

KIDWELLY TOWN COUNCIL

17th JANUARY 2012

At a **POLICY & STRATEGY MEETING** of the Council held in the Princess Gwenllian Centre, Kidwelly on Tuesday 17th January 2012

Present:- Mayor J.Gilasbey
Deputy Mayor S.Finch
Chair R.Thomas
Councillors: T.M.Burns, K.Davies, R.Thomas, R.Davies, D.Jones, H.Gilasbey,
F.Burke-Lloyd, J.Lane
Town Clerk Geraint Thomas
Town Secretary Anna Padgett
Apologies: Councillors: G.G.Jones

535 MEMBERS' DECLARATIONS OF INTEREST

There were no declarations of interest.

Matters arising from the meeting of 14th June 2011

536 LAND POLICY

1. Length of tenancies
Rationalising the length of tenancies was considered. How to best utilize the tender process to ensure good husbandry was achieved was discussed.
2. Disposal of landlocked land
Several parcels of vacant land are landlocked, unable to be rented because of access issues. The possibility of linking tracts of land would alleviate this problem.
3. Planning permission for building
Consideration will be given to applying for planning permission on certain parcels of land as part of a future development programme.

537 STRATEGIC PLANNING

Proposed Mission Statement "The Town Council aims to improve the quality of life for the residents of Kidwelly and Mynydd y Garreg through regeneration of the area"

Strategic Planning - Four main topics will be considered:-

1. Finance
2. Regeneration
3. Transport & the Environment
4. Social Justice & the Community

It was noted that the Highways Management Sub-committee should become more active, with reserves earmarked in the budget for highways issues.

538 REVIEW OF STANDING ORDERS

SO 2.e

“The Town Mayor shall appoint a Councillor of the Town to be Deputy Town Mayor” It was **RESOLVED** that the order remains unchanged.

SO 11

It was **RESOLVED** that the following sentence be added:-

“Provided that this standing order shall not apply to motions moved in pursuance of a recommendation of a committee”

Note and **Close** this item.

539 REVIEW OF FINANCIAL REGULATIONS

It was **RESOLVED** to confirm the Financial regulations.

Consideration for future inclusion in the regulations:-

A] Use of Credit Unions

B] Provision for BACS payments/credit cards

Note and **Close** this item.

540 REVIEW OF THE MEDIA POLICY

It was agreed that the policy did reflect the present position:- The Town Clerk expresses the views of the Town Council. Individual councilors are free to express personal views.

The policy will be reviewed with the intension of making it shorter.

KIDWELLY TOWN COUNCIL

13th NOVEMBER 2012

At a **POLICY & STRATEGY MEETING** of the Council held in the Princess Gwenllian Centre, Kidwelly on Tuesday 13th November 2012

Present:-	Mayor	J.Gilasbey
	Deputy Mayor	T.Burns
	Chair	N.Howell-Davies
	Councillors:	R.Thomas, R.Davies, B.Huws, K.Davies M.Thomas, H.Jones
	Town Clerk	Geraint Thomas
	Town Secretary	Anna Padgett
Apologies:	Councillors:	L.Finch-Jones, F.Burke-Lloyd

306 MEMBERS' DECLARATIONS OF INTEREST

There were no declarations of interest.

Matters arising from the meeting of 9th October 2012

307 STRATEGIC PLANNING

Proposed Mission Statement "The Town Council aims to improve the quality of life for the residents of Kidwelly and Mynydd y Garreg through regeneration of the area"

Strategic Planning - Four main topics will be considered:-

1. Finance
2. Regeneration
3. Transport & the Environment
4. Social Justice & the Community

308 REVIEW OF THE MEDIA POLICY

It was agreed that the policy did reflect the present position:- The Town Clerk expresses the views of the Town Council. Individual councilors are free to express personal views. The policy will be reviewed with the intension of making it shorter.

309 REVIEW OF LAND AND LAND DISPOSAL POLICIES

A document had been circulated prior to the meeting of 9th October 2012 to be used as the focus for discussion. It covered the following areas:-

1. Re-tendering for existing tenants. Previous tenancies - (good husbandry, improvement to land etc.) should be taken into account when the land goes for tender.
2. Termination agreements for existing tenants to give up the tenancy.
3. Arrangements for new tenancies
4. Factors affecting disposal of land.

The following points were made at the meeting on 9th October 2012:-

1. Historically, the town council has not invested in its land. Rental income has been used for special projects or has been absorbed into the revenue budget. The income has not been ploughed back into land maintenance.
2. Much of the land is in a poor state. Tenants should be actively encouraged to engage in good husbandry practice. Longer leases would encourage tenants to invest in the land.
3. Reminder letters at intervals would remind tenants of their responsibilities
4. Terms of tenancy agreements should be enforced to ensure the land is maintained effectively.
5. Disposal of land should not be entered into unless there are special circumstances prevailing.
6. Land management policies of other councils will be investigated

Enquiries had been made from other local community councils regarding their land management policies. However, no information was forthcoming as very few have land holdings. It was **RESOLVED** to explore the possibility of using a Land Agent to manage the estate and to contact local farmers for advice on land management issues.

The next Policy & Strategy Committee meeting scheduled for January 2013 will deal with the review of Standing Orders and Financial Regulations as required by the auditors. Any feedback received from Land Agents or farmers will be reported at this meeting.