

KIDWELLY TOWN COUNCIL

15th JANUARY 2019

At the meeting of the **ESTATES COMMITTEE** held at the Council Offices, Kidwelly on Tuesday 15th January 2019

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

459 MEMBER'S DECLARATIONS OF INTEREST

Minute 471- Councillor Jeanette Gilasbey declared an interest and in all matters relating to planning applications.

Minute 473 - Councillor A.Jenkins left the room.

460 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

Building spend - £466,437.88

Christmas lights

Mynydd y Garreg fencing has been returned off hire and lights stored. The main cable will be removed as soon as possible. It was noted that barriers used when the slide in the park was installed had been left behind. These will be removed. The estates officer was thanked for the work done to ensure the Mynydd lights were installed and removed.

Maintenance contract

To be re-initiated in January 2019. A revised mowing schedule is being drafted.

St Mary's Clock

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

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. Natural Resources Wales are awaiting the outcome before negotiating fencing at the quay.

LDP Candidate sites

Confirmation of registration of sites has been received from Carmarthenshire County Council.

Matters arising from the Estates Committee Meeting of 11th December 2019

461 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.

462 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.

463 FUTURE DEVELOPMENT GLH14

Three quotes had been received for the clearance work. £8556, £5401, £5255. It was **RESOLVED** to accept the lowest quote. Work will commence as soon as weather permits.

464 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.

465 MAINTENANCE OF FLORAL BOXES

Members had been informed that the floral boxes at the gateways are in need of new wooden panels. Quotes have been sought for replacements/repairs. Internal waterproof lining will be inserted between the wood and the soil to elongate the life of the wood. The quotes will be considered at the next Full Council.

466 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.

467 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.

468 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.

469 DEVELOPMENT OF TOWN SQUARE

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

470 AGRICULTURAL TENDERS

GL13 – It was previously **RESOLVED** to put the land to tender for a 1 year tenancy – offers in excess of £450. No response has been received. It was **RESOLVED** to put it out to tender for a further month. A data base of prospective tenants will be created and used in future to advertise vacant land.

GL6 – As per Land Management Policy, it was **RESOLVED** to offer the existing tenant a 3 year tenancy at £665 per annum.

The town clerk will clarify the need for a councillor to declare an interest {if he/she is a council tenant} if matters of rent increases are discussed.

471 PLANNING APPLICATIONS

	REF	TYPE	PROPOSED DEVELOPMENT	LOCATION	APPLICANT
1	S/38192	Full Planning	Rear 2 storey extension and side temperate store addition	110 Hillfield Villas, Kidwelly, SA17 4UN	Mr James Evans
2	S/3193	Reserved Matters	Erection of single dwelling with built in garage	Land adjacent to Awel y Mor, Monksford Street, Kidwelly, SA17 4TW	Mr Aled Williams
3	S/38281	Full Planning	Single storey rear extension with balcony	4 Llys Afallon, Kidwelly, SA17 5EJ	Mrs Burns
4	S/38282	Full Planning	Proposed construction of new 210 place Welsh medium school and 30 place nursery with associated access, car parking, sports pitch, muga and associated landscaping & infrastructure works.	Land east of Parc Pendre, Kidwelly, SA17 4AJ	Property Design & Projects Manager - Hywel Harries
5	S/38283	Full Planning	Construction of a portal steel storage building	Coal Yard, Pembrey Road, Kidwelly, SA17 4TF	Burns Pet Nutrition Ltd
6	S/38288	Full Planning	Proposed demolition of existing school building and redevelopment of site to provide new 270 place English medium primary school with 30 place nursery and up to 23 full time places for early years (wrap around care) provision with car park, sports pitch, muga and associated landscaping & infrastructure works	Ysgol Y Castell, Priory Street, Kidwelly, SA17 4TR	Property Design & Projects Manager - Hywel Harries

Item 5 – This land is held under lease from the town council. The estates officer will investigate whether the addition of a building will alter the value of the property.

472 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 **RESOLVED** in principle to proceed, depending on reasonable cost.

473 WATER PIPE AT LLYN FAWR LANE

A request to install a water pipe across the Llyn Fawr lane, {which is owned by the town council} has been received. It was **RESOLVED** in principle, to grant permission subject to:- Confirmation that the contractor used would be approved by Welsh Water; provision of an indemnity that ensures reinstatement would be made if the lane surface deteriorated. The owner of Llyn Fawr will be informed of the work as he is responsible for lane maintenance. The work must be done at no cost to the town council which will levy no wayleave payment. Note and **Close** this item.

474 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.

475 REFERRALS FROM OTHER COMMITTEES

There were no referrals.

476 CORRESPONDENCE DECEMBER 2018/JANUARY 2019

Anne Gilly	The Co-operative Pioneer has requested a meeting with the Floral Enhancement group to consider flower planting in the coming season. A meeting will be arranged. Note and Close this item.
Evans Powell	Fees for registering land had been submitted. This matter was referred to the Finance Committee. Note and Close this item.

477 ANY OTHER URGENT BUSINESS – JANUARY 2019

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