

KIDWELLY TOWN COUNCIL

11th SEPTEMBER 2018

At the meeting of the **ESTATES COMMITTEE** held at the Council Offices, Kidwelly on Tuesday 11th September 2018

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

Councillors C.Peters and S.Ratty were welcomed as new councillors.

198 MEMBER'S DECLARATIONS OF INTEREST

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

199 ESTATES OFFICER REPORT

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

LDP Candidate Sites

Three sites have been submitted.

Land Registry

All Land Registry details are now in electronic format. This will facilitate ease of access during meetings.

Mynydd y Garreg lights

A permanent power supply for a Christmas tree was requested. The county council has been contacted.

Glan yr Afon Art work

It was **RESOLVED** that permission be granted for an art sculpture to remain in Glan yr Afon. The grass beneath it will die back leaving an outline in which to plant wild flowers.

Land known as A6

The tenant has died, the rent has been paid for a year. The family wish to continue the tenancy. The land is within the LDP candidate site.

Maintenance contract

A draft contract will be circulated to members for observations. The final contract will be drawn up by the estates officer, chair of Estates and town clerk.

Phase 2

Current expenditure is £462k. An extensive Financial Report will be considered at Full Council on 2nd October 2018.

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 has been commissioned.

St Mary's Well

The wall at the well was unsafe. Remedial work has been carried out at a cost of £180.

Bridlepath Gate

A new gate has been fitted, preventing horses escaping onto the by-pass

Probation Service

Members had been requested to provide details of works needed which could be done by the Probation Service.

Brynhefin

Work at 1 Brynhefin will be carried out during the winter season.

Glannant

Flooding issue. The householder has installed a drainage pipe across the footpath. Materials cost £180 with machinery hire being £300.

Matters arising from the Estates Committee Meeting of 10th July 2018

200 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.

201 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 ramble's 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.

202 FUTURE DEVELOPMENT GLH14

There is a considerable amount of work needed to upgrade the 28 acre site. Quotations for land clearance have been received

203 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 valuation of £10k has been received. An amount close to this would be expected. It was agreed that the land would not be sold until further investigations into the terms of the tenancy agreement were investigated. The matter is ongoing.

204 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.

205 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. Remedial work has been carried out. Note and **Close** this item.

206 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.

207 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 previously **RESOLVED** not to sell the land but that a wayleave be granted for £100 per annum. Note and **Close** this item.

208 PARC PENDRE DEVELOPMENT

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 **RESOLVED** to withhold the decision on re-routing the bridleway pending the outcome of the public consultation. For clarity this item will be re-named “Dinas Yard”.

209 MAINTENANCE OF FLORAL BOXES

Members were informed that the floral boxes at the gateways are in need of new wooden panels. Various options for repairs were considered. It was agreed that any replacement wood would be paid for from the maintenance budget. Cost of repairs will be investigated. Locations for further boxes will be sought and installation costed.

210 MAINTENANCE OF INTERPRETATION PANELS

Interpretation panels need painting with preservative. Volunteers are willing to carry out this work and will be contacted.

211 CORRESPONDENCE – JUNE/JULY 2018

1	Mrs Hendy	A complaint of lack of maintenance of land known as GL1 has been received. The tenants have relinquished the land. This matter was considered under Minute 212. Note and Close this item.
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. Additional gravel has since been laid. The estates officer will monitor the situation during the winter. Note and Close this item..

212 AGRICULTURAL TENDERS

GL1 – Quotations for clearing the land have been sought and will be available for the next meeting of the committee. An appropriate rental will be fixed to reflect the value of the reinstated land.

213 PLANNING APPLICATIONS

No planning applications were considered.

214 WESTERN POWER DEED OF GRANT

It was **RESOLVED** to accept the £13k offered by Western Power for the deed of grant. This is a one off payment, in perpetuity, in lieu of an annual payment of a wayleave over council land so that maintenance can be carried out on 7 electricity pylons. The money received will be ring-fenced for estates development. The council will still receive wayleave payments for single poles and stays. Note and **Close** this item.

215 CORRESPONDENCE AUGUST/SEPTEMBER 2018

David Smith	Mr Smith has expressed concern over the growth of Japanese Knotweed. He has volunteered to accompany the Estates Officer on a site visit on 19 th September 2018 to locate the infestations. A specialist contractor will be used who has insurance and will be covered for all liability issues. Note and Close this item.
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216 ANY OTHER URGENT BUSINESS – SEPTEMBER 2018

It was noted that a tree on council land has fallen and injured a man who was removing a branch which had previously fallen. The contractor has been instructed to clear the tree and make safe the area. Note and **Close** this item.