

KIDWELLY TOWN COUNCIL

10th JULY 2018

At the meeting of the **ESTATES COMMITTEE** held at the Council Offices, Kidwelly on Tuesday 10th July 2018

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

137 MEMBER'S DECLARATIONS OF INTEREST

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

138 ESTATES OFFICER REPORT

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

Candidate Sites

The revised date for final submissions is now 29th August 2018.

Phase 2

Current expenditure is £459k. An extensive Financial Report on the build was circulated.

Maintenance Works

Additional areas acquired through asset transfer have been mown.

Coffio Grav

Fence damage has been fixed

St Mary's Clock

The clock minute hand has broken off. £6818 for repairs has been quoted. The insurance company will be contacted.

Japanese Knotweed

Visual inspection of sites will be undertaken and the weed will be sprayed by a registered contractor.

Bench at Parc Stephens

The contractor will be requested to mend the broken bench as a matter of urgency as the carnival is imminent.

Wayleave Payments

Western Power has 4 towers and many power distribution poles on council land, for which we receive annual wayleave payments. It was **RESOLVED** that the estates officer make enquiries as to the utility company taking over the access in perpetuity.

Trees

Mrs Landay has offered the council a 5ft horse chestnut tree. A suitable location for planting will be found.

An award of 150 saplings and 25 bushes has been granted. Locations will be found for planting.

Matters arising from the Estates Committee Meeting of 12th June 2018

139 CEMETERY

The joints will be raked and weedkiller applied to the area around the memorial tablets. The fence will be repaired. Remedial work and varnishing the bench will cost £230+VAT. The estates officer will carry out a site visit to investigate whether bark can be laid alongside the fence on Ferry Road. Wild flowers have been planted.

140 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 will liaise with the volunteers and prepare a proposal for the autumn. A ramblers map for the mountain will be created, if a grant can be obtained. Photos will be provided showing areas where the work will be carried out.

141 FUTURE DEVELOPMENT GLH14

This tenancy ceases in October 2018. A meeting with the tenant will be arranged to discuss the poor condition of the land which has been rented for 10 years. There is a considerable amount of work needed to upgrade the land. The estates officer will investigate costs for fencing and drainage and explore options for renting the land.

142 CONDITION OF H3

Requests to purchase the land have been received from the present tenant and from the owner of a neighbouring property. The estates officer has inspected the land and considerable clearance work has been carried out. A verbal valuation of £10k has been received. It was agreed that the land would not be sold until further investigations into the terms of the tenancy agreement were investigated.

143 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.

144 MAINTENANCE OF FOOTBRIDGE AND CASTLE RIVER WALK

It was reported that further damage had been done to the bridge and the walkway is in need of maintenance. Anti-slip wire will be attached to the base of the footbridge.

145 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 **RESOLVED** to sell the land by tender. Details to be prepared for the September meeting of the committee.

146 ACCESS TO H5

A valuation of £5k has been received for a strip of land alongside the dwelling known as Tanyffynnon, Meinciau Road, Mynydd y Garreg. Its purchase would allow the owner rear access to the property. It was **RESOLVED** not to sell the land but that a wayleave be granted for £100 per annum. Note and **Close** this item.

147 PARC PENDRE DEVELOPMENT

The estates officer declared an interest and left the room.

Outline planning for a housing development has been approved. Clearance work has commenced – this has included encroachment onto town council land without permission. An apology has been received. Japanese knotweed is encroaching onto the footpath. It was **RESOLVED** to hold a “without prejudice” site visit with the developer to consider the implications of the knotweed spraying and re-routing of the bridleway.

148 AGRICULTURAL TENDERS

There were no tenders

149 PLANNING APPLICATIONS

	REF	TYPE	PROPOSED DEVELOPMENT	LOCATION	APPLICANT
1	S/37486	Full planning	Replacement kennels	Knockingstone kennels, Mynydd y Garreg	Linda Baxter

The application will be supported.

150 ESTATES MAINTENANCE CONTRACT

The 3 year estates maintenance contract ends in March 2019. The estates officer will compile a dossier of quotes from various contractors to be used as guidance when compiling the budget in November. Note and Close this item.

151 CORRESPONDENCE – JUNE/JULY 2018

1	Mrs Hendy	A complaint of lack of maintenance of land known as GL1 has been received. The tenants will be requested to make good the land. A rental payment plan has been proposed to clear the rent arrears.
2	C.Dorn	A report of the path in Glan yr Afon being boggy and impassable has been received. The suggestion of stepping stones was rejected because of safety issues. The estates officer will visit and assess the options.

152 ANY OTHER URGENT BUSINESS - JULY 2018

1. Protruding spikes at the Mynydd y Garreg tennis court will be removed.
2. Floral boxes need repairing and interpretation panels need preservative. The cost of providing “sponsored by” signs for the boxes will be investigated. Volunteers for varnishing were requested.
3. Braille directional signs have been removed from Parc Stephens. The county councillor will investigate their disappearance.
4. The hedges around Mynydd y Garreg park are not being cut back properly. Hedges are intruding into the park space. The contractor will be informed.
5. A volunteer has offered to maintain the War Memorial Garden if the council cover the cost of his oil and petrol. It will be explained to him that the council would be unable to do this. Discussions will be undertaken to find a solution to this problem.
6. The well by the castle looks in a dangerous condition. Ownership will be investigated.