

KIDWELLY TOWN COUNCIL

10th DECEMBER 2019

At the meeting of the **ESTATES COMMITTEE** held at the Council Offices, Kidwelly on Tuesday 10th December 2019

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

Mr Bernard Clark and Mr John Hawkins had requested to speak on issues relating to land known as GL20. This was considered under Minute 453.

441 MEMBER'S DECLARATIONS OF INTEREST

Minute 453 – Councillors C. Peters and C Peters-Bond left the room for the entire discussion
Councillors A.Jenkins and J.Parry left the room during consideration by council
Minute 463 – Cllr J.Gilasbey declared an interest and left the room

442 ESTATES OFFICER REPORT

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

Tree Surgery – some minor work will be done before the end of the year. Major work to commence in January 2020.

Fire Risk Assessment – Documentation is in place

Mynydd y Garreg hedges – Heol yr Ysgol to be trimmed at a cost of £60

Clos yr Onnen – Path clearance between Clos yr Onnen and Rhodfa'r Gwendraeth has been completed by Tycoes group. Asset transfer to be considered by Full Council.

Church Clock – further damage reported – repair costs quoted at £4,678 – put on hold

Matters arising from the Estates Committee Meeting of 12th November 2019

443 CEMETERY

The contractor has cleaned the paths and weeded the memorial garden. The retaining wall of the memorial garden needs rebuilding – estimated cost £4k. A sub-group of Cllrs J.Gilasbey, J.Mayne and J.Parry will oversee maintenance work.

444 MAINTENANCE OF MYNYDD MOUNTAIN

Reports of 4 wheeled drive vehicles using the mountain area have been received, destroying wildlife and habitats. An accident has occurred and residents are concerned about vehicles driving dangerously. Signs will be placed requesting all vehicles to keep to the designated routes only. A site visit to the Glannant BOAT will be arranged to investigate the discrepancy in the registration of land bordering Meinciau Road. Issues of fencing will be considered.

445 DEVELOPMENT OF TOWN SQUARE

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

446 LEASE OF THE FORESHORE

It was noted that the Crown Estate's requirement for the council to pay legal fees incurred by entering into a lease for the foreshore had been dropped and the rent had been reduced to £400 per annum. Lack of benefits to the council, cost of upkeep and liabilities and exclusion clauses in the new lease were concerns expressed. It was **RESOLVED** not to renew the lease in its present form, but negotiate more favourable terms. The Crown Estate had provided a new map with revised land boundaries. The estates officer will claim adverse possession on some areas.

447 MAINTENANCE OF INTERPRETATION PANELS

Interpretation panels need painting with preservative. The Probation Service will be requested to carry out this work.

448 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.

449 LAND AT KINGSWOOD

It was previously **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. No tenders have been received. The tender period will be extended.

450 CHRISTMAS LIGHTING ARRANGEMENTS

Positive feedback on the Mynydd y Garreg lights has been received. It was noted that some of the older festoons were not working. Investigations into more sustainable decorations will be made. The Christmas Committee will meet in February 2020 to plan for the next event and will subsequently report progress to Full Council. Note and **Close** this item.

451 QUAY WALL

The quay wall – which has listed building status – is in need of attention. Only one tender for a structural survey has been received. It was previously **RESOLVED** to accept the tender of £580 inc VAT and proceed with the survey.

452 LAND NEAR 27 HOREB ROAD – PURCHASE OF H3 – “in camera”

This matter was held in camera because of its financially sensitive nature. It was noted that the sale is progressing.

453 ANIMAL HOUSING ON GL20

Councillors A.Jenkins and J.Parry did not speak while the public spoke but were present.

A request for animal housing has been received. A neighbour had provided a written list of grave concerns, he and others had over the proposal and the existing arrangements of the tenancy. It was noted that a revised application had been made for a 15 sq ft hard standing and 2 pig arcs to house 12 animals.

Members of the public were invited to speak:-

Mr Bernard Clark expressed his concerns over:- planning requirements for the existing structures, smells caused by pig manure, an increase in rodents, the number of animals on site and the location of buildings and manure heaps near dwellings.

Mr John Hawkins rebutted the statements made by Mr Clark:- all buildings are removable, only 2 residents have complained about the smell, rodents were evident before the pigs arrived, the pigs had been there for several years with no complaints.

Councillors Jenkins and Parry were invited to state their cases:-

Councillor Jenkins outlined his plans for a hard standing and 2 pig arcs, using the existing shed for horse accommodation and food storage. He denied any increase in rodents caused by pig food and the smell was that of horse manure, which he had delivered to the allotments. There were now 13 pigs on site. No other neighbours had complained.

Councillor Parry stated that his objections were not a vendetta. He queried the motives for the erection of a post box on site and the naming of the field as “The Paddock”. He questioned the lack of planning permission and the robustness of the grazing licences. He questioned the protocol followed at the previous estates meeting on 12th November 2019 when the chair deferred consideration of this issue after the public had waited over an hour for the matter to be discussed.

Councillors Jenkins and Parry then left the room while members discussed the issues. An apology was given to Mr Clark for keeping him waiting at the last meeting.

Members asked for further clarity on the following:-

The requirement for planning permission, the extent of the intended development, had any breeches of the tenancy agreement been made, the suitability of the grazing licence itself.

It was **RESOLVED** to hold a site visit in the new year and investigate the issues raised above.

454 HISTORY SHED EXPERIENCE

A public consultation meeting has been arranged for 6th January 2020.

455 DIANA MEMORIAL GARDEN

The garden has been cleared and new plants planted. Volunteers will be sought to continue the maintenance.

456 COMMUNITY ORCHARD

Two further sites for the orchard have been proposed. The Estates Officer is awaiting a response from Incredible Edibles.

457 TRAMWAY MAINTENANCE

Residents of Meinciau Road have been dumping rubbish at the rear of their properties, onto the tramway at Brynhefin fields. This has caused waterlogging in the field. Letters will be sent to the tramway licencees requesting that they stop dumping rubbish. Quotations for clearing the ditch along the tramway will be sought.

458 KIDWELLY IN BLOOM - ROUNDABOUTS

Two local businesses have agreed to sponsor development work on the two roundabout at Parc y Bocs and Commissioners’s Bridge. It was previously **RESOLVED** to obtain licences from the county council to allow work to be carried out at these locations.

459 COFEB GRAV MAINTENANCE

The memorial has been cleared and weeded. This will be part of the annual maintenance plan. Note and **Close** this item.

460 WATER FOUNTAIN ON TOWN SQUARE

Placing a water fountain on the town square will be considered as part of the town square development plan. An additional fountain in Parc Stephens could be beneficial to park users. Sponsorship could be sought. A Sponsorship Policy will be drafted for consideration by the Policy & Resources Committee. Note and **Close** until further information is required.

461 H19 - RENT REVIEW – *in camera*

A valuation is being determined.

462 AGRICULTURAL TENDERS

GLH14 – It was **RESOLVED** to accept the tender of £150 for 6 months sheep grazing.

463 PLANNING APPLICATIONS

Ref	Type	Proposed Development	Location	Applicant
S/39851	Full	Extension	94 Priory Street, Kidwelly	Michael David

There were no observations.

464 REFERRALS FROM OTHER COMMITTEES

There were no referrals.

465 CORRESPONDENCE NOVEMBER/DECEMBER 2019

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

The Mayor thanked everyone for their help with the Christmas festivities.