

KIDWELLY TOWN COUNCIL

8th OCTOBER 2019

At the meeting of the **ESTATES COMMITTEE** held at the Council Offices, Kidwelly on Tuesday 8th October 2019

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

299 MEMBER'S DECLARATIONS OF INTEREST

Minutes 303 – Cllr A.Jenkins declared an interest and left the room

Minute 300 (GVEC) 316, 326, 327 – Cllr J.Gilasbey declared an interest and left the room

300 ESTATES OFFICER REPORT

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

Tree Surveys

The Tree Survey Report has been completed. Tenders for the 65 trees in phase 1 of the recommendations will be sought. Costs of the other phases of the work will be requested as the costs can be included in next year's budget. CCC has identified trees on its land suffering from Ash dieback by attaching orange ribbons.

Japanese Knotweed

First treatment has been completed. Additional areas have been identified.

Bins

Mr Dalziel has offered the council 4 large floor mounted bins free of charge. He will be thanked. Locations will be sought. Installation costs will be investigated. Re-cycling bins will be considered.

Metal detector

A request to use a metal detector on town council land has been received and permission granted provided the user complies with criteria set down by the estates officer.

War memorial

Cleaning has been completed. The company will be commended on the excellent restoration. A request for an additional name to be placed on the memorial has been made. Enquiries to find other "forgotten heroes" will be made.

GVEC

A request has been made to submit a pre-planning application. This matter was referred to the Finance Committee.

The Quay – cockle picking

Cockle beds have been opened for the first time in 6 years and problems have arisen.

Various ways of controlling the situation at the Quay were considered. The town clerk informed members that as the Quay was privately owned by the council, the police has no authority to take any action to control the cocklers. At a meeting with the Welsh Government a recommendation was made to engage with the processor to manage the situation and ensure the council's interests.

Taking this Welsh Government advice, the estates officer had entered into discussions with the cockle processor to manage the activities and receive payments for access over the slipway and reimbursement for damage caused. He reported that negotiations were in hand, practical issues were being considered and financial benefits (which were considerable) were being discussed.

However, members were concerned by the anti-social behavior of the cocklers and disruption at the Quay due to heavy vehicle movements.

Due to the problems encountered it was **RESOLVED** close the slipway to commercial users and contact the Fisheries officers to close the beds. A further meeting with Fisheries officers will be arranged as this situation will arise again next year and the council needs to be prepared.

Matters arising from the Estates Committee Meeting of 10th September 2019

301 CEMETERY

It was recognised that the Memorial Garden is in desperate need of upgrading. Tenders for timber painting have been sought but no responses have been received. The adjacent field has been mown at a cost of £220. A bench, presently in Parc Stephens will be relocated to the cemetery.

302 MAINTENANCE OF MYNYDD MOUNTAIN

Reports of 4 wheeled drive vehicles using the mountain area have been received, destroying wildlife and habitats. They are, however, clearing the overgrowth and keeping the BOATs open. Residents are concerned about vehicles driving dangerously. CCC footpaths officer will be contacted. Signs will be placed requesting all vehicles to keep to the designated routes only.

303 FUTURE DEVELOPMENT GLH14

Part of the land is now fit for grazing as the land has recently been re-seeded. It was **RESOLVED** to put this section of land to tender for a 6 months winter grazing licence - sheep only. Offers in excess of £1000. Further clearance will be carried out on the remaining land area. This will then be put to tender – offers in excess of £2000 – for annual rental until all sections of GLH14 have been reclaimed. The estates officer was thanked for his work.

304 LEASE OF THE FORESHORE

Negotiations for a new lease are ongoing. The Crown Estate has agreed the land can be sub-let providing there is no profit made and that it remains accessible to the public. The land can be leased in exchange for improvement work being carried out. Sub-letting to a company would allow it to make a profit. The Crown Estate will be requested to define their understanding of “not for profit”. Information is awaited.

305 MAINTENANCE OF FLORAL BOXES

Seven boxes need attention at a cost of £321 per box. It was previously **RESOLVED** to purchase 3 new boxes to replace the most severely rotted ones. Four others will be replaced later in the year. The 3 boxes have been completed. Note and **Close** this item.

306 MAINTENANCE OF INTERPRETATION PANELS

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

307 DEVELOPMENT OF TOWN SQUARE

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

308 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.

309 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.

310 CHRISTMAS LIGHTING ARRANGEMENTS

It was reported that an additional light socket for a tree in Mynydd y Garreg would cost in the region of £3,500. An updated cost will be requested and assurances sought that the socket will be installed before the end of November 2019. Additional lights will be needed for this tree. A Christmas committee meeting was held on 6th October 2019. Minutes will be forwarded to the office.

311 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 **RESOLVED** to accept the tender of £580 inc VAT and proceed with the survey.

312 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.

313 THREE YEARLY RENT INCREASE – A12 “in camera”

A commercial rent valuation has been received. It was **RESOLVED** to accept the valuation. Note and Close this item.

314 THREE YEARLY RENT INCREASE – H19 “in camera”

A commercial rent valuation has been received. It was **RESOLVED** to accept the valuation. Note and Close this item.

315 ANIMAL HOUSING ON GL20

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. As information from neither side of the issue had been previously circulated to members, the matter was deferred until all the councillors could read the data provided.

316 HISTORY SHED EXPERIENCE

It was previously **RESOLVED** to hold a further public meeting in the near future, where it will be emphasised that the council fully supports this facility. It was also further **RESOLVED** to provide the organisation with a strongly worded letter of intent to back the initiative. An informal meeting between the officers of the shed and councillors will be held to clarify any queries. Members of the public not in favour of the initiative have opportunity to object at the planning permission consultation.

317 WATERING OF BOXES AND BASKETS

No response to the advert for watering has been received. In the interim, Cllr Jenkins will water Mynydd y Garreg baskets. A rota for the town will be arranged – members to inform the office of availability. It was noted that Mynydd y Garreg Hall committee was in agreement to having an outside tap installed at the hall. Arrangements for watering next year need to be factored into the budget in November. Note and **Close** this item.

318 DIANA MEMORIAL GARDEN

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

319 COMMUNITY ORCHARD

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

320 WATER FOUNTAIN ON TOWN SQUARE

Placing a water fountain on the town square is being considered.

321 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.

322 HEDGECUTTING AT HEOL MEINCIAU

Hedges need cutting along Meinciau Road and also at Heol yr Ysgol. The estates Officer will investigate costs and the town clerk will authorise the work – up to a maximum of £200. Note and **Close** this item.

323 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.

324 COFEB GRAV MAINTENANCE

A maintenance plan will be drawn up.

325 AGRICULTURAL TENDERS

GL43 – It was **RESOLVED** to put the land to tender, offers in excess of £630 for a 5 year tenancy.

326 PLANNING APPLICATIONS

Ref	Type	Proposed Development	Location	Applicant
S/39549	Full Planning	Replace existing conservatory with orangery extension with glazed gable end	9 Monksford Street, Kidwelly	Chris Reynolds

There were no observations.

327 RENT INCREASES – ANNUAL RENTALS

It was **RESOLVED** to increase the rent to £100 per acre per year for the next 3 years. Note and **Close** this item.

328 REFERRALS FROM OTHER COMMITTEES

There were no referrals.

329 CORRESPONDENCE SEPTEMBER/OCTOBER 2019

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