. For the reasons given above, I conclude that the statutory incompatibility defence is made out. My recommendation to the Registration Authority is therefore that it must refuse the Application.

**KATHERINE BARNES**

**8 June 2023**

**39 Essex Chambers**

## Appendix 1

### Land at Erw Goch Fields, Waunfawr, Aberystwyth

TVG Application Ref: LA 1651/LEH

#### Chronology of Council Minutes

BUNDLE TAB	DATE	COMMITTEE	SUMMARY
1	17/03/1965	Joint Buildings	Discussion of acquisition of Erw Goch site for new Ardwyn school. Referred to Education Committee for decision.
2	17/03/1965	Education	Resolution to authorise negotiation for the purchase of the Erw Goch land.
3	31/03/1965	Special Education	Discussion over part of the site not being available for sale but other land offered in substitution. A sub-committee is to be convened on site.
4	08/04/1965	Joint Buildings	Reported that Education Committee had agreed to buy Erw Goch and contracts exchanged. Owner requests to graze land until end Sept 1965.
5	27/05/1965	Education Joint Buildings	Discussion over prior to preparing sketch plans for the new Ardwyn school, consideration should be given to the circular from the Department of Education and Science on plans for Secondary Education.
<b>A</b>	<b>Conveyance dated 29 June 1965 between (1) Hugh Hughes Davies and (2) Richard Stanley Davies and William Trevor Davies to (3) Cardiganshire County Council</b>		
6	13/01/1966	Education Joint Buildings	Reporting on the loan from the Welsh Office in respect of the Erw Goch land.
7	21/04/1966	Education Joint Buildings	Approving the purchase amount for a piece of land connecting Dinas and Erw Goch.
8	29/09/1966	Education Joint Buildings	Request from Mr Howells who rents the Erw Goch site for a guarantee on an extension to the term. No guarantee given but will consider a re-letting at the end of the term.
<b>B</b>	<b>Conveyance dated 31 May 1968 between (1) Brickworth Developments Limited to (2) Cardiganshire County Council</b>		
9	03/07/1968	Higher Education	Resolution that the possibility of preparing the Erw Goch fields for use by both Ardwyn and Dinas schools be investigated.

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10	11/07/1968	Education Joint Buildings	Deferral of decision on re-letting the fields pending report on the Higher Education Committee resolution on 03/07/1968.
11	21/10/1968	Education Joint Buildings	Received report on the issue of a notice to the Electricity Board to remove pylons at Erw Goch following the request from Ardwyn Governors.
12	04/12/1968	Education Joint Buildings	Report on gas mains and electricity cables at the site.
13	29/01/1969	Education Joint Buildings	Report on easement to the Gas Board.
14	20/03/1969	Education Joint Buildings	Report on deferring a decision on re-letting as the Committee has approved use of the fields by Dinas and Ardwyn. Also report on electricity lines at site.
15	26/06/1969	Education Joint Buildings	Report on use of part of site by Dinas and Ardwyn and to re-let the remainder.
16	27/08/1969	Education Joint Buildings	Resolution not to extend the term of the grazing letting and to defer a decision on advertising the land for grazing at present. Sub-committee will meet shortly regarding future use of site.
17	25/09/1969	Education Joint Buildings	Report authorising the use of part of the field by the children of Waunfawr and also for the remainder of the field to be let out for grazing.
18	29/08/1969	Education Joint Buildings – Meetings of Sub-committees	Resolution to grant use of part of the Erw Goch fields to Waunfawr residents as a football field.
19	16/10/1969	Education Joint Buildings	Resolution of tidying of hedge and also letting out of part of Erw Goch for grazing.
20	12/11/1969	Education Joint Buildings	Expediting hedge works and also that the Committee will inform Highways that it will allow some land for highways widening purposes.
21	16/01/1970	Education Joint Buildings	Resolved to allow the football team use of alternative part of Erw Goch due to field being water-logged.
22	26/03/1970	Education Joint Buildings	Resolution in principle to allow football team to erect portable hut subject to comments of the tenant.

