

KIDWELLY TOWN COUNCIL

13th JANUARY 2009

At a Meeting of the **ESTATES COMMITTEE** held at Burns, Kidwelly on Tuesday, 13th January 2009.

Present:-	Councillor	R.Davies (in Chair)
	Town Mayor	A.M.Coles
	Deputy Mayor	H.Gilasbey
	Councillors:	J.Gilasbey, J.Lane, K.Davies, F.Burke-Lloyd, T.Burns, T Finch, G.G.Jones, F.Stevens
	Town Clerk	M. MacDonald
	Estates Manager	Richard Roberts
	Project Manager	Maria Rocke
	Town Secretary	A Padgett
	Translator	L. Kirkham-Jones
Apologies:	Councillors:	D.Jones, P.ap Ioan

Matters arising from the Estates Committee Meeting of 9th December 2008

493 MAINTENANCE OF BUILDINGS, MOBILE PLANT AND MACHINERY

Council Office Maintenance and Development

Dawsons, Valuers and Estate Agents, have been engaged to market the offices and assess interest. A lorry caused damage to the corner of the Council Office building. This incident is subject to an insurance claim.

494 MYNYDDYGARREG MOUNTAIN

1. Use of Quad Bikes

Mr D.Gower wishes to form a biker's group for young people. He would like to rent land from the Town Council and issue permits to use bikes within specified areas. A suitable parcel of land has been identified. Concern was expressed as to the lack of information available which would assist members to progress this matter. It was proposed that a scheme be piloted for a year.

The Byways Officer of the County Council has agreed to assist in legal and health & safety issues involved and will investigate the possibility of grant funding. The Countryside Council for Wales will monitor the impact on the environment. The Estates Manager will co-ordinate with these bodies and will prepare a list of requirements for management of the track to be included in the lease. He will also investigate planning issues and report progress at the next meeting of the Estates Committee on 10th February 2009. The organisers will carry out a risk assessment, prepare appropriate signage and a disclaimer for the Council. They will also be responsible for managing the site once the license has been granted.

A previous decision to open the track to residents of both Mynyddgarreg and Kidwelly was reconsidered. Demand for the track is expected to be high. It was suggested that usage be restricted to those of Mynyddgarreg able to access the site without the need for vehicles transporting the bikes. This matter will be considered further at Full Council on 3rd February 2009.

2. Management of the mountain

On 9th December 2009 it was **RESOLVED** to fence part of the lane to Llyn Fawr near the quarry. This would prevent quad bikes accessing both the quarry and the mountain. Quotes for £960 and £820+VAT had been received. A kissing gate would not be installed. A gap in the fence would be made for pedestrians.

The appropriateness of the fencing was reconsidered. This matter was referred to Full Council on 3rd February 2009.

495 LAND OPPOSITE THE OLD COACH HOUSE

The Town Council have requested that the small parcel of land opposite the Old Coach House be transferred from the ownership of the County Council to itself. Replacing the existing small hedge with planting which is more easily maintained will be considered. Concerns over the poor state of maintenance of this area have been received from residents. The Estates Manager will contact the County Council's Asset Management and Street Scene departments to resolve these issues.

Mr Colwill, of Alstred Street, Kidwelly, has been informed that the Council would be prepared to sell a parcel of land to enable him to create a single width drive providing that he bear the costs of valuation and legal fees. However, documents examined have revealed a restrictive covenant which states that the land has to be used for the benefit of the community. County Councillor will investigate whether the County Council will amend this covenant to enable Mr Colwill to purchase a small part of this land.

496 GENERAL MAINTENANCE REQUIREMENTS OF ESTATES FACILITIES

By Pass

The Town Clerk and Councillor R.Davies met with Mr Snaith, Carmarthenshire County Council on 18th September 2008. He indicated that the County Council would undertake only minimal roadside maintenance of the banks that line the By Pass and the roundabouts. He could, however, consider the planting at the Parc y Bocs roundabout. The upkeep of the gateway walls was also discussed as they are being overgrown with plants. Mr Snaith did not consider this would damage their structure. The Town Clerk will now agree the final invoice with Blakedown Landscapes.

Cemetery

[1] Townend Landscapes has provided further drawings and specifications. An information pack and proposals for future development will be prepared by the Estates Manager.

[3] The Estates Manager and the Chair of Estates Committee inspected the memorial stones which still require attention. A list of possible persons responsible for the upkeep of the graves has been drawn up. Further letters have been sent to relatives who have not yet arranged for repairs and inform them of the need to engage stonemasons to make the memorials secure. If no response to the second request is received, notices stating the intention of the Council to lay flat the unsafe stones will be placed in the Cemetery, in the Council office window and in the newspaper. It was reported that a further four memorial stones have now been secured. It was noted that some new memorial stones are out of alignment. This will be rectified.

Street Furniture

The County Council has been requested to provide a bench at the park near Parc Pendre.

497 FLOOD DAMAGE TO LLYN FAWR – IN CAMERA

Lynda Kirkham-Jones left the room. Emergency drainage work has been carried out to protect the property from further damage. The Estates Manager will monitor the situation to ensure that this remains effective. Further steps have been taken to resolve the legal issues involving the tenancy, the subsequent reinstatement work to the mountain and the recovery of the costs incurred. The Estates Manager will padlock the gates to GL16 and draw up a plan for future use of this land.

498 CORRESPONDENCE – JUNE 2007

Gomer Williams / Carmarthenshire County Council	The County Council have requested that the Town Council complete the conveyancing of land at Garden Cottage, Kidwelly. The Town Clerk has instructed Council's solicitors to proceed with completion of the transaction. A progress report will be requested as a matter of urgency.
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499 COUNCIL WORKMAN

The Council workman has been made redundant. Note and **Close** this item.

500 QUAY STEERING GROUP

The steering group will consider a possible extension of the canal and the opening of the sluice gates. The location of the wheel to open the sluice gate will be investigated. Councillor R. Davies was appointed Council representative on the steering committee. The steering group requested that the Town Council give authority for it to carry out a programme of regeneration. Implications, such as public liability in case of accidents, will be investigated. Permission to work at the canal will not be given until liability issues are resolved.

501 COEDBACH BIOMASS PLANT

Councillors Burke-Lloyd and H.Gilasbey declared an interest. Two members of the Coedbach Action Group provided information relating to the development of the Biomass plant, its impact on the environment and implications for Kidwelly. The Town Clerk will write to the County Council expressing concern over the Health Impact Assessment that is under consideration.

502 COUNCIL OFFICES

A meeting of the Relocation Steering Group was held on 8th January 2009. The Project Officer requested that a list of priority requirements for Phase 2 be submitted for consideration by the architect. It was reported that applications for planning permission for the lift and portacabins are progressing. The flood risk assessment has been received. The report from the District Valuer was considered and observations on its content were made.

503 LOCAL GOVERNMENT OMBUDSMAN – COMPLAINT – IN CAMERA

The Local Government Ombudsman has received a complaint regarding the conduct of business over the sale of Council land known as A4. A report has been sent to the ombudsman outlining the events that have taken place. A plan of the area concerned was circulated to Councillors.

504 COAL YARD – PEMBREY ROAD – IN CAMERA

Councillors T.Burns and R. Davies left the room . A request from Williams- the Coal Yard, Pembrey Road, to assign his lease has been received and is under consideration.

505 CORRESPONDENCE – SEPTEMBER 2008

5	A M & H P John	A request to purchase land at Horeb Road, GL27 has been received. The District Valuer will visit the site on 14 th January 2009 and prepare an assessment of the options for future use of the land.
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506 ANY OTHER BUSINESS – NOVEMBER 2008

1. Overhanging trees at Ger y Gwendraeth

The Estates Manager will investigate ownership of this area of land with a view to arranging the lopping of the overhanging trees. He reported that the hedge opposite Hillfield Villas had been cut back. The tenant is to reimburse the Town Council for the expense.

507 CORRESPONDENCE – DECEMBER 2008

1.	Mrs Lesley Lewis	Mrs Lewis has requested to purchase the land she currently leases from the Town Council (GL23). The Council will review its policies on land management at the Policy & Strategy Committee meeting on 20 th January 2009.
2.	Mrs Tegwen Burns	Mrs Burns has requested an extension to the lease she holds on land known as GL1. The Council will review its policies on land management at the Policy & Strategy Committee meeting on 20 th January 2009.

508 ANY OTHER BUSINESS – DECEMBER 2008

It was reported that a parcel of land near Mynyddygarreg Hall was overgrown. The Estates Manager will carry out a Land Registry search to try to ascertain ownership.

509 TENDERS

GL 25 – Land near Commissioner’s Bridge

It was **RESOLVED** to accept an offer of £2500 for a three year tenancy.

Note and **Close** this item.

510 PLANNING

Planning Applications

REF	TYPE	PROPOSED DEVELOPMENT	LOCATION	APPLICANT
S/20355	Full planning	2 storey extension on side of house, rear facing windows upstairs	41 Water Street, Kidwelly	Mr Matthew Potter
S/20402	Full planning	Erection of detached garage	Rose Villa, Kingswood, Kidwelly	Mr Geoffrey Wallis
S/20452	Full Planning	Single storey rear extension	48 Morfa Maen, Kidwelly	Mr David Williams

Planning outcomes

S/20083	2 detached dwellings	43 Ferry Road, Kidwelly	Mr Guy Newton	Granted 27.11.08
S/20247	4 bedroom house	6 The Old Forge, Monksford Street, Kidwelly	Mr Paul Hartnol	Granted 16.12.08
S/20185	Change of use from bar to retail unit	Saltrock, 11 Causeway Street, Kidwelly	Octavia Estates Ltd	Refused 18.12.08

No observations were made on these applications.

Note and **close** this item.

511 CORESPONDENCE – JANUARY 2009

1	Carmarthenshire County Council	Notification has been received of the diversion of Byway 11/3 at Caeffynnon, Kidwelly. Note and Close this item.
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512 ANY OTHER BUSINESS – JANUARY 2009

1. Public attending meetings

It was noted that, in order to retain an objective viewpoint on issues brought before the Town Council, opportunity should be given to all interested parties to contribute to the debate. Lobbying groups should be requested to put their views in writing for consideration. Note and **Close** this item.

2. Trees at Llyn Fawr Lane

The tenant of GL19 has cut down 2 trees. The Estates Manager has informed the tenant that the cutting of trees is prohibited in the lease. He will monitor the situation so that no further trees are cut.

KIDWELLY TOWN COUNCIL

10th FEBRUARY 2009

At a Meeting of the **ESTATES COMMITTEE** held at Burns, Kidwelly on Tuesday, 10th February 2009.

Present:-	Councillor	R.Davies (in Chair)
	Town Mayor	A.M.Coles
	Deputy Mayor	H.Gilasbey
	Councillors:	J.Gilasbey, J.Lane, K.Davies, F.Burke-Lloyd, T.Burns, T Finch,
	Town Clerk	M. MacDonald
	Estates Manager	Richard Roberts
	Town Secretary	A Padgett
	Translator	L. Kirkham-Jones
Apologies:	Councillors:	D.Jones, G.G.Jones, F.Stevens, P.ap Ioan

Matters arising from the Estates Committee Meeting of 13th January 2009

552 MAINTENANCE OF BUILDINGS, MOBILE PLANT AND MACHINERY

Council Office Maintenance and Development

Dawsons, Valuers and Estate Agents, have been engaged to market the offices and assess interest. A lorry caused damage to the corner of the Council Office building. This incident is subject to an insurance claim.

553 MYNYDDYGARREG MOUNTAIN

1. Use of Quad Bikes

Mr D.Gower wishes to form a Biker's Group for young people. He would like to rent land from the Town Council and issue permits to use bikes within specified areas. A suitable parcel of land has been identified. A location plan will be sent to Gary Glenister, Planning Officer of the County Council, for his observations on the proposed site. The Estates Manager is to liaise with the organisers of the Biker's Group and prepare a lease while awaiting planning. Costs are to be borne by the organisers. It was **RESOLVED** to lease the area to the Biker's Group, who would be responsible for managing the track and the activities. The rental will be agreed after all arrangements are in place.

The Byways Officer of the County Council has agreed to assist in legal and health & safety issues involved and will investigate the possibility of grant funding. The Countryside Council for Wales will monitor the impact on the environment. The organisers will carry out a risk assessment, prepare appropriate signage and a disclaimer for the Council.

2. Management of the mountain

On 9th December 2009 it was **RESOLVED** to fence part of the lane to Llyn Fawr near the quarry. This would prevent quad bikes accessing both the quarry and the mountain. Quotes for £960 and £820+VAT had been received. A kissing gate would not be installed. A gap in the fence would be made for pedestrians. The appropriateness of the fencing was reconsidered. This matter was referred to Full Council on 3rd February 2009.

554 LAND OPPOSITE THE OLD COACH HOUSE

The Town Council have requested that the small parcel of land opposite the Old Coach House be transferred from the ownership of the County Council to itself. Replacing the existing small hedge with planting which is more easily maintained will be considered. Concerns over the poor state of maintenance

of this area have been received from residents. The Estates Manager will contact the County Council's Asset Management and Street Scene departments to resolve these issues.

