

KIDWELLY TOWN COUNCIL

11th DECEMBER 2018

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

Present	Town Mayor	P.Thompson
	Deputy Mayor	
	Councillors	G.Jones, A.Jenkins, C.Peters, J.Gilasbey C.Peters-Bond, D. Lloyd-Waterford, S.Davies
	Town Clerk	V. O'Reilly
	Estates officer	Mark Stephens
	Town Secretary	A Padgett
Apologies	Councillors	L.Jones, G.Beer, S.Ratty, J.Mayne, T.Burnett, J.Bezant
No Apologies	Councillor	C.Davies

396 MEMBER'S DECLARATIONS OF INTEREST

Minute 403 - Councillor Jeanette Gilasbey declared an interest and in all matters relating to planning applications.

397 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

Plumbing has been completed.

Mynydd y Garreg lights

Two quotes for electrical connections to the tree in the play area have been received. An underground connection - £6500, an ariel connection - £3200. Land known as the "Pishyn" could be an alternative location for the tree as there is a lamppost there already.

Maintenance contract

To be re-initiated in January 2019. A revised mowing schedule will be introduced which will comply with "conservation mowing" schemes. Information panels will be erected to inform the public of the reasons for the apparent lack of mowing of the usual areas. All horticultural organisations and individuals interested in eco planting will be involved in discussions to be held with the county Biodiversity Officer.

St Mary's Clock

The clock minute hand has been taken for repair and the chiming mechanism will be overhauled. Costs will be covered by insurance. Re-mounting the hand will be done on 12th & 13th December 2018.

Tree assessments

Zurich, town insurers, have indicated that tree liabilities need assessment. One quote for this service has been received - £6500. Further quotes will be sought and a possible 3 year review schedule devised.

Toilets

Cleanliness of the toilets is an issue. Cleaning equipment and chemicals are needed for weekend cleaning.

Sale of H3

The sale is progressing

Daffodil Planting

The bulbs have been planted by the Probation Service.

H5 wayleave

Costs for works to facilitate a wayleave agreement are being considered by the tenant.

GL40, Horses

Horses have escaped from the field. The matter will be investigated.

Floodlights at PGC

Lights from the community hall have been a nuisance to a resident of Ferry Road. The tilt has been adjusted.

Land at the Quay and Ger y Castell

The solicitor has been instructed to proceed with an adverse possession claim on two areas of land.

Fencing at the Quay

There may be funding for fencing land adjacent to the SSSI site.

Llangadog Island

The feasibility of adopting this area will be investigated.

Matters arising from the Estates Committee Meeting of 9th October 2018

398 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 but no information is forthcoming.

399 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. A map of footpaths in Kidwelly is available. 150 saplings have been acquired and will be planted.

400 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. The estates officer produced a detailed 3 phased plan which would allow reclamation of the land while being self-financing. Income from the adjacent GL13 would assist. He will proceed with tenders for the first phase of the project. Retaining the ecology of the area will be paramount.

401 PURCHASE OF PART OF GLH14

A request to purchase 2 sections of land at Waungadog has been received. The land is mostly overgrown and inaccessible. A proposal for building bee hives has been submitted. The land was put to tender for sale – offers over £10k, purchaser paying all costs with a clawback clause to be included. One bid was received. It was **RESOLVED** to accept the bid of £12k and sell the land. Note and **Close** this item.

402 LEASE OF THE FORESHORE

The Crown Estate agent has informed council that, under the terms of the expired lease, the slipway has to be removed. The origins of the slipway will be investigated. Having possessed a former lease will solidify the council's adverse possession claim for land at the quay.

403 DINAS YARD

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. This matter will be **closed** until further progress is made.

404 MAINTENANCE OF FLORAL BOXES

Members had been 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.

405 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 contract.

406 AGRICULTURAL TENDERS

GL13 – the tenancy has been relinquished. It was previously **RESOLVED** to put the land to tender for a 1 year tenancy – offers in excess of £450.

GL1 – clearance work has commenced. Once completed, the land will be put to tender

407 PLANNING APPLICATIONS

There were no planning applications.

408 PLAY AREA AT PARC PENDRE

The county council have offered the former play area at Parc Pendre to the town council. If the offer is not taken up, the county council will include the area within the boundary of the proposed new school development or sell the land. The school will have a play area and sports facilities which will be open to the public. The developer may supply equipment for the park.

The land may be held by the housing department or parks department. The housing section has a ring-fenced housing revenue pot which could possibly be accessed for park development. The town council has no funding to bring the area back into public use.

It is not clear under what terms the county council wishes to off load the play area. A request to have the situation clarified, in writing, will be made. A meeting with county officers may be beneficial.

It was noted that the county council had neglected the play area for many years and had taken the play equipment off site leaving a bench and a bin, so the area is bare and unmanaged. The community may not be aware that the town council is not responsible for this neglect. A note to this effect will be posted on the website and facebook.

409 LAND AT OLD POST OFFICE

Members were informed that an individual has taken down some fencing on council land and is driving over it to access a field. He will be contacted and 2 options presented. It was **RESOLVED** that he be told to stop incursion onto council land or have a wayleave agreement with the council.

410 DEVELOPMENT OF TOWN SQUARE

It was reaffirmed that the development of the Town Square is a priority. Previously drawn plans will be circulated.

411 REFERRALS FROM OTHER COMMITTEES

There were no referrals.

412 CORRESPONDENCE NOVEMBER/DECEMBER 2018

Year 1 pupils	Two children from Year 1 at Ysgol y Castell have sent letters expressing their disappointment with the play equipment in the town parks. The town clerk will respond. Note and Close this item.
Cara Young	An error was found on the Land registry document relating to the sale of GL28. Consent was granted for this to be amended. Note and Close this item.

413 ANY OTHER URGENT BUSINESS – DECEMBER 2018

Note and **Close** this item.