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23	27/05/1970	Education Estates Committee	Resolution to grant erection of hut as tenant has no objection.
24	14/10/1970	Education Estates	Resolution approving size of hut erected.
25	14/04/1971	Education Estates	Resolution approving letting of Erw Goch fields to Welsh Agricultural College on temporary basis.
26	29/04/1971	Development Committee	Resolution to recommend Education Committee to take steps to implement interim scheme of two tier reorganisation side by side with establishing a bilingual secondary school, and that the ultimate aim should be a campus comprising a unitary comprehensive school and a bilingual secondary school sharing certain facilities on the Erw Goch site. Further resolved that details be investigated and a further meeting held.
27	21/09/1971	Development Committee	Resolution to receive report of Deputy Director on steps taken to implement interim scheme of two tier reorganisation and a bilingual school within the campus of the Erw Goch site. And to authorise officers to issue Section 13 Notices.
28	14/06/1972	Estates Committee	Resolution that the Director of Education should take up the matter of building a Youth Wing adjacent to the comprehensive school on the Erw Goch/Dinas Site with the Department of Education and Science.
29	12/07/1972	Estates Committee	Resolved to recommend the project to build a Youth Wing adjacent to the school on the Erw Goch/Dinas site be given priority in the 1973/4 Locally Determined Pool Allocation.
30	07/02/1973	Special Education	Resolution to refer to Estates Committee request to transfer land from Erw Goch to new comprehensive school.
31	14/02/1973	Education Estates	Resolution for a sub-committee to meet Aberystwyth Rural District Council to discuss use of the Erw Goch fields for recreational purposes. Also separate minute resolving to transfer land at Erw Goch to new Comprehensive School.
32	14/03/1973	Estates Committee	Resolved that request for the erection of a sectional timber building at Waunfawr to be

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			considered in conjunction with the request made by the Rural District Council for recreational facilities on the Erw Goch land.
33	14/11/1973	Estates Committee	Resolution in relation to development of Erw Goch Playing Fields – resolved to await a detailed report on costs, finance the Sports Hall from the Locally Determined Pool, thank Aberystwyth R.D.C for their offer of financial contribution and to confirm County Architect's action in arranging removal of all hedges.
34	12/06/1985	Education Committee - Development and Finance Sub-Committee	Resolution to lease Erw Goch fields to Ceredigion District Council for use as community playing fields. Confirmed that the land would not be redeveloped as a replacement school for Penweddig for at least 7 years.
35	01/04/1987	Education Committee - Development and Finance Sub-Committee	Report showing the lease to Ceredigion District Council in progress.
36	18/09/1986	Policy & Resources Committee – Estates Sub-Committee	(Minute 3.5) Approval of terms to lease Erw Goch fields to Ceredigion District Council for use as an amenity area for the local community.
<b>C</b>	<b>Lease dated 29 September 1987 between (1) Dyfed County Council and (2) Ceredigion District Council</b>		
37	01/04/1992	Policy & Resources Committee – Finance & Property Sub-Committee	Resolution to approve rent review terms of lease to Ceredigion District Council.
38	08/02/2005	Report to Cabinet	Cabinet Report regarding the proposed dementia care facility on part of Erw Goch fields.
39	08/02/2005	Cabinet	(Minute C326) Resolution to grant lease of part of Erw Goch to a care home provider with a further report to be brought back regarding rental amount.
40	05/07/2005	Cabinet	(Minute C78) Resolution to waive rental component of Hafan Y Waun care home lease and that the service provider submits infrastructure costs to the Council.

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See Tab 42	23/10/2012	Cabinet	Report regarding the request by Waunfawr Community Garden and Allotment Association to lease Erw Goch and also a request from the owner of Erw Goch Farmhouse to acquire the same land.
41	23/10/2012	Cabinet	(Minute C186) Resolved to defer consideration of a request by Waunfawr Community Garden and Allotment Association pending further investigation and also to decline the request from Erw Goch farmhouse.
42	01/04/2014	Cabinet	A further report on the request by Waunfawr Community Garden and Allotment Association to lease Erw Goch (also containing initial Report to Cabinet dated 23 <sup>rd</sup> October 2012).
43	01/04/2014	Cabinet	(Minute C350) Resolved to decline request from Waunfawr Community Garden and Allotment Association to lease the entire site and to offer a lease of a smaller area of Erw Goch.