Mr Colwill, of Alstred Street, Kidwelly, has been informed that the Council would be prepared to sell a parcel of land to enable him to create a single width drive providing that he bear the costs of valuation and legal fees. However, documents examined have revealed a restrictive covenant which states that the land has to be used for the benefit of the community. County Councillor will investigate whether the County Council will amend this covenant to enable Mr Colwill to purchase a small part of this land.

555 GENERAL MAINTENANCE REQUIREMENTS OF ESTATES FACILITIES

By Pass

The Town Clerk and Councillor R.Davies met with Mr Snaith, Carmarthenshire County Council on 18th September 2008. He indicated that the County Council would undertake only minimal roadside maintenance of the banks that line the By Pass and the roundabouts. He could, however, consider the planting at the Parc y Bocs roundabout. The upkeep of the gateway walls was also discussed as they are being overgrown with plants. Mr Snaith did not consider this would damage their structure. The Town Clerk will now agree the final invoice with Blakedown Landscapes.

Cemetery

[1] Townend Landscapes has provided further drawings and specifications. An information pack and proposals for future development will be prepared by the Estates Manager.

[3] The Estates Manager and the Chair of Estates Committee inspected the memorial stones which still require attention. A list of possible persons responsible for the upkeep of the graves has been drawn up. Further letters have been sent to relatives who have not yet arranged for repairs and inform them of the need to engage stonemasons to make the memorials secure. If no response to the second request is received, notices stating the intention of the Council to lay flat the unsafe stones will be placed in the Cemetery, in the Council office window and in the newspaper. It was reported that a further four memorial stones have now been secured. It was noted that some new memorial stones are out of alignment. This will be rectified.

Street Furniture

The County Council has been requested to provide a bench at the park near Parc Pendre.

556 FLOOD DAMAGE TO LLYN FAWR – IN CAMERA

Lynda Kirkham-Jones left the room. Action to be taken was considered.

557 CORRESPONDENCE – JUNE 2007

Gomer Williams / Carmarthenshire County Council	The County Council have requested that the Town Council complete the conveyancing of land at Garden Cottage, Kidwelly. The Town Clerk has instructed Council's solicitors to proceed with completion of the transaction. A progress report will be requested as a matter of urgency.
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558 QUAY STEERING GROUP

The steering group has requested that the Town Council give authority for it to carry out a programme of regeneration at the Quay and Canal. Part of the wheel to open the sluice gate cannot be found. Permission to work at the canal will not be given until liability issues are resolved and advice has been sought from waterways and conservationist experts. Implications, such as public liability in case of accidents, will be taken into consideration.

559 COEDBACH BIOMASS PLANT

Councillors Burke-Lloyd and H.Gilasbey declared an interest. Two members of the Coedbach Action Group provided information relating to the development of the Biomass plant, its impact on the environment and implications for Kidwelly. The Town Clerk will write to the County Council expressing concern over the Health Impact Assessment that is under consideration.

560 COUNCIL OFFICES

Problems have been encountered with planning permission and the location of the portacabins. Costs associated with this have increased. A meeting of the Relocation Steering Group will held on 12th February 2009 to discuss these issues. Mr Brian Rees, Hall trustee, will place bollards to mark the location of Phase 2 at the Gwenllian Centre and has invited councillors to make a site visit.

561 LOCAL GOVERNMENT OMBUDSMAN – COMPLAINT – IN CAMERA

The Local Government Ombudsman has received a complaint regarding the conduct of business over the sale of Council land known as A4. A report has been sent to the ombudsman outlining the events that have taken place. A plan of the area concerned was circulated to Councillors.

562 COAL YARD – PEMBREY ROAD – IN CAMERA

A request from Williams- the Coal Yard, Pembrey Road, to assign his lease has been received and is under consideration.

563 CORRESPONDENCE – SEPTEMBER 2008

5	A M & H P John	A request to purchase land at Horeb Road, GL27 has been received. The District Valuer will visit the site on 14 th January 2009 and prepare an assessment of the options for future use of the land.
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564 ANY OTHER BUSINESS – NOVEMBER 2008

1. Overhanging trees at Ger y Gwendraeth

Councillor J.Gilasbey has made a site visit with members of the Lighting and Housing departments of the County Council. It was agreed to cut back the trees and clear a parcel of land so that the area is not so overgrown and the street lights are not obscured. This work has been scheduled for the start of the next financial year.. Note and **Close** this item.

565 CORRESPONDENCE – DECEMBER 2008

1.	Mrs Lesley Lewis	Mrs Lewis has requested to purchase the land she currently leases from the Town Council (GL23). The Council will review its policies on land management at the next Policy & Strategy Committee meeting.
2.	Mrs Tegwen Burns	Mrs Burns has requested an extension to the lease she holds on land known as GL1. The Council will review its policies on land management at the next Policy & Strategy Committee meeting.

566 ANY OTHER BUSINESS – DECEMBER 2008

It was reported that a parcel of land near Mynyddygarreg Hall was overgrown. The Estates Manager will carry out a Land Registry search to try to ascertain ownership.

567 TENDERS

There were no tenders for consideration.

568 PLANNING

Location plans of Candidate Sites to be included in the Local development Plan were circulated. Councillor Burns provided a summary of a planning workshop that she had attended. She gave advice on how to obtain information on planning matters.

Planning Applications

REF	TYPE	PROPOSED DEVELOPMENT	LOCATION	APPLICANT
S/20492	Full Planning	External access lift to the Conference Rooms	Princess Gwenllian Centre	Mr Brian Rees
S/20506	Full Planning	Change of use from bar to retail unit	Saltrock Bar, Causeway Street Kidwelly	Octavia Estates
S/20522	Full planning	Portacabins for Town Council	Princess Gwenllian Centre	Kidwelly Town Council
S/20534	Agricultural determination	Widening existing gateway	Parc y boc, Kidwelly	Burns Pet Nutrition

S/20534 – Councillor Burns declared an interest.

Planning outcomes

S/20286	Full Planning	Dwelling with integral garage	Caefynnon, Kidwelly	REFUSED 19.01.09
S/20320	Full planning	Temporary siting of caravan	Ffynnon Dawel, Cae Ffynnon, Kidwelly	GRANTED 15.01.09
S/20402	Full Planning	Detached garage	Rose Villa, Kingswood, Kidwelly	GRANTED 16.01.09
S/20355	Full Planning	Two storey extension	41 Water Street, Kidwelly	GRANTED 26.01.09

No observations were made on these applications.
Note and **close** this item.

569 CORRESPONDENCE – FEBRUARY 2009

A complaint has been received from a resident of Mynyddygarreg regarding the footpaths on the mountain, which have been churned up by quad bikes. The Estates Manager will carry out a site visit with the complainant and report back to the Estates Committee on 10th March 2009.

570 ANY OTHER BUSINESS – FEBRUARY 2009

There was no other business.

KIDWELLY TOWN COUNCIL

10th MARCH 2009

At a Meeting of the **ESTATES COMMITTEE** held at Burns, Kidwelly on Tuesday, 10th March 2009.

Present:-	Councillor	R.Davies (in Chair)
	Town Mayor	A.M.Coles
	Deputy Mayor	H.Gilasbey
	Councillors:	J.Gilasbey, J.Lane, K.Davies, F.Burke-Lloyd, T.Burns, D.Jones, G.G.Jones, P.ap Ioan, T Finch
	Town Clerk	M. MacDonald
	Estates Manager	Richard Roberts
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	Translator	L. Kirkham-Jones
Apologies:	Councillors:	

Matters arising from the Estates Committee Meeting of 10th February 2009

617 MEMBERS' DECLARATIONS OF INTEREST

Minute 624 – Councillors F.Burke-Lloyd and H.Gilasbey

618 MAINTENANCE OF BUILDINGS, MOBILE PLANT AND MACHINERY

Council Office Maintenance and Development

Dawsons, Valuers and Estate Agents, have been engaged to market the offices and assess interest. A lorry caused damage to the corner of the Council Office building. This incident is subject to an insurance claim.

619 MYNYDDYGARREG MOUNTAIN

Minutes 556 and 569 will be considered under the heading Mynyddygarreg Mountain as they also relate to this area of land.

1. Use of Quad Bikes

It has been **RESOLVED** to lease an area of land to a Biker's Group, who would be responsible for managing a quad bike track and the associated activities. The Planning Officer has indicated that the area has no ecological or mineral concerns that would affect the outcome of a planning determination. The Biker's Group can now apply for planning permission.

The Estates Manager is to liaise with the organisers of the Biker's Group and prepare a lease while awaiting planning. Using the track on a Sunday is to be considered. Costs are to be borne by the organisers. The rental will be agreed after all arrangements are in place.

2. Management of the mountain

On 9th December 2009 it was **RESOLVED** to fence part of the lane to Llyn Fawr near the quarry. This would prevent quad bikes accessing both the quarry and the mountain. The appropriateness and cost effectiveness of the fencing was reconsidered. A Notice of Motion to rescind this decision may be made.

3. Management of GL16 – IN CAMERA

The matter of access onto the land was considered.

4. Footpaths on the mountain

A complaint has been received from a resident of Mynyddygarreg regarding the footpaths on the mountain, which have been churned up by quad bikes. The Estates Manager has conducted a site visit and found that the area in question is not a public right of way. He has arranged to meet the complainant and report back to the Estates Committee on 21st April 2009.

620 LAND OPPOSITE THE OLD COACH HOUSE

The Town Council have requested that the small parcel of land opposite the Old Coach House be transferred from the ownership of the County Council to itself. Replacing the existing small hedge with planting which is more easily maintained will be considered. Concerns over the poor state of maintenance of this area have been received from residents. The Estates Manager will contact the County Council's Asset Management and Street Scene departments to resolve these issues.

Mr Colwill, of Alstred Street, Kidwelly, has been informed that the Council would be prepared to sell a parcel of land to enable him to create a single width drive providing that he bear the costs of valuation and legal fees. However, documents examined have revealed a restrictive covenant which states that the land has to be used for the benefit of the community. County Councillor will investigate whether the County Council will amend this covenant to enable Mr Colwill to purchase a small part of this land.

621 GENERAL MAINTENANCE REQUIREMENTS OF ESTATES FACILITIES

By Pass

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Cemetery

[1] Townend Landscapes has provided further drawings and specifications. An information pack and proposals for future development will be prepared by the Estates Manager.

[2] It was **RESOLVED** to accept the lowest of three tenders (N.J.Landscapes) to carry out the grass cutting of the estates on a twice monthly basis. The cemetery will be cut once a week. The Estates Manager will monitor the cutting regime on a month by month basis.

[3] The Estates Manager and the Chair of Estates Committee inspected the memorial stones which still require attention. A list of possible persons responsible for the upkeep of the graves has been drawn up. Further letters have been sent to relatives who have not yet arranged for repairs and inform them of the need to engage stonemasons to make the memorials secure. If no response to the second request is received, notices stating the intention of the Council to lay flat the unsafe stones will be placed in the Cemetery, in the Council office window and in the newspaper. It was reported that a further four memorial stones have now been secured. It was noted that some new memorial stones are out of alignment. This will be rectified.

Street Furniture

The County Council has been requested to provide a bench at the park near Parc Pendre.

622 CORRESPONDENCE – JUNE 2007

Gomer Williams / Carmarthenshire County Council	The County Council have requested that the Town Council complete the conveyancing of land at Garden Cottage, Kidwelly. The Town Clerk has instructed Council's solicitors to proceed with completion of the transaction. A progress report will be requested as a matter of urgency.
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623 QUAY STEERING GROUP

The steering group has requested that the Town Council give authority for it to carry out a programme of regeneration at the Quay and Canal. Part of the wheel to open the sluice gate cannot be found. Permission to work at the canal will not be given until liability issues are resolved and advice has been sought from waterways and conservationist experts. Implications, such as public liability in case of accidents, will be taken into consideration.

624 COEDBACH BIOMASS PLANT

It was noted that the Coedbach Biomass site is not within the Kidwelly area. The necessity of attracting employment to the area was recognized as was the need to support new technologies. Health issues were a concern. There was no consensus from members either to support the overall development or object to it. All information received from the developer and the action group will be circulated to members.

625 COUNCIL OFFICES

Planning permission for the portacabins is awaited. It was **RESOLVED** that a letter be compiled for distribution to residents, informing them of the reasons for the relocation – the letter to be hand delivered. This would also be posted on the website. The Relocation Group will provide a draft of the letter for consideration by Full Council on 7th April 2009.

626 LOCAL GOVERNMENT OMBUDSMAN – COMPLAINT – IN CAMERA

The Local Government Ombudsman has received a complaint regarding the conduct of business over the sale of Council land known as A4. A report has been sent to the ombudsman outlining the events that have taken place. A plan of the area concerned was circulated to Councillors.

627 COAL YARD – PEMBREY ROAD – IN CAMERA

A request from Williams- the Coal Yard, Pembrey Road, to assign his lease has been received and is under consideration.

628 CORRESPONDENCE – SEPTEMBER 2008

5	A M & H P John	A request to purchase land at Horeb Road, GL27 has been received. The District Valuer visited the site on 14 th January 2009 and is preparing an assessment of the options for future use of the land. The report is awaited.
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629 CORRESPONDENCE – DECEMBER 2008

1.	Mrs Lesley Lewis	Mrs Lewis has requested to purchase the land she currently leases from the Town Council (GL23). The Council will review its policies on land management at the next Policy & Strategy Committee meeting.
2.	Mrs Tegwen Burns	Mrs Burns has requested an extension to the lease she holds on land known as GL1. The Council will review its policies on land management at the next Policy & Strategy Committee meeting.

