

KIDWELLY TOWN COUNCIL

8th DECEMBER 2020

At the **VIRTUAL** meeting of the **ESTATES COMMITTEE** held on Tuesday 8th December 2020

Present	Town Mayor	D.Lloyd-Waterford
	Deputy Mayor	
	Councillors	J.Gilasbey, J.Bezant, J.James, C.Peters, C.Peters-Bond, J.Mayne, G.Beer, P.Thompson
	Town Clerk	V. O'Reilly
	Estates Officer	Mark Stephens
	Town Secretary	A Padgett
	Admin. Assist.	Owain Davies
Apologies	Councillors	A.Jenkins
No apologies		C.Davies

291 MEMBER'S DECLARATIONS OF INTEREST

Minutes 300, 304 – Councillor J.Gilasbey declared an interest. Did not speak or vote.

292 ESTATES OFFICER REPORT

The estates officer had provided a written report which was considered. Items noted:-

Benches at Mynydd y Garreg - 3 new benches for Mynydd y Garreg Hall have been installed. The 5 existing benches are being refurbished at a cost of £800.

Pear Technology – The CAD format has been requested. Once this is digitalised the programme installation will take place.

Phase 2 tree surgery - The next phase will be delayed until the issue with the bridleway is resolved.

Signage - 10 permanent signs at the Quay and Glan yr Afon and 5 at Mynydd y Garreg will be ordered when the format has been agreed. Installation costs will be investigated.

Glamping Site – Potential site in field adjacent to Tanyffynnon. The field has been cleared, it is close to services with access off Meinciau Road, has elevated aspect with good views. Topographical and ecological surveys have been arranged.

Kymer's Canal - Discussions with CCC and NRW regarding works at canal paths continue.

Matters arising from the Estates Committee Meeting of 10th November 2020

293 CEMETERY

Phase 1 - The fence along Ferry Road has rotted and is dangerous. Replacement fencing has been delivered. It was noted that the steep slabbed pathway becomes slippery. Some of the steeper slabs will be removed and reset at a lower level extension of the pathway and will be replaced by non-slip resin composite.

294 REGISTRATION OF LAND AT MYNYDD PLAY AREA

The council solicitor has indicated that the unregistered area of land cannot be claimed by the town council as proof of use has not been proven. The asset transfer documents will be scrutinised to determine whether possessory title of this area was included in the transaction.

295 H19 H15 A12- RENT REVIEW

A valuation is being determined. A response from the other parties involved is still awaited. The matter has been referred to the council solicitor and a response is awaited.

296 ANIMAL HOUSING ON GL20

The estates officer had previously carried out a site visit and prepared a report addressing the issues arising from housing pigs on the land. It was noted that retrospective planning will be needed to formalise the buildings already erected. Planning will be required for the additional building requested. The tenant had responded stating that he was awaiting a planning opinion. The matter was deferred until further information has been received and the tenant's response has been considered.

297 HISTORY SHED EXPERIENCE

The proposed site and access at Glan yr Afon have been surveyed. A block plan showing building locations will be created. A planning application will be made by the council on behalf of HSE once all details are available.

298 KEEP WALES TIDY

Keep Wales Tidy project – flower planters with trellis have been placed in the town square. Bird feeders and associated items have been located nearby. Note and **Close** this item.

299 SKATE BOARD PARK

A request for a skate board park has been received. It was previously **RESOLVED**, in principal, to support the project. It had been noted that there is money in the budget for parks development which could be used, in part, for match funding provided that an officially constituted group of skate park users be formed to manage the project and work with the council. The estates officer has meet with those involved and identified land that could be used – play areas at Water Street and Ger y Gwendraeth. Members had been informed that residents of Ger y Gwendraeth had objections to use of land near their homes. Two further sites are possible and will be considered, the rear of the Gwenllian Centre and part of Parc Stephens.

300 BRIDLEWAY TRANSFER – YSGOL GWENLLIAN DEVELOPMENT

The county council wishes to add the footprint of part of the bridleway (11/31a) to the school development site. Planning permission for the new school will not be approved unless this is done for ecological reasons. **THE LEASE**;- The county council wish to have a 15 year lease of the bridleway section to include a maintenance contract. It was agreed to request that a maintenance plan for the paths, pond and bridges on CCC land adjacent to the canal be included in any agreement. A charge of £2 per day would be requested for the lease.

It was previously **RESOLVED** to negotiate the terms of the lease as stated above.

301 CARNIVAL AT GLAN YR AFON

The Welfare Committee has requested use of Glan yr Afon for the carnival 2021 and permission to install a container for storage on that site. The car park area is owned by the county council and permission will be needed to locate the carnival there. No decisions can be made until the county council has responded.

302 CASTLE LIGHTING

It was previously **RESOLVED** to purchase 14 Samsung 300 watt 24000 lumens at a cost of £3290. 11 of the protective cages need attention at a cost of £960. The contractor constructing the cages, has Covid 19 and is unable to do the work. Quotes are awaited from three contractors.

303 AGRICULTURAL TENDERS

There were no tenders to consider.

304 PLANNING APPLICATIONS

	Ref	Type	Proposed development	Location	Applicant
1	PL/00527	Full	Conversion of existing barn to residential use	Gwenllian Farm Mynydd y Garreg	Mr & Mrs Walters
2	PL/00825	Full	Glamping unit at rear of Church View	Church View Mynydd y Garreg	M Sully

PL/00825 - A letter in support of this new business and tourist attraction will be sent.

305 HOUSE AT 24 STATION ROAD

In 1997 the house was valued at £12k, current valuation in its present state is £130k, an increase of 980%.

Assuming refurbishment costs of £30k and a rent of £700 per month, the refurbishment costs would be recouped in 3-4 years. The asset would also have been retained and increased in value. This matter will be deferred until the new year. Site visits will be arranged.

306 SALE OF GL14 AND GL40

This land is 3.75 acres and attracts a rent of £105 per annum. Much of it is quarry and rough grazing. It houses the old lime kilns. It was **RESOLVED** to investigate the historic relevance of the kilns and the heritage preservation implications.

307 TOWN CLOCK

The town clock needs attention. Due to the cramped space in the tower and the dampness, the engineer would prefer to dismantle the clock and remove it for repairs to the factory. Cost - £8,894. It was noted that the horologist report was highly detailed and has been forwarded to our insurers for consideration. As the clock is housed in the church steeple, joint working with church authorities would be advantageous. Liaison with the church warden will be arranged.

308 REFERRALS FROM OTHER COMMITTEES

There were no referrals.

309 CORRESPONDENCE NOVEMBER/DECEMBER 2020

There was no correspondence not dealt with above. Note and **Close** this item.