

KIDWELLY TOWN COUNCIL

15th SEPTEMBER 2020

At the **VIRTUAL** meeting of the **ESTATES COMMITTEE** held on Tuesday 15th September 2020

Present	Town Mayor	D.Lloyd-Waterford
	Deputy Mayor	A.Jenkins
	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	
No apologies		C.Davies

131 MEMBER'S DECLARATIONS OF INTEREST

Minute 144 – Councillor A.Jenkins declared an interest.

Minutes 138,143 – Councillor J.Gilasbey declared an interest. Did not speak or vote.

Minute 146 – Councillor J.Gilasbey left the meeting.

132 ESTATES OFFICER REPORT

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

Benches at Mynydd y Garreg

3 benches at Mynydd y Garreg Hall have been ordered. Cofeb Graf area will be sprayed with weedkiller during appropriate weather conditions.

Tanyffynnon – flooding

It was previously **RESOLVED** to clear the whole length of the ditch. Work will be carried out in the near future. It was noted that contractors should carry out work when specified.

GL43

Awaiting notification from the tenant that fencing work is to commence.

Pear Technology

Mapping programme for OS map access. It was **RESOLVED** to purchase the Mapper Pro at a cost of £895. This will enable all council land assets to be digitally mapped – including cemetery plots

Bins

Large additional bins are required for Parc Stephens and the Quay. It was **RESOLVED** to ask the county council if they have any dual purpose bins available – if not – purchase 2 general waste (£478 each) and 2 recycling bins (£517 each). To be actioned before the next Estates Committee meeting.

24 Station Road

The property is vacant and the contents will be removed by the 25th September 2020. House viewing will be arranged for members. The estates officer will carry out an assessment of options:- sale as it is, costs to restore for rental, rental income to be expected.

Glan yr Afon trees

The tree surgeon had to remove damaged trees after the storms. Replacing the trees with a more suitable type will be investigated.

Church Clock

Work to the chimes will be carried out at a cost of £5613.60.

Japanese Knotweed

Additional stands found will result in extra cost of £5200. It was **RESOLVED** to accept the additional expense as knotweed removal is a legal requirement.

Estates Strategic plan

A draft document has been prepared for discussion. Mynydd park development will be added. The LDP closing date has been extended and the estates officer will submit further details.

Matters arising from the Estates Committee Meeting of 14th July 2020

133 CEMETERY

Phase 1 - The fence along Ferry Road has rotted and is dangerous. It was **RESOLVED** to purchase replacement high quality rot proof fencing at a cost of £3134.03 inc VAT and investigate installation costs. Phase 2 – refurbishment of the memorial garden and additional path in main cemetery.

134 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.

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

This matter was held in camera because of its financially sensitive nature. Contracts will be signed this week and exchanged thereafter.

136 H19 H15 A12- RENT REVIEW – in camera

This matter was held in camera because of its commercially sensitive nature. A valuation is being determined. A response from the other parties involved is still awaited. The estates officer will pursue this.

137 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.

138 HISTORY SHED EXPERIENCE

The council has agreed in principal to support the venture, which is recognised as a valuable asset to the town. A plan of the proposed location has been put onto the website and the site physically staked out so that residents can identify where the buildings will be erected. It was previously **RESOLVED** to draw up a draft lease which will be necessary when seeking grant funding for the project and will also assist in the planning process. A pre-planning application has been submitted and will be made available to members.

139 KEEP WALES TIDY

The estates officer is liaising with an officer of Keep Wales Tidy with a view to making Kidwelly Town Council a hub for tidying initiatives.

140 BLACK CAT SCULPTURE

It was previously **RESOLVED** in principal, to investigate options for erecting a black cat sculpture on the roundabout at Commissioner's Bridge to respectfully mark the pandemic of 2020. The long-term project would require planning permission. Decisions on size, style and materials for the sculpture and also cost options need to be assessed.

An interpretation panel could be mounted on the pathway from Pembrey, near the roundabout, which would explain about the story of the cat and how it has entered into the folklore of the town. Visitors could then see the significance of the sculpture and learn a little of the history of the area.

Option 1 – a sculpture mould will cost £2200 with a cat model costing £989, transport cost £280 Further options are being investigated.

141 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 were 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.

142 AGRICULTURAL TENDERS

There were no tenders to consider.

143 PLANNING APPLICATIONS

REF	TYPE	PROPOSED DEVELOPMENT	LOCATION	APPLICANT
PL/00087	Full	Ground floor being separated into shop, food takeaway and creating access route to 1st floor flat.	1-3 Water Street, Kidwelly, SA17 5BX	Mr Singh

The county council will be informed of members concerns over traffic congestion and parking outside the shop.

It was noted that a new housing development of 25 houses is being advertised, located in the car park of the former Optical Factory. Outline planning was granted in 2015. No other information is available. The estates officer will make enquiries as to the planning situation.

144 HEDGE AT LLYNFAWR LANE

The landowner has provided a written statement of his intentions regarding the boundary hedge and future developments. Conversations with all interested parties had resolved all issues. Note and **Close** this item.

145 COCKLE HARVESTING 2020

Full Council had previously resolved to grant a harvesting license to a local cockler consortium, giving them exclusive access via the slipway. They have subsequently not used the slipway but accessed the beds via Ferryside – denying access to all others. This has resulted in no income for the council. Note and **Close** this item.

146 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. Various options were considered. 1. A land swop 2. Leasing the land 3. Selling the land to the county council for £1. Discussion revealed that the county council would prefer a 25 year lease arrangement. It was agreed that the estates officer pursue the land swop option, requesting transfer of the land adjacent to the new quay car park.

147 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. Star Forge will carry out the work

148 REFERRALS FROM OTHER COMMITTEES

There were no referrals.

149 CORRESPONDENCE During recess 2020

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