630 LAND AT MYNYDDYGARREG

It was reported that a parcel of land near Mynyddygarreg Hall was overgrown. A Land Registry search revealed that the land is not registered. It was **RESOLVED** that the Estates Manager register the land on behalf of the Town Council.

632 TENDERS

GL 4 It was **RESOLVED** to put to tender –offers in excess of £160

GL20 It was **RESOLVED** to put to tender – offers in excess of £105

GL25 It was **RESOLVED** to put to tender – offers in excess of £500

GL 27 It was **RESOLVED** to await the results of the report requested from the District Valuer.

633 PLANNING

Planning Applications

REF	TYPE	PROPOSED DEVELOPMENT	LOCATION	APPLICANT
S/20680	Full Planning	Temporary static caravan	124 Water Street, Kidwelly	Mr David Collins
S/20683	Full planning	Single storey extension	63 Morfa Maen, Kidwelly	Mr Stuart John
S/20724	Full planning	Two Interpretation panels	Slaughterhouse	KTC
S/20726	Full Planning	First floor extension	Dan yr Heol, Meinciau Road	Mr N Woodward

Planning outcomes

S/20452	Full Planning	Rear extension	48 Morfa Maen, Kidwelly	GRANTED 05.02.09
S/20506	Full planning	Change of use, bar into retail unit	Salt rock, Causeway Street, Kidwelly	GRANTED 27.02.09

No observations were made on these applications.
Note and **close** this item.

634 CORESPONDENCE – MARCH 2009

1	Ysgol Gwennllian	Ysgol Gwennllian has requested permission to plant a tree at Glan yr Afon. This project is part of the Carmarthenshire Healthy Schools Scheme. It was RESOLVED to grant permission to plant an indigenous tree. The estates Manager will liaise with the school to choose a suitable site.
2	NSPCC	Members have been invited to a Children's Songs of Praise at St Mary's Church on 19 th March 2009. Note and Close this item.
3	Mrs C.E.Millin	Mrs Millin has requested to rent Brynhefin Fields for a period of one year, for a goat and horse. It was RESOLVED to put this land to tender – an annual grazing license, offers in excess of £105.

635 ANY OTHER BUSINESS – MARCH 2009

1. The problem of fly tipping, specifically near the Quay area, was raised. Other instances of fly tipping were mentioned. The issue of fly tipping throughout the town and its environs was referred to the General Purposes Committee. Note and **Close** this item.

KIDWELLY TOWN COUNCIL

21st APRIL 2009

At a Meeting of the **ESTATES COMMITTEE** held at Burns, Kidwelly on Tuesday, 21st April 2009.

Present:-	Councillor	R.Davies (in Chair)
	Town Mayor	A.M.Coles
	Deputy Mayor	H.Gilasbey
	Councillors:	J.Gilasbey, J.Lane, K.Davies, F.Burke-Lloyd, T.Burns, G.G.Jones, T Finch, D.Jones
	Town Clerk	M. MacDonald
	Estates Manager	Richard Roberts
	Town Secretary	A Padgett
	Translator	L. Kirkham-Jones
Apologies:	Councillors:	F Stevens

Matters arising from the Estates Committee Meeting of 10th March 2009

696 MEMBERS' DECLARATIONS OF INTEREST

Minute 714 – Councillor T. Burns

697 MAINTENANCE OF BUILDINGS, MOBILE PLANT AND MACHINERY

Council Office Maintenance and Development

Damage to the corner of the Council Office building has been repaired and the invoice has been passed to the insurance company for settlement. Note and **Close** this item.

698 MYNYDDYGARREG MOUNTAIN

1. Use of Quad Bikes

Letters from residents concerned over the state of the mountain and the use of quad bikes were taken into consideration. It had previously been **RESOLVED** to lease an area of land to a Biker's Group, who would be responsible for managing a quad bike track and the associated activities. The Biker's Group will be responsible for applying for planning permission. The Estates Manager is to liaise with the organisers of the Biker's Group and prepare a lease. Costs are to be borne by the organisers who will also investigate the level of insurance required and prepare appropriate signage. The police will be consulted on issues of fencing, signage and legality of access to the site. It was **RESOLVED** that the daily opening hours will be 10.00am-4.00pm during the winter and 10.00am-8.00pm in the summer. It was felt that the presence of the Biker's Group would deter misuse of the land by unauthorised persons. It was **RESOLVED** that the rental will be £250+VAT for the provisional year.

2. Management of the mountain

On 9th December 2009 it was **RESOLVED** to fence part of the lane to Llyn Fawr near the quarry. This would prevent quad bikes accessing both the quarry and the mountain. The appropriateness and cost effectiveness of the fencing was reconsidered. A Notice of Motion to rescind this decision may be made.

3. Management of GL16

The Estates Manager will ascertain that lambing has finished prior to arranging for the locks to be replaced on the gates to GL16.

4. Footpaths on the mountain

A complaint has been received from a resident of Mynyddygarreg regarding the footpaths on the mountain, which have been churned up by quad bikes. The Estates Manager has conducted a site visit and found that the area in question is not a public right of way and has informed the complainant of this. Note and **Close** this item.

699 LAND OPPOSITE THE OLD COACH HOUSE

The Town Council have requested that the small parcel of land opposite the Old Coach House be transferred from the ownership of the County Council to itself. Replacing the existing small hedge with planting which is more easily maintained will be considered. Concerns over the poor state of maintenance of this area have been received from residents. The Estates Manager will contact the County Council's Asset Management and Street Scene departments to resolve these issues.

Mr Colwill, of Alstred Street, Kidwelly, has been informed that the Council would be prepared to sell a parcel of land to enable him to create a single width drive providing that he bear the costs of valuation and legal fees. However, documents examined have revealed a restrictive covenant which states that the land has to be used for the benefit of the community. Mr Jonathan Fearn, will investigate whether the County Council can amend this covenant to enable Mr Colwill to purchase a small part of this land.

700 GENERAL MAINTENANCE REQUIREMENTS OF ESTATES FACILITIES

By Pass

The County Council has indicated that it will undertake only minimal roadside maintenance of the banks that line the By Pass and the roundabouts. It was noted that one cut per year on the banks where the wild flowers grow would keep down the brambles and allow the flowers to flourish. The County Council will be requested to cut these areas.

Cemetery

[1] Townend Landscapes has provided further drawings and specifications. An information pack and proposals for future development has been prepared by the Estates Manager. Cemetery development has been deferred until funds are available. Note and **Close** this item.

[2] It was reported that the cemetery was being cut once a week and this appeared adequate. The Estates Manager will continue to monitor the cutting regime on a month by month basis. The provision of composting facilities will be investigated. Prohibition of dogs in the cemetery is to be reviewed. Any signs in the cemetery are to be bi-lingual.

[3] The Estates Manager will reassess the condition of the memorial stones in the light of further guidance regarding memorial safety. Laying flat the unsafe memorial stones will only be undertaken as a last resort. Notices stating the intention of the Council to lay flat the unsafe stones will be placed in the Cemetery, in the Council office window and in the newspaper before any action is taken.

Street Furniture

The County Council has been requested to provide a bench at the park near Parc Pendre.

701 CORRESPONDENCE – JUNE 2007

Gomer Williams / Carmarthenshire County Council	The County Council have requested that the Town Council complete the conveyancing of land at Garden Cottage, Kidwelly. The Town Clerk has instructed Council's solicitors to proceed with completion of the transaction. A progress report will be requested as a matter of urgency.
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702 QUAY STEERING GROUP

The steering group has requested that the Town Council give authority for it to carry out a programme of regeneration at the Quay and Canal. Part of the wheel to open the sluice gate cannot be found. Permission to work at the canal will not be given until liability issues are resolved and advice has been sought from waterways and conservationist experts. Implications, such as public liability in case of accidents, will be taken into consideration.

703 COEDBACH BIOMASS PLANT

Planning permission for the biomass plant has been refused. Note and **Close** this item.

704 COUNCIL OFFICES

The project officer had submitted Executive Action sheets informing the committee of decisions made for the relocation of the Council Offices. These were noted and approved. A request was made for the minutes of the Relocation Group to be circulated.

705 LOCAL GOVERNMENT OMBUDSMAN – COMPLAINT – IN CAMERA

The Local Government Ombudsman has received a complaint regarding the conduct of business over the sale of Council land known as A4. A report has been sent to the ombudsman outlining the events that have taken place. A plan of the area concerned has been circulated to Councillors.

706 COAL YARD – PEMBREY ROAD – IN CAMERA

A request from Williams- the Coal Yard, Pembrey Road, to assign his lease has been received and is under consideration.

707 CORRESPONDENCE – SEPTEMBER 2008

5	A M & H P John	A request to purchase land at Horeb Road, GL27 has been received. The District Valuer visited the site on 14 th January 2009 and is preparing an assessment of the options for future use of the land. The report is still awaited.
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708 CORRESPONDENCE – DECEMBER 2008

1.	Mrs Lesley Lewis	Mrs Lewis has requested to purchase the land she currently leases from the Town Council (GL23). It was RESOLVED not to sell the land. Note and Close this item.
2.	Mrs Tegwen Burns	Mrs Burns has requested an extension to the lease she holds on land known as GL1. It was RESOLVED not to extend the lease. No mid-term changes will be made to leases. Any proposals for land enhancement will be taken into consideration when the lease is due for renewal. Note and Close this item.

709 LAND AT MYNYDDYGARREG

It was reported that a parcel of land near Mynyddygarreg Hall was overgrown. A Land Registry search revealed that the land is not registered. It was **RESOLVED** that the Estates Manager register the land on behalf of the Town Council.

710 CORESPONDENCE – MARCH 2009

1	Ysgol Gwenllian	Children of Ysgol Gwenllian have planted a tree at Glan yr Afon at a ceremony attended by representatives of the Town Council. It was reported that flowers planted around the tree and the sign had been damaged since the planting. The Town Council's concern over the vandalism will be reported to the press who also attended the ceremony. Note and Close this item.
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711 FEES FOR CEMETERY AND GARAGES

This matter was deferred until further information on cemetery costs was available.

712 TENDERS

GL 4 It was **RESOLVED** to accept the tender of £400 for a three year tenancy.

GL 6 It was **RESOLVED** to accept the tender of £250 for a one year tenancy.

GL20 It was **RESOLVED** to accept the tender of £200 for a three year tenancy.

GL25 No tenders were received. It was **RESOLVED** to put the land to tender for a further period. The Countryside Council for Wales will be requested to provide details of the appropriate level of grazing on such land.

Note and **Close** this item.

713 PLANNING

Planning Applications

REF	TYPE	PROPOSED DEVELOPMENT	LOCATION	APPLICANT
S/20750	Variation	To allow later opening hours	Saltrock, Kidwelly	Octavia Developments
S/20801	Telecommunications	15m pole for dish antenna	Mynyddygarreg School	MLL Telecom
S/20752	Full planning	Demolition & replacement of farm outbuildings & construction of offices	Waugadog Farm, Kidwelly	Dyfrig Dalziel
S/20858	Full planning	Single storey dining room extension	60 Causeway Street, Kidwelly	Mr T. Holland
S/20869	Full Planning	New 3 bedroom detached dwelling house	Land adjacent to 1 Velindre Cottages, Kidwelly	Mr Paul Phillips
S/20881	Full planning	Change of use from agricultural outbuildings to industrial workshops	Land off Pembrey Road, Kidwelly	Holloway Developments
S/20884	Full planning	Proposed attached garage to existing dormer bungalow	6 Clos yr Afon, Kidwelly	Mr John Hawkins

Planning outcomes

S/20046	Full Planning	One residential unit	Rhiwlon Farm, Kidwelly	Granted 27.11.08
S/20522	Full planning	Erection of 2 portacabins	Gwenllian Centre	Granted 13.03.09
S/20724	Full Planning	Erection of 2 interpretation panels	Glan yr Afon Nature Reserve	Granted 03.04.09
S/20680	Variation	Extension of time for caravan	124 Water Street, Kidwelly	Granted 23.03.09
S/20683	Full Planning	Single storey extension	63 Morfa Maen, Kidwelly	Granted 23.03.09
S/20625	Full Planning	Change former cafe into car showroom	Gravell's garage, Kidwelly	Granted 27.03.09

No observations were made on these applications. Note and **close** this item.

714 CORESPONDENCE – APRIL 2009

1	Mr Dyfrig Dalziel	Mr Dalziel has requested to sub-let the land he leases from the Council known as A12. A similar request has been made by another tenant regarding a different parcel of land. The District Valuer has been asked to give an opinion on this. His comments will be taken into account when considering the request of Mr Dalziel.
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715 ANY OTHER BUSINESS – APRIL 2009

- The County Council will be requested to provide cycle racks within the town area
- The Estates Manager will arrange for the contractors to carry out more efficient litter collection, especially in the Quay and River Walk areas. Note and **Close** this item.
- Lift in the Princess Gwenllian Hall. It was **RESOLVED** that advice from the Fire Service regarding escape procedures and the equipment required be followed. This matter will be considered further at the next Finance Committee meeting. Note and **Close** this item.

