

## KIDWELLY TOWN COUNCIL

9<sup>th</sup> OCTOBER 2018

At the meeting of the **ESTATES COMMITTEE** held at the Council Offices, Kidwelly on Tuesday 9<sup>th</sup> October 2018

Present	Town Mayor	
	Deputy Mayor	C.Davies
	Councillors	G.Jones, A.Jenkins, J.Bezant, G.Beer, J.Mayne J.Gilasbey, D. Lloyd-Waterford, S.Ratty, S.Davies
	Town Clerk	V. O'Reilly
	Estates officer	Mark Stephens
	Town Secretary	A Padgett
Apologies	Councillors	L.Jones, T.Burnett, C.Peters, C.Peters-Bond, P.Thompson

### **265 MEMBER'S DECLARATIONS OF INTEREST**

Councillor Jeanette Gilasbey declared an interest in all matters relating to planning applications.

Minute 273 – Cllr J.Gilasbey and the estates officer left the room.

### **266 ESTATES OFFICER REPORT**

The estates officer had provided a written report which was considered. Issues not covered by matters arising are as follows:-

#### **Phase 2 Development Report**

The report was referred from Full Council. An extensive Financial Report was considered. The build cost for the completed building will be £482k. It was noted that £100k was donated towards the project. The facility includes Council Offices and archive storage, a large function room, a seminar room and storage for sports equipment. The original intention was to fit out the ground floor only and complete the upper floor at a later date. However, it was deemed cost effective to do all the work at one time. This incurred additional costs, such as a lift and extra work to comply with building regulations. The average cost of a build per sq. mtr. is between £1,500 and £2000. This build was £880 per sq. mtr. It was **RESOLVED** to accept the report.

Plumbing is outstanding. It was **RESOLVED** to put the work to tender. Note and **Close** this item.

#### **Mynydd y Garreg lights**

A permanent power supply for a Christmas tree was requested but it is unlikely that the work can be completed by Christmas. A temporary supply outlet will be found.

#### **Maintenance contract**

A draft contract had been circulated to members for observations. To be added: wooden benches and interpretation panels to be treated annually, a termination clause, if work is unsatisfactory. The contract will be for a 3 year period commencing in April 2019. It was **RESOLVED** to put the document to tender, responses to be received by 9<sup>th</sup> November 2018.

A request for additional cutting around the Gateways, Llangadog Square and Heol Gwelfor was also considered. It was recognized that these areas were the responsibility of the county. The county council will be requested to cut around the floral boxes twice a year.

#### St Mary's Clock

The clock minute hand has broken off. £6818 for repairs has been quoted. The insurance company has agreed to cover the cost and work will be carried out on 17<sup>th</sup> & 18<sup>th</sup> October 2018.

#### St Mary's Well

The wall at the well was unsafe. Further remedial work is scheduled.

#### Probation Service

The Probation Service has almost completed work on the castle footbridge. County Councillor J.Gilasbey will liaise with the officer to determine locations for daffodil and tulip planting.

#### Japanese Knotweed

More knotweed sites have been identified. Quotes have been received.

#### Biodiversity

Isabel Macho, County Biodiversity Officer and Glan yr Afon volunteers will submit a layout plan of their proposals before address members with their concerns.

### **Matters arising from the Estates Committee Meeting of 11<sup>th</sup> September 2018**

#### **267 CEMETERY**

The cemetery layout is now computerised so future development of the site will be easier to manage. The estates officer will investigate costs for cemetery development. An estimate of works for the Green Burial site has been requested.

#### **268 MAINTENANCE OF MYNYDD MOUNTAIN - VOLUNTEERS**

Volunteers have proposed a plan to clear the footpaths and define the pathways on the mountain using heavy equipment. The estates officer has met with the Ramblers and County Footpaths Officer and identified areas to be cleared. Some BOATS will be downgraded to prevent vehicular misuse but it was recognised that this would be a long process. The estates officer will attend a seminar on footpaths on 8<sup>th</sup> November 2018. A map of footpaths in Kidwelly is available. 150 saplings have been acquired and will be planted.

#### **269 FUTURE DEVELOPMENT GLH14**

There is a considerable amount of work needed to upgrade the 30 acre site. Quotations for land clearance have been received ranging between £52k and £21k. Three options are available: sell the land in its present condition: create a wetland area of 10 acres with 20 acres of rentable land:

Restore the whole 30 acres site in stages. It was **RESOLVED** to investigate costs of options 2 and 3.

#### **270 PURCHASE OF PART OF GLH14**

A request to purchase 2 sections of land at Waungadog has been received. A site visit revealed that the land was mostly overgrown and inaccessible. It was previously **RESOLVED** to sell the land by tender. The sale will be deferred until clearance work has been undertaken which will increase the value of the land.

### **271 CONDITION OF H3**

Requests to purchase the land have been received from the present sitting tenant and from the owner of a neighbouring property. A valuation of £10k has been received which was acceptable to the tenant. It was **RESOLVED** to sell the land for £10k with a 50% clawback clause for 20 years, purchaser paying all costs. Note and **Close** this item.

### **272 LEASE OF THE FORESHORE**

The Crown Estate agent has informed council that, under the terms of the lease, (if it is not renewed,) the slipway has to be removed. This matter will be investigated.

### **273 DINAS YARD**

Councillor Gilasbey and the estates officer declared an interest and left the room. Outline planning for a housing development has been approved. Clearance work has commenced. A “without prejudice” site visit with the developer to consider the implications of the knotweed spraying and re-routing of the bridleway has been held. It was previously **RESOLVED** to withhold the decision on re-routing the bridleway pending the outcome of the public consultation.

### **274 MAINTENANCE OF FLORAL BOXES**

Members were informed that the floral boxes at the gateways are in need of new wooden panels. Cost of repairs/replacements will be investigated and tenders sought.

### **275 MAINTENANCE OF INTERPRETATION PANELS**

Interpretation panels need painting with preservative. Volunteers are willing to carry out this work and will be contacted. Future treatments will be included in the estates maintenance contract.

### **276 AGRICULTURAL TENDERS**

GL1 – Quotations for clearing the land have been sought. It was **RESOLVED** to accept the quote of £1650. An appropriate rental will be fixed to reflect the value of the reinstated land. GL13 – the tenant has indicated his wish to relinquish the tenancy. This land lies adjacent to GLH14 and will be considered as part of the reinstatement plan of that area.

### **277 PLANNING APPLICATIONS**

No planning applications were considered.

### **278 ALSTRED STREET – CORNER GARDEN**

It was **RESOLVED** to place a memorial plaque at this site in memory of former mayor Derek Dalton who maintained the garden. Note and **Close** this item.

### **279 DISPLAY OF KNITTED POPPIES**

Members of the community are knitting poppies to commemorate the 100 year anniversary of the end of World War 1. Locations will be sought for the display of the poppies.

### **280 REFERRALS FROM OTHER COMMITTEES**

There were no referrals.

**281 CORRESPONDENCE SEPTEMBER/OCTOBER 2018**

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

**282 ANY OTHER URGENT BUSINESS – OCTOBER 2018**

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