

KIDWELLY TOWN COUNCIL

12th FEBRUARY 2019

At the meeting of the **ESTATES COMMITTEE** held at the Council Offices, Kidwelly on Tuesday 12th February 2019

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

522 MEMBER'S DECLARATIONS OF INTEREST

Minute 536 - Councillor Jeanette Gilasbey declared an interest and in all matters relating to planning applications.

523 ESTATES OFFICER REPORT

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

St Mary's Clock

The clock has been repaired and payment received from the insurers.

Christmas

It was noted that there was a delay in removing the Christmas trees and decorations. Christmas planning will be included on the agenda for the next meeting. sting Playground equipment

Consideration needs to be given to on-going maintenance costs

H3

The precise boundaries have been agreed and a map issued to the solicitors for clarification

Glanyrafon

Meeting held with CCC Biodiversity officer Isabel Macho to discuss future use and maintenance. Queried possible funding with Heritage Lottery Fund. Possible public consultation evening could be held.

Estates Strategic Plan

It was **RESOLVED** to draw up an Estates Strategic Plan to compliment the council's Five Year Strategic Plan. It was noted that the plans should reflect the local heritage and be ecologically sound. It was further **RESOLVED** to hold a Public Consultation Event so that residents could provide input into these plans.

Matters arising from the Estates Committee Meeting of 15th January 2019

524 CEMETERY

An estimate of works to fully develop the Green Burial site has been quoted at £137k. It was **RESOLVED** to plan and cost a staged manageable development of the site.

Remembrance Garden – the wooden fencing is not in danger of collapse but will need replacing in a year or so. A new scheme for an extension is needed.

525 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 have been planted.

526 FUTURE DEVELOPMENT GLH14

Work on clearance of the land will commence on 18th February 2019.

527 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 Crown Estate will be requested to provide evidence that the slipway was installed by the town council and under what conditions. Investigations have revealed that it has been in situ for over 60 years. Having possessed a former lease will solidify the council's adverse possession claim for land at the quay. However, the high water mark has shifted significantly. The solicitor has been instructed to investigate whether this move of the water mark will affect the adverse possession claim.

528 MAINTENANCE OF FLORAL BOXES

Members had been informed that the floral boxes at the gateways are in need of new wooden panels. It was **RESOLVED** to purchase 5 brown boxes made from recycled materials at a cost of £236.87 each. Councillor J. Mayne volunteered to fix them together and Councillor C.Peters volunteered to assist with planting.

529 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.

530 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.

531 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 is renting. It was noted that a new fence and access had been made nearby. The estates officer will clarify the position. An Open Reach pole stands on the council land. Wayleave payments will be investigated.

532 DEVELOPMENT OF TOWN SQUARE

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

533 LIGHTING AT THE MILL JUNCTION

A request for improved lighting at the junction near the Mill in Mynydd y Garreg has been received – to improve lighting on the footpath and to discourage anti-social behaviour - the existing 16amp to be replaced by 32amps. It was noted that trees overhang the lamppost. The county council has been requested to provide a cost for the replacement LED bulbs. It was previously **RESOLVED** in principle to proceed, depending on reasonable cost.

534 REGISTRATION OF LAND AT MYNYDD PLAY AREA

The estates officer will clarify the actual status of registration of the land with the solicitor acting for the town council in the asset management process and with the county council corporate property department.

535 AGRICULTURAL TENDERS

GL13 – No responses to tenders have been received. Adjacent land is being cleared. Once this has been completed, GL13 will be incorporated into this area, making it a more appealing rental proposition.

GLA11 – It was **RESOLVED** to offer the existing tenant a further 1 year lease at £400 for the year.

536 PLANNING APPLICATIONS

| | REF | TYPE | PROPOSED DEVELOPMENT | LOCATION | APPLICANT |
|---|---------|---------------|---|--|--------------|
| 1 | S/38312 | Full Planning | Proposed rear extension off existing dwelling | 9 Westhill Crescent, Kidwelly, SA17 4US | Matthew Cray |
| 2 | S/38334 | Full Planning | Lean-to conservatory to rear | Church View, Mynyddygarreg, Kidwelly, SA17 4LP | Ms Hazeltine |
| 3 | S/38370 | Full Planning | Proposed removal of existing front office unit and new 3 bedroom, bathroom and office addition to front forecourt | Glan Morfa Nursing Home, 52-54, Station Road, Kidwelly, SA17 4UR | B Morris |

No observations on items 1 and 2. Concerns over traffic and parking issues at item3 will be raised.

537 LAND AT KINGSWOOD

It was **RESOLVED** to sell a small triangle of land at Kingswood – offers in the region of £500. The land is on a steep slope and is very expensive to maintain as the trees border the A484 and need regular cutting by specialist contractors at a cost in excess of £5k per cut.

538 ESTATE MAINTENANCE CONTRACT

It was **RESOLVED** to adopt the criteria for reduced mowing as specified by the estates officer. This will allow the land and flora and fauna to recover between mowings. Wildflower areas will be included. Toilet maintenance will be a separate contract.

539 RENT INCREASES

Due to lack of time, setting of rent increases was deferred.

540 REFERRALS FROM OTHER COMMITTEES

There were no referrals.

541 CORRESPONDENCE JANUARY/FEBRUARY 2019

| | | |
|---|-----------|--|
| 1 | G Dininno | Application for adverse possession of land containing council land has been made. Details have been sent to the solicitor. |
| 2 | CCC | Two gates on BOAT 11/15 have been compromised. Councillor A.Jenkins will meet with neighbouring landowners to consider access issues and concerns over livestock. |
| 3 | GVEC | Reduced cost for a planning application for solar panels at Hillfield Villas has been confirmed. A field has been surveyed but no further details are known. A report from GVEC will be requested. This matter is being considered by Full Council. Note and Close this item. |

542 ANY OTHER URGENT BUSINESS – FEBRUARY 2019

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