KIDWELLY TOWN COUNCIL

12st MAY 2009

At a Meeting of the **ESTATES COMMITTEE** held at Burns, Kidwelly on Tuesday, 12th May 2009.

Present:- Town Mayor T.M.Burns
Deputy Mayor F. Burke-Lloyd
Councillors: J.Gilasbey, J.Lane, T.Finch, D.Jones, F.Stevens, A.M.Coles
R.Davies, K.Davies, P. ap Ioan, G.G.Jones, H. Gilasbey
Town Clerk M. MacDonald
Town Secretary A Padgett
Translator L.Kirkham-Jones
Apologies:- Councillors

Matters arising from the Estates Committee Meeting of 21st April 2009

35 MEMBERS' DECLARATIONS OF INTEREST

There were no declarations of interest.

36 MYNYDDYGARREG MOUNTAIN

1. Use of Quad Bikes

It had previously been **RESOLVED** to lease an area of land to a Biker's Group, who would be responsible for managing a quad bike track and the associated activities. The Biker's Group would also be responsible for applying for planning permission. Costs are to be borne by the organisers who will also investigate the level of insurance required and prepare appropriate signage. The police will be consulted on issues of fencing, signage and legality of access to the site. It was **RESOLVED** that the daily opening hours will be 10.00am-4.00pm during the winter and 10.00am-8.00pm in the summer. It was felt that the presence of the Biker's Group would deter misuse of the land by unauthorised persons. It was **RESOLVED** that the rental will be £250+VAT for the provisional year.

The Estates Manager has sent a plan of the area to the County Council. The Council solicitor is preparing a list of conditions to be included in the lease, but the lease will not be draw up until planning permission is certain, thus minimising costs. The Estates Manager will investigate whether the mountain has been designated an open area where people have a "Right to Roam".

The Footpaths Officer had indicated that there was considerable opposition to the track from some residents. It was also noted that many others supported the venture. A site meeting will be arranged for councillors who are not familiar with the land designated for the track.

2. Management of the mountain

On 9th December 2009 it was **RESOLVED** to fence part of the lane to Llyn Fawr near the quarry. This would prevent quad bikes accessing both the quarry and the mountain. The appropriateness and cost effectiveness of the fencing was reconsidered. A Notice of Motion to rescind this decision may be made.

3. Management of GL16

The Estates Manager reported that livestock has been removed from GL16. It was **RESOLVED** to place a padlock on the gate to this land. GL16 would be considered for tender at the next Estates Committee meeting.

37 LAND OPPOSITE THE OLD COACH HOUSE

The Town Council have requested that the small parcel of land opposite the Old Coach House be transferred from the ownership of the County Council to itself. The Estates Manager will contact the County Council's Asset Management and Street Scene departments to resolve these issues. The scouts group has indicated that it would be prepared to keep this area and Plough Gardens free of litter. This initiative was welcomed.

Mr Colwill, of Alstred Street, Kidwelly, has been informed that the Council would be prepared to sell a parcel of land to enable him to create a single width drive providing that he bear the costs of valuation and legal fees. However, documents examined have revealed a restrictive covenant which states that the land has to be used for the benefit of the community. Mr Jonathan Fearne, will investigate whether the County Council can amend this covenant to enable Mr Colwill to purchase a small part of this land.

38 GENERAL MAINTENANCE REQUIREMENTS OF ESTATES FACILITIES

By Pass

The County Council has indicated that it will undertake only minimal roadside maintenance of the banks that line the By Pass and the roundabouts. It was noted that one cut per year on the banks where the wild flowers grow would keep down the brambles and allow the flowers to flourish. The County Council will be requested to cut these areas.

Cemetery

[1] It was reported that the cemetery was being cut once a week and this appeared adequate. The Estates Manager will continue to monitor the cutting regime on a month by month basis. The provision of composting facilities will be investigated. Prohibition of dogs in the cemetery is to be reviewed. Any signs in the cemetery are to be bi-lingual.

[2] The Estates Manager will reassess the condition of the memorial stones in the light of further guidance regarding memorial safety. Laying flat the unsafe memorial stones will only be undertaken as a last resort. Notices stating the intention of the Council to lay flat the unsafe stones will be placed in the Cemetery, in the Council office window and in the newspaper before any action is taken.

[3] It was **RESOLVED** to accept the quotation of £224+VAT for repairs to the leaking pipe in the cemetery.

Street Furniture

The County Council has been requested to provide a bench at the park near Parc Pendre.

39 CORRESPONDENCE – JUNE 2007

Gomer Williams / Carmarthenshire County Council	The County Council have requested that the Town Council complete the conveyancing of land at Garden Cottage, Kidwelly. The Town Clerk has instructed Council's solicitors to proceed with completion of the transaction. A progress report will be requested as a matter of urgency.
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40 QUAY STEERING GROUP

The steering group has requested that the Town Council give authority for it to carry out a programme of regeneration at the Quay and Canal. Part of the wheel to open the sluice gate cannot be found. Permission to work at the canal will not be given until liability issues are resolved and advice has been sought from waterways and conservationist experts. Implications, such as public liability in case of accidents, will be taken into consideration.

41 COUNCIL OFFICES

The project officer had submitted Executive Action sheets informing the committee of decisions made for the relocation of the Council Offices. These were noted and approved. Minutes of the Relocation Group were circulated.

42 LOCAL GOVERNMENT OMBUDSMAN – COMPLAINT – IN CAMERA

The Local Government Ombudsman has received a complaint regarding the conduct of business over the sale of Council land known as A4. A report has been sent to the ombudsman outlining the events that have taken place. A plan of the area concerned has been circulated to Councillors.

43 COAL YARD – PEMBREY ROAD – IN CAMERA

A request from Williams- the Coal Yard, Pembrey Road, to assign his lease has been received and is under consideration.

44 CORRESPONDENCE – SEPTEMBER 2008

5	A M & H P John	A request to purchase land at Horeb Road, GL27 has been received. The District Valuer visited the site on 14 th January 2009 and is preparing an assessment of the options for future use of the land. The report is still awaited.
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45 LAND AT MYNYDDYGARREG

It was reported that a parcel of land near Mynyddygarreg Hall was overgrown. A further report that fly tipping is occurring was given. A Land Registry search had revealed that the land is not registered. It had been **RESOLVED** that the Estates Manager register the land on behalf of the Town Council. The Estates Manager indicated that the land could not be registered as its ownership could not be determined.

46 CORESPONDENCE – APRIL 2009

1	Mr Dyfrig Dalziel	Mr Dalziel has requested to sub-let the land he leases from the Council known as A12. A similar request has been made by another tenant regarding a different parcel of land. The District Valuer has been asked to give an opinion on this. His comments will be taken into account when considering the request of Mr Dalziel.
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47 ANY OTHER BUSINESS – APRIL 2009

1. The County Council will be requested to provide cycle racks within the town area.

48 FEES FOR CEMETERY AND GARAGES

This matter was deferred until a written report on cemetery costs and income was provided by the Estates Manager.

49 TENDERS

GL25 No tenders were received. It was **RESOLVED** to put the land to tender for a further period. The Countryside Council for Wales will be requested to provide details of the appropriate level of grazing on such land.

Note and **Close** this item.

50 PLANNING

Planning Applications

REF	TYPE	PROPOSED DEVELOPMENT	LOCATION	APPLICANT
S/21025	Agricultural determination	Storage Building	Garreg farm, Meinciau Road Kidwelly	Mr Islwyn Gibbon

The Estates Manager was requested to provide more details about this application.

Planning outcomes

S/20726	Full Planning	Proposed 1 st floor extension	Dan yr Heol, Meinciau Road, Mynyddygarreg	Granted 31.03.09
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51 CORESPONDENCE – MAY 2009

1.	Royal British Legion	Additional names need to be added to the War Memorial. The Mayor will meet with a Legion representative to discuss the matter.
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52 ANY OTHER BUSINESS – MAY 2009

1. Adopt a roundabout. A scheme whereby children can look after an area of land was discussed. Roundabouts and land bordering the by-pass were considered too dangerous. A more suitable location will be sought.
2. It was reported that lack of toilets near Glan yr Afon had caused problems for visitors to the town. It was noted that it is not possible to erect toilets at Glan yr Afon. It was reported that there was no sign on the toilets in the square indicating where the radar keys were kept. Note and **Close** this item.

KIDWELLY TOWN COUNCIL

9th JUNE 2009

At a Meeting of the **ESTATES COMMITTEE** held at Burns, Kidwelly on Tuesday, 9th June 2009.

Present:-	Town Mayor	T.M.Burns
	Deputy Mayor	F. Burke-Lloyd
	Chair	R. Davies
	Councillors:	J.Gilasbey, J.Lane, D.Jones, A.M.Coles, H. Gilasbey
	Town Clerk	M. MacDonald
	Estates Manager	Richard Roberts
	Town Secretary	A Padgett
	Translator	L.Kirkham-Jones
Apologies:-	Councillors	F.Stevens, K. Davies, T.Finch

Matters arising from the Estates Committee Meeting of 12th May 2009

103 MEMBERS' DECLARATIONS OF INTEREST

There were no declarations of interest.

104 MYNYDDYGARREG MOUNTAIN

1. Use of Quad Bikes

It had previously been **RESOLVED** to lease an area of land to a Biker's Group, who would be responsible for managing a quad bike track and the associated activities. The Biker's Group would also be responsible for applying for planning permission. Costs are to be borne by the organisers who will also investigate the level of insurance required and prepare appropriate signage. The police will be consulted on issues of fencing, signage and legality of access to the site. It was **RESOLVED** that the daily opening hours will be 10.00am-4.00pm during the winter and 10.00am-8.00pm in the summer. It was felt that the presence of the Biker's Group would deter misuse of the land by unauthorised persons. It was **RESOLVED** that the rental will be £250+VAT for the provisional year.

The Council solicitor has preparing a list of conditions to be included in the lease, but the lease will not be draw up until planning permission is certain, thus minimising costs. The Estates Manager will investigate whether the mountain has been designated an open area where people have a "Right to Roam".

2. Management of the mountain

On 9th December 2009 it was **RESOLVED** to fence part of the lane to Llyn Fawr near the quarry. This would prevent quad bikes accessing both the quarry and the mountain. The appropriateness and cost effectiveness of the fencing was reconsidered. A Notice of Motion to rescind this decision may be made.

3. Management of GL16

A padlock has been fitted onto the gate to this land. A letter received from the Farmers Union of Wales on behalf of the previous tenant stated that there was a right of way over GL16. The Estates Manager informed members that there was no right of way marked on the definitive County Council Footpaths Map. He will investigate this claim. A site visit will be arranged with the previous tenant to resolve the issue of access to his fields.

A letter received from Mr Finch, who owns land adjacent to GL25, informed members that there had been no flooding to his property during the recent heavy rain. The land had not been churned up by agricultural vehicles for some time and it appeared to be settling. He feared that allowing traffic onto the land again would weaken the ground and flooding would reoccur.

105 LAND OPPOSITE THE OLD COACH HOUSE

The Town Council have requested that the small parcel of land opposite the Old Coach House be transferred from the ownership of the County Council to itself. The Estates Manager will contact the County Council's Asset Management and Street Scene departments to resolve these issues. The scouts group has indicated that it would be prepared to keep this area and Plough Gardens free of litter. This initiative was welcomed.

Mr Colwill, of Alstred Street, Kidwelly, has been informed that the Council would be prepared to sell a parcel of land to enable him to create a single width drive providing that he bear the costs of valuation and legal fees. However, documents examined have revealed a restrictive covenant which states that the land has to be used for the benefit of the community. Mr Jonathan Fearne, will investigate whether the County Council can amend this covenant to enable Mr Colwill to purchase a small part of this land.

106 GENERAL MAINTENANCE REQUIREMENTS OF ESTATES FACILITIES

By Pass

The County Council has indicated that it will undertake only minimal roadside maintenance of the banks that line the By Pass and the roundabouts. It was noted that one cut per year on the banks where the wild flowers grow would keep down the brambles and allow the flowers to flourish. The County Council will be requested to cut these areas.

Cemetery

[1] The cemetery is being cut once a week and this appears adequate. The Estates Manager will continue to monitor the cutting regime on a month by month basis. The provision of composting facilities will be investigated. Prohibition of dogs in the cemetery is to be reviewed. Any signs in the cemetery are to be bi-lingual.

[2] The Estates Manager will reassess the condition of the memorial stones in the light of further guidance regarding memorial safety. Laying flat the unsafe memorial stones will only be undertaken as a last resort. Notices stating the intention of the Council to lay flat the unsafe stones will be placed in the Cemetery, in the Council office window and in the newspaper before any action is taken.

[3] The leaking pipe in the cemetery has been repaired. Note and **Close** this item.

Street Furniture

The County Council has been requested to provide a bench at the park near Parc Pendre.

107 CORRESPONDENCE – JUNE 2007

Gomer Williams / Carmarthenshire County Council	The County Council have requested that the Town Council complete the conveyancing of land at Garden Cottage, Kidwelly. The Town Clerk has instructed Council's solicitors to proceed with completion of the transaction. A progress report will be requested as a matter of urgency.
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108 QUAY STEERING GROUP

It was reported that the Quay and Canal Steering Group has folded. The Town Forum has indicated that it would be prepared to undertake the role of representing interested parties wishing to restore the canal. It proposes to carry out an environmental impact assessment before drawing up a management plan and schedule of work. It was **RESOLVED** to support the Town Forum in this. Note and **Close** this item.

