

KIDWELLY TOWN COUNCIL

15th MAY 2018

At the meeting of the **ESTATES COMMITTEE** held at the Council Offices, Kidwelly on Tuesday 15th May 2018

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

13 MEMBER'S DECLARATIONS OF INTEREST

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

14 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

Visits have been carried out to potential sites. Several have been disqualified, as reports from Natural Resources Wales and Flood Risk Assessors have indicated they are not suitable. Two areas in Mynydd y Garreg have potential. Work on these submissions will continue.

Phase 2

Current spend is £448k, within the revised approved budget of £481k. The move to the new offices is scheduled for 30th May 2018. Figures are being compiled for arriving at a sum for retention monies from Morgan Construction being withheld/clawed back.

Maintenance Works

Additional areas acquired through asset transfer have been mown.

Coffio Grav

Fence damage is to be mended

Tree felling – Waungadog farm

Trees overhanging the caravan park will be cut back

Parc Pendre development

Outline planning for a housing development has been approved. Clearance work has commenced – this has included encroachment onto town council land without permission. This is not acceptable and the developer will be informed of this. A gate has also been removed. The bridleway will need to be rerouted and the county council has been consulted. The developer will be requested to submit details of his intended plans.

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

15 CEMETERY

The cemetery development plans will be considered. This will include the green burial site.

16 MAINTENANCE OF MYNYDD Y GARREG MOUNTAIN

Footpaths are overgrown with brambles and branches. The county council has been requested to clear the paths and declassify the Byway Open to All Traffic as a bridleway.

17 FUTURE DEVELOPMENT GLH14

This tenancy ceases in October 2018. There is a considerable amount of work needed to upgrade the land. The land valuation is well below agricultural land value. The estates officer will investigate costs for fencing and drainage and explore options for the alternative use of the land.

18 CONDITION OF H3

A request to discuss the possible purchase of the land from the present tenant has been received. It was previously **RESOLVED** to obtain a valuation of the land which is awaited. Another individual has expressed an interest in purchasing the land. This matter will be deferred until an estates officer has investigated the issues.

19 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.

20 PURCHASE OF GL19

A request to purchase GL19 has been received. It was decided to put this matter on hold until the new estates officer has investigated the issues.

21 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. C.Cllr Gilasbey has requested the probation service to carry out the work needed. Anti-slip wire will be attached to the base of the footbridge.

22 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. Part had been cleared and bee hives installed. This matter was deferred until the estates officer has investigated the issues.

23 AGRICULTURAL TENDERS

There were no agricultural tenders.

24 SPRAYING WEEDKILLER ON COUNCIL LAND

Reports of knotweed have been received. Areas requiring spraying will be identified and a programme of eradication will be scheduled. Note and **Close** this item.

25 PLANNING APPLICATIONS

	REF	TYPE	PROPOSED DEVELOPMENT	LOCATION	APPLICANT
1	S/37182	Full Planning	Change of use of dwelling to an A3 Café / Restaurant	Old Moat House, Castle Street, Kidwelly	Mr Hamish Burns
2	S/37183	Full Planning	Proposed change of use of an existing car showroom to a Hair & Beauty salon, to facilitate the transfer of an existing business	Gravells, 6 Banc Pendre, Kidwelly, SA17 4TA	Josies Hair & Beauty – Ms Giuseppina Stephens
3	S/37170	Full Planning	Construction of a portal frame building (for functions/events)	Parc y Box Farm, Kidwelly, Carmarthenshire,	AE Building Plans – Andrew Evason
4	S/3721	Discharge Planning Condition	Discharge of condition 4 on S/36469 (Lighting Plan)	Bolahaul, Horeb Road, Mynyddygarreg, Kidwelly	Mrs C Davies

No observations were made on items 1,2 and 4

Item 3:- It was **RESOLVED** that the county be informed of the grave concerns of the town council over the usage outlined in the planning application. An additional facility for functions would draw income from the existing community halls. The halls will be informed of this.

26 OUTSTANDING DEBTS – “IN CAMERA”

One debtor owing £50 will be pursued. It was **RESOLVED** to write off the debt relating to GL26. Note and **Close** this item.

27 ACCESS TO H5

The estates officer will investigate the issues relating to a possible right of way over council land leading to a proposed dwelling.

28 REQUEST TO RENT QUARRY

A request to rent land adjacent to land known as GL14 has been received. It was **RESOLVED** to put the land to tender – offers in excess of £10 per annum over a 5 year period. A schedule of work to be carried out will be requested to accompany the tender.

29 CORRESPONDENCE – APRIL/MAY 2018

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

30 ANY OTHER URGENT BUSINESS – MAY 2018

1. The Welfare Committee has requested help from councillors on carnival day 14th July 2018.

Members willing to help should contact the committee.

2. Permission was given for the Health & Safety Inspector to assess the safety implications of holding a Duck Race at the Quay and Canal.

Note and **Close** this item.