109 COUNCIL OFFICES

Members were informed that the portacabins are in place. However, there is a drop to the ground of 4-5ft at the rear emergency exit. Options for creating a safe exit will be explored. Arrangements for removing items from the Mayor's Parlour and Council Chamber were made. Storage for the Council's equipment and tools has been secured. The Estates Manager recommended that the equipment be sold. The use of the Library window for displaying Council Notices will be explored. The Council website will also be utilised.

110 LOCAL GOVERNMENT OMBUDSMAN – COMPLAINT – IN CAMERA

The Local Government Ombudsman has received a complaint regarding the conduct of business over the sale of Council land known as A4. A report has been sent to the ombudsman outlining the events that have taken place. A plan of the area concerned has been circulated to Councillors.

111 COAL YARD – PEMBREY ROAD – IN CAMERA

A request from Williams- the Coal Yard, Pembrey Road, to assign his lease has been received and is under consideration.

112 CORRESPONDENCE – SEPTEMBER 2008

5	A M & H P John	A request to purchase land at Horeb Road, GL27 has been received. The District Valuer has prepared an assessment of the options for future use of the land. The previous tenants have erected a metal shed on the land. They have been requested to remove it as the land is no longer under a tenancy agreement.
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113 LAND AT MYNYDDYGARREG

It was reported that a parcel of land near Mynyddygarreg Hall was overgrown. The Estates Manager will get quotes for clearance work to be done.

A Land Registry search had revealed that land near the Hall is not registered. It had been **RESOLVED** that the Estates Manager register the land on behalf of the Town Council. The Estates Manager indicated that the land could not be registered as its ownership could not be determined.

114 CORESPONDENCE – APRIL 2009

1	Mr Dyfrig Dalziel	Mr Dalziel has requested to sub-let the land he leases from the Council known as A12. A similar request has been made by another tenant regarding a different parcel of land. The District Valuer has been asked to give an opinion on this. His comments will be taken into account when considering the request of Mr Dalziel.
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115 ANY OTHER BUSINESS – APRIL 2009

1. The County Council will be requested to provide cycle racks within the town area.

116 FEES FOR CEMETERY AND GARAGES

It was RESOLVED that the following fees be charged:-

Garages:- £2.50 per week inclusive of VAT.

Cemetery:-

	Within Parish	Outside Parish
New Grave	£140	£280
Re-opening	£100	£200
Internment of Ashes	£110	£220
All memorial Stones	£85	£170

Note and **Close** this item.

117 CORRESPONDENCE – MAY 2009

1.	Royal British Legion	The Mayor Has met with a Legion representative to discuss adding additional names to the War Memorial. A list of names will be put forward. The Town Council is responsible for insuring and maintaining the War Memorial.
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118 ANY OTHER BUSINESS – MAY 2009

1. Adopt a roundabout. A scheme whereby children can look after an area of land was discussed. Roundabouts and land bordering the by-pass were considered too dangerous. A more suitable location will be sought.

119 TENDERS

GL 25 – a tender of £850 per annum was accepted for a three year period.

The following land will be put to tender for a three year period:-

GL4 Offers in excess of £160 per year

GL14 Offers in excess of £70 per year

GL 28 Offers in excess of £80 per year

GLA9 Offers in excess of £80 per year

GL 32 Offers in excess of £100 per year

Note and **Close** this item.

120 PLANNING

Planning Applications

REF	TYPE	PROPOSED DEVELOPMENT	LOCATION	APPLICANT
S/21045	Full Planning	2 storey 3 bedroom house	8 The Old Forge, Kidwelly	Mr Paul Hartnol
S/21161	Full Planning	2 storey rear extension	1 Cenfi, Mmynyddygarreg	Mr W R Beynon
S/21192	Full Planning	2 storey dwelling	14 Abbey Street	Mr Langman
S/21206	Full Planning	Replacement dwelling	Panteg cottage, Glyn Road, Mynyddygarreg	Mr John Dunn

Planning outcomes

S/20750	Variation	Application to allow later opening hours	Saltrock Bar, Causeway Street, Kidwelly	Granted 30.04.09
S/20801	Full planning	Pole supporting 0.3m dish antenna	Mynyddygarreg primary school	Granted 08.05.09
S/20869	Full planning	3 bedroom detached dwelling	Land adjacent to 1 Velindre Cottages, Kidwelly	Refused 11.05.09
S/20884	Full planning	Attached garage	6 Clos yr Afon	Granted 01.06.09
S/21025	Agricultural	Storage Building	Garreg farm, Meinciau Road, Mynyddygarreg	Granted 02.06.09

The County Council will no longer produce hard copies of all planning application documents as they are all available on the website.

No observations were made on these applications.

Note and **Close** this item.

121 CORRESPONDENCE – JUNE 2009

1	Mr P. Westmacott	The Chair of Estates and the Estates Manager will consider the option available regarding repairs to the Council Offices which abut the property of Mr Westmacott.
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122 ANY OTHER BUSINESS – JUNE 2009

1. It was reported that Jet Skis are causing problems at the quay. The Town Council lease from the Crown Estates states that the foreshore can be used for leisure purposes. The Council has the option of imposing charges on the use of the slipway. However, this would be impractical to police. The situation will be monitored. Note and **Close** this item.
2. The Estates Manager is to provide quotes for a replacement picnic bench at the quay.

KIDWELLY TOWN COUNCIL

14th JULY 2009

At a Meeting of the **ESTATES COMMITTEE** held at Princess Gwenllian Centre, Kidwelly on Tuesday, 14th July 2009.

Present:-	Town Mayor	T.M.Burns
	Chair	J.Lane
	Councillors:	J.Gilasbey, D.Jones, H. Gilasbey, G.G.Jones,
	Town Clerk	M. MacDonald
	Estates Manager	Richard Roberts
	Town Secretary	A Padgett
Apologies:-	Councillors	T.Finch, K. Davies, A.M.Coles, F. Burke-Lloyd, R. Davies, F.Stevens, P.ap Ioan

Matters arising from the Estates Committee Meeting of 9th June 2009

185 MEMBERS' DECLARATIONS OF INTEREST

Councillor Burns – Minute 199 and Minute 200 (she left the room).

186 MYNYDDYGARREG MOUNTAIN

1. Use of Quad Bikes

It had previously been **RESOLVED** to lease an area of land to a Biker's Group, who would be responsible for managing a quad bike track and the associated activities. Costs are to be borne by the organisers who will also investigate the level of insurance required and prepare appropriate signage. It was **RESOLVED** that the daily opening hours will be 10.00am-4.00pm during the winter and 10.00am-8.00pm in the summer. It was felt that the presence of the Biker's Group would deter misuse of the land by unauthorised persons. It was **RESOLVED** that the rental will be £250+VAT for the provisional year.

The Council solicitor has preparing a list of conditions to be included in the lease, but the lease will not be draw up until planning permission is certain, thus minimising costs.

The Estates Manager reported that a planning application has been submitted by the Biker's Group.

2. Management of the mountain

On 9th December 2009 it was **RESOLVED** to fence part of the lane to Llyn Fawr near the quarry. This would prevent quad bikes accessing both the quarry and the mountain. The appropriateness and cost effectiveness of the fencing was reconsidered. A Notice of Motion to rescind this decision may be made.

3. Management of GL16

A padlock has been fitted onto the gate to this land. A letter received from the Farmers Union of Wales on behalf of the previous tenant stated that there was a right of way over GL16. The Estates Manager informed members that there was no right of way marked on the definitive County Council Footpaths Map. He will investigate this claim. A site visit will be arranged with the previous tenant to resolve the issue of access to his fields.

A letter received from Mr Finch, who owns land adjacent to GL25, informed members that there had been no flooding to his property during the recent heavy rain. The land had not been churned up by agricultural vehicles for some time and it appeared to be settling. He feared that allowing traffic onto the land again would weaken the ground and flooding would reoccur.

187 LAND OPPOSITE THE OLD COACH HOUSE

The Town Council have requested that the small parcel of land opposite the Old Coach House be transferred from the ownership of the County Council to itself. The Estates Manager will contact the County Council's Asset Management and Street Scene departments to resolve these issues. The scouts group has indicated that it would be prepared to keep this area and Plough Gardens free of litter. This initiative was welcomed.

Mr Colwill, of Alstred Street, Kidwelly, has been informed that the Council would be prepared to sell a parcel of land to enable him to create a single width drive providing that he bear the costs of valuation and legal fees. However, documents examined have revealed a restrictive covenant which states that the land has to be used for the benefit of the community. Mr Jonathan Fearne, will investigate whether the County Council can amend this covenant to enable Mr Colwill to purchase a small part of this land.

188 GENERAL MAINTENANCE REQUIREMENTS OF ESTATES FACILITIES

By Pass

The County Council has indicated that it will undertake only minimal roadside maintenance of the banks that line the By Pass and the roundabouts. It was noted that one cut per year on the banks where the wild flowers grow would keep down the brambles and allow the flowers to flourish. The County Council will be requested to cut these areas.

Cemetery

[1] The cemetery is being cut once a week and this appears adequate. The Estates Manager will continue to monitor the cutting regime on a month by month basis. The provision of composting facilities will be investigated. Prohibition of dogs in the cemetery is to be reviewed. Any signs in the cemetery are to be bi-lingual.

[2] The Estates Manager will reassess the condition of the memorial stones in the light of further guidance regarding memorial safety. Laying flat the unsafe memorial stones will only be undertaken as a last resort. Notices stating the intention of the Council to lay flat the unsafe stones will be placed in the Cemetery, in the Council office window and in the newspaper before any action is taken.

Street Furniture

The County Council has been requested to provide a bench at the park near Parc Pendre. This matter has been referred to the General Purposes Committee. Note and **Close** this item.

189 CORRESPONDENCE – JUNE 2007

Gomer Williams / Carmarthenshire County Council	The County Council have requested that the Town Council complete the conveyancing of land at Garden Cottage, Kidwelly. The Town Clerk has instructed Council's solicitors to proceed with completion of the transaction. A progress report will be requested as a matter of urgency.
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190 COUNCIL OFFICES

Members were informed that the portacabins have been occupied. However, during hot weather the internal temperature becomes extremely high. The use of air conditioning units will be investigated.

191 LOCAL GOVERNMENT OMBUDSMAN – COMPLAINT – IN CAMERA

The Local Government Ombudsman has received a complaint regarding the conduct of business over the sale of Council land known as A4. A report has been sent to the ombudsman outlining the events that have taken place. A plan of the area concerned has been circulated to Councillors.

192 COAL YARD – PEMBREY ROAD – IN CAMERA

A request from Williams- the Coal Yard, Pembrey Road, to assign his lease has been received and is under consideration.

193 CORRESPONDENCE – SEPTEMBER 2008

5	A M & H P John	A request to purchase land at Horeb Road, GL27 has been received. It was RESOLVED not to sell the land. It was further RESOLVED that the land be used as a recycling site. The County Council has agreed to pay for the set up costs and fencing. This matter will be referred to the General Purposes Committee. Note and Close this item.
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194 LAND AT MYNYDDYGARREG

It was reported that a parcel of land near Mynyddygarreg Hall was overgrown. The Estates Manager will get quotes for clearance work to be done in September after the nesting season. It was **RESOLVED** to take over the maintenance of the land. The former Town Surveyor would be asked for information on ownership of the land.

A Land Registry search had revealed that land near the Hall is not registered. It had been **RESOLVED** that the Estates Manager register the land on behalf of the Town Council. The Estates Manager indicated that the land could not be registered as its ownership could not be determined.

195 CORESPONDENCE – APRIL 2009

1	Mr Dyfrig Dalziel	Mr Dalziel has requested to sub-let the land he leases from the Council known as A12. A similar request has been made by another tenant regarding a different parcel of land. The District Valuer has been asked to give an opinion on this. His comments will be taken into account when considering the request of Mr Dalziel.
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196 ANY OTHER BUSINESS – APRIL 2009

1. The County Council has been requested to provide cycle racks within the town area. This matter is referred to the General Purposes Committee. Note and **Close** this item.

197 CORESPONDENCE – MAY 2009

1.	Royal British Legion	The Mayor Has met with a Legion representative to discuss adding additional names to the War Memorial. A list of names will be put forward. The Town Council is responsible for insuring and maintaining the War Memorial.
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198 ANY OTHER BUSINESS – MAY 2009

1. Adopt a roundabout. A scheme whereby children can look after an area of land was discussed. Roundabouts and land bordering the by-pass were considered too dangerous. A more suitable location will be sought.

199 TENDERS

The following tenders were accepted for a three year period:-

GL4 £450 per year

GLA9 £180 per year

GL 32 £200 per year

The new tenants would be informed of the need to fence the land at GL A9 before using it for horses.

The Estates Manager is to review all land before it is put to tender and report on its suitability for rental.

This process will also be referred to the Policy & Strategy Committee.

There were no tenders for GL 14 and GL 28.

Note and **Close** this item.

200 PLANNING

Planning Applications

REF	TYPE	PROPOSED DEVELOPMENT	LOCATION	APPLICANT
S/21365	Reserved matters	Residential development	Horeb Road, Mynyddygarreg	Persimmon Homes
S/21366	Full Planning	Replacing single extension with double extension	Ty newydd, meinciau road, Mynyddygarreg	Mr Alan Green
S/21369	Agricultural determination	New agricultural building	Penlan Uchaf, Kidwelly	Mr Burns

S/21365 – Observations will be made on issues of access and volume of traffic as in previous applications relating to this land.

Planning outcomes

S/21045	Full Planning	2 storey, 3 bedroom house	8 the Old Forge, Kidwelly	Refused 08.06.09
S/20858	Full planning	Single storey rear extension	60 Causeway Street, Kidwelly	Granted 08.06.09
S/21161	Full planning	2 storey rear extension	1 Cefnfi, Mynyddygarreg	Granted 22.06.09

Note and **Close** this item.

201 CORRESPONDENCE – JUNE 2009

1	Mr P. Westmacott	The Estates Manager will get 3 quotes for work to the chimney at 2 Bridge Street, as a matter of urgency.
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202 ANY OTHER BUSINESS – JUNE 2009

1. It was **RESOLVED** to purchase a replacement picnic bench at the quay at a cost of 414.50 + VAT. This includes fitting and a concrete base. Note and **Close** this item.

203 LOCATIONS FOR PLANTING DAFFODILS

The suggested locations for planting of the daffodils were:- Glan yr afon, the Quay, the Gateways and the By-pass. Further areas will be investigated. Organisations will be requested to help with the planting.

204 KIDWELLY QUAY

The Quay is situated in the Valley Regional Park and Western Strategic Regeneration Area and consequently may be eligible for 100% funding. The Project officer is working with the Town Forum toward grant funding for the regeneration of the whole area of the Quay and the canal. It was agreed that in all developments, sustainable issue would be considered.

205 CORRESPONDENCE – JULY 2009

There was no correspondence.

KIDWELLY TOWN COUNCIL

15th SEPTEMBER 2009

At a Meeting of the **ESTATES COMMITTEE** held at Princess Gwenllian Centre, Kidwelly on Tuesday, 15th September 2009.

Present:- Town Mayor T.M.Burns
Chair R. Davies
Councillors: J.Gilasbey, D.Jones, H. Gilasbey, J.Lane, K. Davies,
F.Stevens, A.M.Coles, F. Burke-Lloyd
Town Clerk M. MacDonald
Estates Manager Richard Roberts
Town Secretary A Padgett
Translator Lynda Kirkham-Jones
Apologies:- Councillors

Matters arising from the Estates Committee Meeting of 14th July 2009

254 MEMBERS' DECLARATIONS OF INTEREST

Minute 261 – Cllr R.Davies. Minute 270 – Cllr K.Davies. Minute 271 – Cllr T.Burns

255 MYNYDDYGARREG MOUNTAIN

1. A] Use of Quad Bikes

It had previously been **RESOLVED** to lease an area of land to a Biker's Group, who would be responsible for managing a quad bike track and the associated activities. It was felt that the presence of the Biker's Group would deter misuse of the land by unauthorised persons. The Estates Manager reported that a planning application has been submitted by the Biker's Group. No problems with this group's use of the land have been encountered.

B] Scramblers

A nearby area of land is being used and abused by scramblers, some from out of the county. Mrs Jean Fox, a resident of Meinciau Road, Mynyddygarreg was invited to comment on this. She informed members that:- the landscape, which contained rare flora and fauna is being destroyed; some scramblers using the BOATs (Byway Open to All Traffic) are underage and therefore driving illegally without insurance; the noise is horrendous; rights of walkers are being eroded by dangerous driving over the footpaths; it is impossible to police the mountain effectively.

It was noted that the Police PACT meeting will be held on 16th September and the Kidwelly Partnership meeting on 17th September 2009. Representation to the police, the County Council and the Countryside Council for Wales for advice and assistance in this matter will be sought at these meetings. A sub-committee comprising of Councillors K.Davies, F.Stevens, A.M.Coles and H.Gilasbey will:- begin the process of downgrading the BOATs to footpaths; consider ways of limiting vehicular access to parts of the mountain; work with the police to inform the public, via a press release, of the legal implications of using vehicles on private land.

On 9th December 2008 it was **RESOLVED** to fence part of the lane to Llyn Fawr near the quarry. This would prevent quad bikes accessing both the quarry and the mountain. It was noted that any action taken regarding fencing would now be considered in conjunction with the wider overall management plan of access onto the mountain.

2. Management of GL16

A padlock has been fitted onto the gate to this land. A letter received from the Farmers Union of Wales on behalf of the previous tenant stated that there was a right of way over GL16. The Estates Manager informed members that there was no right of way marked on the definitive County Council Footpaths Map. A site visit will be arranged, as a matter of urgency, with the previous tenant to resolve the issue of access

to his fields. The Estates Manager will report the outcome of the meeting at the next Estates Committee meeting on 13th October 2009.

256 LAND OPPOSITE THE OLD COACH HOUSE

The Town Council have requested that the small parcel of land opposite the Old Coach House be transferred from the ownership of the County Council to itself. This has been agreed.

Mr Colwill, of Alstred Street, Kidwelly, has been informed that the Council would be prepared to sell a parcel of land to enable him to create a single width drive providing that he bear the costs of valuation and legal fees. However, documents examined have revealed a restrictive covenant which states that the land has to be used for the benefit of the community. The County Council are considering ways in which the covenant can be amended to enable Mr Colwill to purchase a small part of this land. The Estates Manager will report progress to the next meeting of the Estates Committee on 13th October 2009.

257 GENERAL MAINTENANCE REQUIREMENTS OF ESTATES FACILITIES

By Pass

The County Council has indicated that it will undertake only minimal roadside maintenance of the banks that line the By Pass and the roundabouts. It was noted that one cut per year on the banks where the wild flowers grow would keep down the brambles and allow the flowers to flourish. The County Council will be requested to cut these areas.

Cemetery

[1] The grass cutting at the cemetery appears adequate. However the boundary hedges, the areas near the taps and around the remembrance garden are in need of urgent attention. A fence is collapsing and the seat needs maintenance. The Estates Manager is to provide 3 quotes for a narrow gravel path in the most slippery part of the cemetery by the next meeting of the Estates Committee on 13th October 2009. The provision of composting facilities will be investigated and a report provided by the 13th October 2009. Prohibition of dogs in the cemetery is to be reviewed. Any signs in the cemetery are to be bi-lingual.

[2] The Town Clerk reported that the requirements for memorial stone safety have been amended. As there are no tall memorial stones in the Town Cemetery, the more stringent requirements for testing do not apply. Note and **Close** this item.

258 CORRESPONDENCE – JUNE 2007

Gomer Williams / Carmarthenshire County Council	The County Council have requested that the Town Council complete the conveyancing of land at Garden Cottage, Kidwelly. The Town Clerk has instructed Council's solicitors to proceed with completion of the transaction. A progress report will be requested as a matter of urgency.
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259 COUNCIL OFFICES

Members were informed that the portacabins have been occupied. However, during hot weather the internal temperature becomes extremely high. The use of air conditioning units will be investigated.

260 LOCAL GOVERNMENT OMBUDSMAN – COMPLAINT

The Local Government Ombudsman has received a complaint regarding the conduct of business over the sale of Council land known as A4. The Town Clerk reported that this matter would soon be concluded.

261 COAL YARD – PEMBREY ROAD – IN CAMERA

A request from Williams- the Coal Yard, Pembrey Road, to assign his lease has been received and is under consideration. No further information has been received.

262 LAND AT MYNYDDYGARREG

It was reported that a parcel of land near Mynyddygarreg Hall was overgrown. A Land Registry search had revealed that land near the Hall is not registered. It had been previously **RESOLVED** that the Estates Manager register the land on behalf of the Town Council. He will contact the County Council to establish their possible right of ownership and then, if possible, proceed with the registration.

It was **RESOLVED** to take over the maintenance of the land if financially viable. The Estates Manager will get 3 quotes for clearance work to be done and report to the Estates Committee on 13th October 2009.

263 LOCATIONS FOR PLANTING DAFFODILS

The suggested locations for planting of the daffodils were:- Glan yr afon, the Quay, the Gateways and the By-pass. Organisations will be requested to help with the planting. This matter will continue to be monitored by the General Purposes Committee. Note and **Close** this item.

264 KIDWELLY QUAY

The Quay is situated in the Valley Regional Park and Western Strategic Regeneration Area and consequently may be eligible for 100% funding. The Project officer is working with the Town Forum toward grant funding for the regeneration of the whole area of the Quay and the canal. It was agreed that in all developments, sustainable issue would be considered.

265 CORESPONDENCE – APRIL 2009

1	Mr Dyfrig Dalziel	Mr Dalziel has requested to sub-let the land he leases from the Council known as A12. A similar request has been made by another tenant regarding a different parcel of land. The District Valuer has been asked to give an opinion on this. His comments will be taken into account when considering the request of Mr Dalziel.
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266 CORESPONDENCE – MAY 2009

1.	Royal British Legion	The Mayor Has met with a Legion representative to discuss adding additional names to the War Memorial. A list of names will be put forward. The Town Council is responsible for insuring and maintaining the War Memorial.
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267 CORRESPONDENCE – JUNE 2009

1	Mr P. Westmacott	The Estates Manager reported that he had difficulty in getting quotes for work to the chimney at 2 Bridge Street. Due to the urgency of the matter, it was RESOLVED to take Executive Action and repair the chimney once costs were known.
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268 ANY OTHER BUSINESS – MAY 2009

1. Adopt a roundabout. A scheme whereby children can look after an area of land was discussed. Roundabouts and land bordering the by-pass were considered too dangerous. A more suitable location will be sought.

269 TENDERS

It was **RESOLVED** to put the following land to tender for a three year period:-

Offers in excess of:-

GL10 £75 per year

GL 14 £70 per year

270 PLANNING

Planning Applications

REF	TYPE	PROPOSED DEVELOPMENT	LOCATION	APPLICANT
S/21638	Full Planning	2 residential apartments	Plot 8 The Old Forge, Monksford Street, Kidwelly	Mr Paul Hartnol

No observations were made.

Planning outcomes

S/20752	Full Planning	Refurbishment of barns	Waungadog Farm, Kidwelly	Granted 30.06.09
S/21192	Full planning	Double storey extension	14 Abbey Street, Kidwelly	Granted 13.07.09
S/20881	Change of use	Agricultural outbuilding to industrial workshops	Pembrey Road, Kidwelly	Granted 16.07.09
S/21369	Agricultural	New agricultural building	Penlan Uchaf, Kidwelly	Granted 03.08.09
S/21366	Full Planning	Replacement single storey with double storey extension	Ty newydd, Meinciau Road Mynyddygarreg	Granted 03.08.09
S/21511	Agricultural	Widen gateway into field	Parc y bocs, Kidwelly	Granted 10.09.09

Note and **Close** this item.

271 A13 LAND AT MYNYDDYGARREG

Permission was granted to site a caravan on Town Council land as a temporary measure while house building was in progress. The agreement is no longer required and the resident will be informed of this.

272 JAPANESE KNOTWEED

The Estates Manager is to identify areas infested with Japanese knotweed, request 3 quotes for spraying according to recognised management plans for the weed and report to the Estates Committee on 13th October 2009.

273 CORRESPONDENCE – AUGUST / SEPTEMBER 2009

1.	Carmarthenshire County Council	Notification of modification to footpath 62/49 Penlan Isaf has been received. No observations were made. Note and Close this item.
2.	Horeb Chapel	The chapel has requested to purchase a parcel of land bordering the building so that an access ramp can be constructed. Councillor K.Davies reported that better access was necessary. The Estates Manager will draw up plans for a suitable pathway and report to the Estates Committee on 13 th October 2009.
3.	Mrs H.P.John	A petition has been received from residents regarding the siting of a recycle area on Horeb Road. The contents were noted. The matter is under consideration by the General Purposes Committee. Members were informed that the land had not been cleared after the tenancy had expired. The Estates Manager will expedite the clearance. Note and Close this item.

274 ANY OTHER URGENT BUSINESS – SEPTEMBER 2009

1. Equipment in storage. This will be considered at the next meeting of the Estates Committee.
2. Maintenance of the Diana Memorial Garden. The Estates Manager indicated that this would cost in the region of £28 per month. The Estates Manager will prepare a list of locations, such as the War Memorial, which need regular maintenance. Volunteer gardeners will be considered at the next Estates Committee meeting.

KIDWELLY TOWN COUNCIL

13th OCTOBER 2009

At a Meeting of the **ESTATES COMMITTEE** held at Princess Gwenllian Centre, Kidwelly on Tuesday, 13th October 2009.

Present:-	Town Mayor	T.M.Burns
	Chair	R. Davies
	Councillors:	J.Gilasbey, D.Jones, H. Gilasbey, K. Davies, A.M.Coles, F. Burke-Lloyd
	Town Clerk	M. MacDonald
	Estates Manager	Richard Roberts
	Town Secretary	A Padgett
	Translator	Lynda Kirkham-Jones
Apologies:-	Councillors	Jean Lane

Matters arising from the Estates Committee Meeting of 15th September 2009

342 MEMBERS' DECLARATIONS OF INTEREST

Minute 358 – Cllr K.Davies Minute 360 – Cllr T.M.Burns. Both councilors left the room.

343 MYNYDDYGARREG MOUNTAIN

1. A] Use of Quad Bikes

It was noted that planning permission for the bike track had been refused. It was reported that it was unlikely that the Biker's group would take the matter further. Note and **Close** this item.

B] Scramblers

A nearby area of land is being used and abused by scramblers, some from out of the county. Mrs Jean Fox, a resident of Meinciau Road, Mynyddygarreg was invited to comment on this. She informed members that:- the landscape, which contained rare flora and fauna is being destroyed; some scramblers using the BOATs (Byway Open to All Traffic) are underage and therefore driving illegally without insurance; the noise is horrendous; rights of walkers are being eroded by dangerous driving over the footpaths; it is impossible to police the mountain effectively.

A sub-committee comprising of Councillors K.Davies, F.Stevens, A.M.Coles and H.Gilasbey will:- begin the process of downgrading the BOATs to footpaths; consider ways of limiting vehicular access to parts of the mountain; work with the police to inform the public, via a press release, of the legal implications of using vehicles on private land.

2. Management of GL16

A site meeting was held with the previous tenant, his Farmer's Union representative and members of the Town and County Councils. Issues of rights of access were raised. Rights of way over the lane to Llyn Fawr will be investigated. It was **RESOLVED** to seek legal advice on these matters if the need arises.

344 LAND OPPOSITE THE OLD COACH HOUSE

The Town Council have requested that the small parcel of land opposite the Old Coach House be transferred from the ownership of the County Council to itself. This has been agreed.

Mr Colwill, of Alstred Street, Kidwelly, has been informed that the Council would be prepared to sell a parcel of land to enable him to create a single width drive providing that he bear the costs of valuation and legal fees. However, documents examined have revealed a restrictive covenant which states that the land has to be used for the benefit of the community. The County Council has stated that the land is deemed open land and that fact would need to be advertised before it could be sold. The Estates Manager will investigate whether the land could be rented and will report his findings to the Estates Committee on 10th November 2009.

345 GENERAL MAINTENANCE REQUIREMENTS OF ESTATES FACILITIES

By Pass

The County Council has indicated that it will undertake only minimal roadside maintenance of the banks that line the By Pass and the roundabouts. It was noted that one cut per year on the banks where the wild flowers grow would keep down the brambles and allow the flowers to flourish. The County Council will be requested to cut these areas.

Cemetery

Arrangements have been made maintenance of the boundary hedges, the areas near the taps and around the remembrance garden. The fence will be repaired and the seat will be treated. The Estates Manager is to provide 3 quotes for a narrow gravel path in the most slippery part of the cemetery by the next meeting of the Estates Committee on 10th November 2009. The provision of composting facilities will be investigated and a report provided by the 10th November 2009. Prohibition of dogs in the cemetery is to be reviewed. Any signs in the cemetery are to be bi-lingual.

General Maintenance

The Estates Manager will prepare a list of locations, which need regular maintenance. Councillors J.Gilasbey, H.Gilasbey, A.M.Coles and Mr Keith Coles were thanked for their gardening work in the Diana Memorial Garden and at the Cenotaph. The Estates Manager will write to the owner of the field surrounding the War Memorial and request him to clear the brambles on his land which are encroaching the garden.

346 CORRESPONDENCE – JUNE 2007

Gomer Williams / Carmarthenshire County Council	The County Council have requested that the Town Council complete the conveyancing of land at Garden Cottage, Kidwelly. The Town Clerk has instructed Council's solicitors to proceed with completion of the transaction. A progress report will be requested as a matter of urgency. For clarity, this item will be re-named Land at Garden Cottage .
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347 COUNCIL OFFICES

Members were informed that the portacabins have been occupied. However, during hot weather the internal temperature becomes extremely high. The use of air conditioning units will be investigated.

348 LOCAL GOVERNMENT OMBUDSMAN – COMPLAINT

The Local Government Ombudsman has received a complaint regarding the conduct of business over the sale of Council land known as A4. The Town Clerk reported that this matter would soon be concluded.

349 COAL YARD – PEMBREY ROAD – IN CAMERA

A request from Williams- the Coal Yard, Pembrey Road, to assign his lease has been received and is under consideration. No further information has been received.

350 LAND AT MYNYDDYGARREG

It was reported that a parcel of land near Mynyddygarreg Hall was overgrown. A Land Registry search had revealed that land near the Hall is not registered. The Estates Manager has received a quote for £780 to clear the land and cut the hedges. He will get 2 further quotes and report to the Estates Committee on 10th November 2009.

351 KIDWELLY QUAY

The Quay is situated in the Valley Regional Park and Western Strategic Regeneration Area and consequently may be eligible for 100% funding. The Project officer is working with the Town Forum toward grant funding for the regeneration of the whole area of the Quay and the canal. A positive meeting has been held with the Welsh Assembly Government. It was agreed that in all developments, sustainable issues would be considered.

352 CORRESPONDENCE – APRIL 2009

1	Mr Dyfrig Dalziel	Mr Dalziel has requested to sub-let the land he leases from the Council known as A12. A similar request has been made by another tenant regarding a different parcel of land. The District Valuer has been asked to give an opinion on this. His comments will be taken into account when considering the request of Mr Dalziel. For clarity, this item will be re-named Lease of land at A12.
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353 CORRESPONDENCE – MAY 2009

1.	Royal British Legion	The Mayor Has met with a Legion representative to discuss adding additional names to the War Memorial. A list of names will be put forward. The Town Council is responsible for insuring and maintaining the War Memorial. For clarity, this item will be re-named War Memorial.
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354 CORRESPONDENCE – JUNE 2009

1	Mr P. Westmacott	It was RESOLVED to accept the quote of £3,950+Vat to repair the chimney at 2 Bridge Street. The Estates Manager will proceed to initiate the work as a matter of urgency and inform Mr Westmacott. For clarity, this item will be re-named Repairs to Chimney at 2 Bridge Street.
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355 A13 LAND AT MYNYDDYGARREG

Permission was granted to site a caravan on Town Council land as a temporary measure while house building was in progress. The agreement is no longer required. It was **RESOLVED** that the Estates Manager give the resident 3 months notice to quit.

356 JAPANESE KNOTWEED

The Estates Manager is to identify areas infested with Japanese knotweed, request 3 quotes for spraying according to recognised management plans for the weed and report to the Estates Committee on 10th November 2009.

357 CORRESPONDENCE – AUGUST / SEPTEMBER 2009

2.	Horeb Chapel	The chapel has requested to purchase a parcel of land bordering the building so that an access ramp can be constructed. Councillor K.Davies reported that better access was necessary. The Estates Manager will draw up plans for a suitable pathway and report to the Estates Committee on 10 th November 2009. This item will be re-named Path at Horeb Chapel.
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358 ANY OTHER URGENT BUSINESS – SEPTEMBER 2009

1. Equipment in storage. It was **RESOLVED** to sell all the equipment not required for maintenance. This includes the van. The Estates Manager will put the items into lots prior to tender. Community groups will be invited to submit proposals as to how they will use the equipment for the benefit of the community. This item will be re-named **Sale of Equipment.**

359 TENDERS

It was **RESOLVED** to take the following action:-

GL10 No tenders were received. The land will be re-advertised.

GL 14 A tender was received which was less than the required amount. The land will be re-advertised at £50 per year for a three year period.

360 PLANNING

Planning Applications

REF	TYPE	PROPOSED DEVELOPMENT	LOCATION	APPLICANT
S/21732	Full Planning	Industrial Unit	Kidwelly Industrial Estate	Mr John Dunn
S/21735	Full Planning	Conversion of outbuildings into holiday cottages	Penlan Uchaf Farm	Mr John Burns
S/21816	Full Planning	Resubmission of amended siting of dwelling	Ty Caeffynnon Road, Kidwelly	Mr Iwan Jones

No observations were made.

Planning outcomes

S/21478	Change of use from quarry to scrambling area	Mynyddygarreg mountain	Mr David Gower	Refused 14.09.09
S/21510	Front and side extension	57 Ferry Road, Kidwelly	Mr David Jones	Refused 14.09.09
S/25194	Single storey extension	58 Hillfield Villas, Kidwelly	Mr Peter Maddrick	Granted 16.09.09

Note and **Close** this item.

361 ENVIRONMENT AGENCY TRAINING EXERCISE

The Town Clerk reported that a training exercise carried out by the Environment Agency had taken place on 28th September 2009. Permission to use land at the Quay had been agreed by Executive Action. Note and **Close** this item.

362 CORRESPONDENCE – OCTOBER 2009

1	Kidwelly Allotment Association	The allotment society has requested assistance with providing composting facilities. The society will be informed that the County Council have the resources that they need. The allotment lease expires in April 2010 and a meeting will be arranged in the new year to renegotiate the terms. Further sites for allotments are to be sought. Note and Close this item.
2	Kidwelly Rugby Club	The rugby club has expressed a wish to purchase some of the equipment owned by the Council. This matter was considered under Minute 358. Note and Close this item.

363 ANY OTHER URGENT BUSINESS

There was no further urgent business. Note and **Close** this item.

KIDWELLY TOWN COUNCIL

10th NOVEMBER 2009

At a Meeting of the **ESTATES COMMITTEE** held at Princess Gwennllian Centre, Kidwelly on Tuesday, 10th November 2009.

Present:-	Town Mayor	T.M.Burns
	Chair	R. Davies
	Councillors:	J.Gilasbey, D.M.Jones, H. Gilasbey, K. Davies, S.Finch, A.M.Coles, F. Burke-Lloyd, J.Lane,
	Town Clerk	M. MacDonald
	Estates Manager	Richard Roberts
	Town Secretary	A Padgett
	Translator	Lynda Kirkham-Jones
Apologies:-	Councillors	D.J.Jones, F.Stevens

Matters arising from the Estates Committee Meeting of 13th October 2009

403 MEMBERS' DECLARATIONS OF INTEREST

Minute 419 – Councillor K.Davies Minute 423 – Councillor R.Davies

404 MYNYDDYGARREG MOUNTAIN

1. Scramblers

An area of land is being used and abused by scramblers, some from out of the county. Members had previously been informed that the landscape, which contained rare flora and fauna is being destroyed; some scramblers using the BOATs (Byway Open to All Traffic) are underage and therefore driving illegally without insurance; the noise is horrendous; rights of walkers are being eroded by dangerous driving over the footpaths; it is impossible to police the mountain effectively.

A sub-committee comprising of Councillors K.Davies, F.Stevens, A.M.Coles and H.Gilasbey is working towards:- downgrading the BOATs to footpaths; considering ways of limiting vehicular access to parts of the mountain; working with the police to inform the public, via a press release, of the legal implications of using vehicles on private land. Creation of a management plan for the entire mountain area is necessary.

2. Management of GL16

A site meeting has been held with the previous tenant, his Farmer's Union representative and members of the Town and County Councils. Issues of rights of access are still unclear. Rights of way over the lane to Llyn Fawr will be investigated. The Town Clerk will investigate the options for resolving access issues.

405 LAND OPPOSITE THE OLD COACH HOUSE

The Town Council have requested that the small parcel of land opposite the Old Coach House be transferred from the ownership of the County Council to itself. This has been agreed.

Mr Colwill, of Alstred Street, Kidwelly, has been informed that the Council would be prepared to sell a parcel of land to enable him to create a single width drive providing that he bear the costs of valuation and legal fees. However, documents examined have revealed a restrictive covenant which states that the land has to be used for the benefit of the community. The County Council has agreed to prepare a deed of release. A firm commitment from Mr Colwill will be necessary before the process is commenced. The land is deemed open land and that fact would need to be advertised before it could be sold. Residents could object.

406 GENERAL MAINTENANCE REQUIREMENTS OF ESTATES FACILITIES

By Pass

The County Council has indicated that it will undertake only minimal roadside maintenance of the banks that line the By Pass and the roundabouts. It was noted that one cut per year on the banks where the wild flowers grow would keep down the brambles and allow the flowers to flourish. The County Council will be requested to cut these areas.

Cemetery

Arrangements have been made to maintain the boundary hedges, the areas near the taps and around the remembrance garden. The fence will be repaired and the seat will be treated. The Estates Manager provided 3 quotes for the provision of a gravel path in the most slippery part of the cemetery near the Remembrance Garden. It was **RESOLVED** to accept a quote of £230+Vat.

The provision of composting facilities will be investigated. Prohibition of dogs in the cemetery is to be reviewed.

General Maintenance

A list of locations, which need regular maintenance will be made.

407 LAND AT GARDEN COTTAGE

The County Council have requested that the Town Council complete the conveyancing of land at Garden Cottage, Kidwelly. The Town Clerk has instructed Council's solicitors to proceed with completion of the transaction. A progress report will be requested as a matter of urgency.

408 COUNCIL OFFICES

Members had been informed that the portacabins have been occupied. However, during hot weather the internal temperature becomes extremely high. The use of air conditioning units will be investigated.

409 LOCAL GOVERNMENT OMBUDSMAN – COMPLAINT

The Local Government Ombudsman has received a complaint regarding the conduct of business over the sale of Council land known as A4. The Town Clerk reported that this matter would soon be concluded.

410 COAL YARD – PEMBREY ROAD – IN CAMERA

A request from Williams- the Coal Yard, Pembrey Road, to assign his lease has been received and is under consideration. No further information has been received.

411 LAND AT MYNYDDYGARREG

It was reported that a parcel of land near Mynyddygarreg Hall was overgrown. A Land Registry search had revealed that land near the Hall is not registered. Three quotes for clearing the land have been received:- £212+Vat, £500, and £780. The Town Clerk will investigate the issues relating to the clearance of land that is not owned by the Town Council.

412 KIDWELLY QUAY

The Quay is situated in the Valley Regional Park and Western Strategic Regeneration Area. Initially it was hoped to attract 100% funding for a feasibility study. The Town Council may now be requested to contribute £5,000. This matter will be raised at the Kidwelly Partnership meeting on 26th November 2009.

413 LEASE OF LAND AT A12

Mr Dalziel has requested to sub-let the land he leases from the Council known as A12. A similar request has been made by another tenant regarding a different parcel of land. The District Valuer has been asked to give an opinion on this. His comments will be taken into account when considering the request of Mr Dalziel.

414 WAR MEMORIAL

The Mayor has met with a Legion representative to discuss adding additional names to the War Memorial. A list of names will be put forward. The Town Council is responsible for insuring and maintaining the War Memorial

415 REPAIRS TO CHIMNEY AT 2 BRIDGE STREET

The chimney at 2 Bridge Street has been restored. The guttering along 2-4 Bridge Street needs clearing. The Fire Brigade will be requested to do this using their ladders. Note and **Close** this item.

416 A13 LAND AT MYNYDDYGARREG

Permission was granted to site a caravan on Town Council land as a temporary measure while house building was in progress. The agreement is no longer required. The Estates Manager has given the resident 3 months notice to quit.

417 JAPANESE KNOTWEED

Areas infested with Japanese knotweed have been identified. The spraying will be carried out according to recognised management plans.

418 PATH AT HOREB CHAPEL

The chapel has requested to purchase a parcel of land bordering the building so that an access ramp can be constructed. An area 19 x 7m is required. It was agreed, in principal, to sell the land providing legal issues and planning permission allows.

419 SALE OF EQUIPMENT

It was **RESOLVED** to sell all the equipment not required for maintenance. This includes the van. The Estates Manager has put the items into lots prior to tender. Community groups will be invited to submit proposals as to how they will use the equipment for the benefit of the community. A Sub-Committee:- Councillors R.Davies, H.Gilasbey and S.Finch, will inspect the equipment and manage the disposal process.

420 TENDERS

It was **RESOLVED** to take the following action:-

GL10 No tenders were received.

GL 14 A tender of £51 was accepted for a three year period.

421 PLANNING

Planning Applications

REF	TYPE	PROPOSED DEVELOPMENT	LOCATION	APPLICANT
S/21887	Full Planning	Conservatory to rear elevation	69 Ger y Gwendraeth, Kidwelly	Mr Hughes
S/21937	Full Planning	Rear single storey extension	12 Park View Drive, Kidwelly	Mr Gareth Thomas
S/21977	Full Planning	Temporary car park, land adjacent to Gwennlian Centre	Hillfield Villas, Kidwelly	Mr Brian Rees
S/21988	Full Planning	3 Dormer windows	57 Ferry Road, Kidwelly	Mr David Jones

No observations were made.

Planning outcomes

S/21638	2 residential apartments	Plot 8, The Old Forge, Kidwelly	Mr Paul Hartnoll	REFUSED 16.10.09
S/20217	Double storey extension	15 Castle Street, Kidwelly	Mrs R. Mackie	GRANTED 05.11.09

Note and **Close** this item.

422 CORRESPONDENCE – NOVEMBER 2009

There was no correspondence. Note and **Close** this item.

423 ANY OTHER URGENT BUSINESS

1. The Estates Manager reported that the bank at the rear of Mynyddygarreg Hall was overgrown and encroaching on the field. This will be considered further when the Japanese knotweed problem has been assessed. For clarity, this item will be renamed **Bank at the rear of Mynyddygarreg Hall**.
2. Members were reminded that the Parks Steering Group meeting on 17th November 2009 will be at 2.00pm and not 10.00am as previously arranged. Note and **Close** this item.

Mr Richard Roberts was thanked for the work he has done as Estates Manager over the past 3 years. Members wished him well in his retirement.

KIDWELLY TOWN COUNCIL

8th DECEMBER 2009

At a Meeting of the **ESTATES COMMITTEE** held at Princess Gwennllian Centre, Kidwelly on Tuesday, 8th December 2009.

Present:-	Town Mayor	T.M.Burns
	Chair	J.Lane
	Councillors:	J.Gilasbey, H. Gilasbey, S.Finch, R. Davies, K. Davies F. Burke-Lloyd, D.J.Jones, F.Stevens
	Town Clerk	M. MacDonald
	Town Secretary	A Padgett
	Translator	Lynda Kirkham-Jones
Apologies:-	Councillors	A.M.Coles, D.M.Jones,

The Town Clerk informed members that Councillor R.Davies had resigned as Chair of the Estates Committee. Thanks were expressed to Councillor Davies for his work as Chair. A new Chair of the committee will be selected at Full Council on 5th January 2010.

Matters arising from the Estates Committee Meeting of 10th November 2009

454 MEMBERS' DECLARATIONS OF INTEREST

Minute 455 – Councillor S.Finch and Lynda Kirkham-Jones left the room. Minute 469 – Councillor K.Davies left the room.

455 MYNYDDYGARREG MOUNTAIN

1. Scramblers

An area of land is being used and abused by scramblers, some from out of the county. Members had previously been informed that the landscape, which contained rare flora and fauna is being destroyed; some scramblers using the BOATs (Byway Open to All Traffic) are underage and therefore driving illegally without insurance; rights of walkers are being eroded by dangerous driving over the footpaths; it is impossible to police the mountain effectively.

A sub-committee comprising of Councillors K.Davies, F.Stevens, A.M.Coles and H.Gilasbey is working towards:- downgrading the BOATs to footpaths; considering ways of limiting vehicular access to parts of the mountain; working with the police to inform the public, via a press release, of the legal implications of using vehicles on private land. Creation of a management plan for the entire mountain area is necessary.

2. Management of GL16

It was confirmed that there are no public footpaths over GL16 or GL24. The Farmer's Union has confirmed that stock cannot be transported over land that is owned or tenanted by others without a movement notice. The Llyn Fawr conveyance of 2001 states that there is no right of passage to the public along the lane to the property. The lane is owned by Kidwelly Town Council. The tenancy of GL24 ends in June 2010. It was **RESOLVED** to allow the tenant of GL24 to access this land via GL16 until the tenancy ends. All access and maintenance issues relating to surrounding land owned by the Town Council are to be clarified before further tenancy agreements are entered into.

456 LAND OPPOSITE THE OLD COACH HOUSE

The Town Council have requested that the small parcel of land opposite the Old Coach House be transferred from the ownership of the County Council to itself. This has been agreed.

Mr Colwill has been informed that the Council would be prepared to sell a parcel of land adjacent to 6 Alstred Street to enable him to create a single width drive. It was reported that the County Council is prepared to lift the restrictive covenant on part of the land designated as "open land". They would require 50% of the proceeds of the sale of the land. A notice informing the public of the intended sale will be necessary. Mr Colwill has indicated that he would be prepared to pay all costs. He will be informed of costs once they are known. The office staff were requested to obtain a copy of the restricted covenant and advice on the wording of the Public Notice from the County Council. No action will be taken until all information has been received.

457 GENERAL MAINTENANCE REQUIREMENTS OF ESTATES FACILITIES

By Pass

The County Council has indicated that it will undertake only minimal roadside maintenance of the banks that line the By Pass and the roundabouts. It was noted that one cut per year on the banks where the wild flowers grow would keep down the brambles and allow the flowers to flourish. The County Council will be requested to cut these areas.

Cemetery

The seat will be treated once the wood has dried. A gravel path in the most slippery part of the cemetery near the Remembrance Garden will be created as soon as weather permits. The provision of composting facilities will be investigated. It was **RESOLVED** to allow dogs on leads to accompany owners to the graveside.

General Maintenance

The contractor has now finished grass cutting. It was **RESOLVED** to continue the contract for emptying the Town Council owned bins at a cost of £25 per week until the end of March 2010.

458 LAND AT GARDEN COTTAGE

The County Council have requested that the Town Council complete the conveyancing of land at Garden Cottage, Kidwelly. The Town Clerk has instructed Council's solicitors to proceed with completion of the transaction. A progress report will be requested as a matter of urgency.

459 COUNCIL OFFICES

The Fire Service agreed to remove the debris from the guttering at Bridge Street. However it could not be done until the new year. Due to the urgent nature of the work, the office staff will contact contractors with appropriate insurance as a matter of urgency. It was **RESOLVED** that arrangements for the work to clear the debris and make safe the guttering be carried out under Executive Action.

It was **RESOLVED** that a "For sale" sign be erected on the building. It was further **RESOLVED** that John Francis, Estate Agent" be appointed as a second agent. The office staff will undertake this.

460 LOCAL GOVERNMENT OMBUDSMAN – COMPLAINT

The Local Government Ombudsman has reported that the complaint regarding the conduct of business over the sale of Council land known as A4 has been resolved. It was **RESOLVED** to proceed with the sale of the land. Note and **Close** this item.

461 COAL YARD – PEMBREY ROAD – IN CAMERA

A request from Williams- the Coal Yard, Pembrey Road, to assign his lease has been received and is under consideration. No further information has been received.

462 LAND AT MYNYDDYGARREG

It was reported that a parcel of land near Mynyddygarreg Hall was overgrown. A Land Registry search had revealed that land near the Hall is not registered. Three quotes for clearing the land have been received:- £212+Vat, £500, and £780. The Town Clerk will investigate the issues relating to the clearance of land that is not owned by the Town Council.

463 KIDWELLY QUAY AREA

The Town Clerk reported that the County Council did not require funding from the Town Council for work on the Quay. An e-mail from Mr Byron Huws has been received requesting the banks at the canal be cut and tidied. This has been referred to the Town Forum. The Countyside Council for Wales will advise on a maintenance programme for the area.

It was reported that vehicles are driving along the canal and surrounding area creating large rut marks. The police will be informed.

464 LEASE OF LAND AT A12

Mr Dalziel has requested to sub-let the land he leases from the Council known as A12. A similar request has been made by another tenant regarding a different parcel of land. The District Valuer has been asked to give an opinion on this. His comments will be taken into account when considering the request of Mr Dalziel.

465 WAR MEMORIAL

The Mayor has met with a Legion representative to discuss adding additional names to the War Memorial. A list of names will be put forward. The Town Council is responsible for insuring and maintaining the War Memorial

466 A13 LAND AT MYNYDDYGARREG

Permission was granted to site a caravan on Town Council land as a temporary measure while house building was in progress. The agreement is no longer required. The Estates Manager has given the resident 3 months notice to quit.

467 JAPANESE KNOTWEED

Areas infested with Japanese knotweed have been identified. The spraying will be carried out according to recognised management plans.

468 PATH AT HOREB CHAPEL

The chapel has requested to purchase a parcel of land bordering the building so that an access ramp can be constructed. An area 19 x 7m is required. It was agreed, in principal, to sell the land providing legal issues and planning permission allows. A site visit will be arranged with the tenant of the land, deacon of the chapel and Councillor Keith Davies.

469 SALE OF EQUIPMENT

The Estates Manager has put the items to be sold into lots prior to tender. Community groups will be invited to submit proposals as to how they will use the equipment for the benefit of the community. A Sub-Committee:- Councillors R.Davies, H.Gilasbey and S.Finch, will inspect the equipment and manage the disposal process.

It was **RESOLVED** that the van be offered for sale at £2000, firstly to local organisations, then if no response is forthcoming, in the press. It was further **RESOLVED** that the John Deere and trailer be offered for sale at £1800 under the same provisions as for the van. It will be serviced before sale. The office staff will supervise the process.

Councillor Lane left the meeting and the Mayor took over as Chair.

470 BANK AT REAR OF MYNYDDYGARREG HALL

It had been reported that the bank at the rear of Mynyddygarreg Hall was overgrown and encroaching on the field. This will be considered further when the Japanese knotweed problem has been assessed.

471 TENDERS

It was **RESOLVED** that the following land be put to tender for a three year period offers in excess of:-

GL 4 - £160

GL10 - £75

GL 28 - £80

GL 32 - £100

472 PLANNING

Planning Applications

There were no planning applications

Planning outcomes

Planning outcomes were noted.

Note and **Close** this item.

473 COMMITTEE BUDGET REQUIREMENTS 2010-2011

Members were requested to consider the budget requirements for the estate for 2010-2011 for discussion in the budget setting process. Note and **Close** this item.

474 CORRESPONDENCE – DECEMBER 2009

1	Kidwelly RFC	Request to purchase equipment – This matter was considered under Minute 487. Note and Close this item.
2	Kidwelly Allotment Association	Request to purchase equipment – This matter was considered under Minute 487. Note and Close this item.

Note and **Close** this item.

475 ANY OTHER URGENT BUSINESS

Heavy vehicles are being driven in Summer Way which is a Byway Open to All Traffic, causing deep trenches in the pathway. This will be considered further at the next meeting of the Estates Committee on 12th January 2010.

Staff were thanked for the work done in the absence of an Estates Manager.