

## KIDWELLY TOWN COUNCIL

9<sup>th</sup> FEBRUARY 2021

At the **VIRTUAL** meeting of the **ESTATES COMMITTEE** held on Tuesday 9<sup>th</sup> February 2021

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, C.Davies
	Town Clerk	V. O'Reilly
	Estates Officer	Mark Stephens
	Town Secretary	A Padgett
	Admin. Assist.	Owain Davies
Apologies	Councillors	P.Thompson

Dr Stephen Finch was present on Zoom.

### **405 MEMBER'S DECLARATIONS OF INTEREST**

Minutes 414,418,420, 422 – Councillor J.Gilasbey declared an interest. Did not speak or vote.  
Minutes 417,422[2] – Councillor A.Jenkins declared an interest and left the meeting for 422[2].

### **406 ESTATES OFFICER REPORT**

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

**Phase 2 tree surgery** – Work has commenced. Additional work required:- white poplars at Glan yr Afon; 2 ash on tramway; pollarding 24 Station Road.

**Kymer's Canal** – A water management plan for the area is required. Discussions with CCC and NRW will be held.

**Tanyffynnon** – Blocked culvert – a mesh at the drain entrance would prevent build up of debris.

**Flooding at LlynFawr lane** – The contractor will quote for the creation of a headwall sump to prevent material from entering the drain. In the interim CCC will sluice the existing drains.

### **Matters arising from the Estates Committee Meeting of 19<sup>th</sup> January 2021**

#### **407 CEMETERY**

Phase 1 - The fence along Ferry Road has rotted and is dangerous. Replacement fencing has been delivered and will be installed in February. 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. Additional winter maintenance work will be included in the tri-annual contract. The picket fence around a grave will be removed to comply with cemetery regulations. The estates officer will carry out regular checks.

#### **408 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.

#### **409 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.

#### **410 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.

#### **411 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.

#### **412 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 met 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.

#### **413 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.

#### **414 CARNIVAL AT GLAN YR AFON**

CCC has agreed that the carnival can use the county car park. The Welfare Committee has requested permission to install a container for storage near that site on town council land. It was **RESOLVED** that the town council apply for planning for the container and bear the cost.

#### **415 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, which will be done off site. An electrician will be needed to disconnect the units, then reconnect after the repaired cages have been replaced. This will increase the cost to £6,500. This matter was referred to the Finance Committee.

#### **416 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 after lockdown. Site visits will be arranged.

#### **417 SALE OF GL14 AND GL42**

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 site of the old lime kilns which have now gone. It was noted that the tenants have done considerable restoration work to the quarry which now has a pond with ducks and a goat. It was **RESOLVED** not to sell the land at this time. Note and **Close** this item.

#### **418 TOWN CLOCK**

Due to the cramped space in the tower and the dampness, the engineer would have to dismantle the clock and remove it for repairs to the factory. Cost - £8,894. An alternative long term solution would be to electrify the mechanism at a cost of £7886 plus electricity connection charges. As the clock is housed in the church steeple, permission from the church authorities will be needed. It was **RESOLVED**, in principle, to seek permission from the church commissioners to electrify the clock: to seek grant funding for the heritage restoration work; to capitalise the expense and carry out the work when the budget allows.

#### **419 AGRICULTURAL TENDERS**

There were no tenders.

#### **420 GLAMPING PERMISSION AT GL12**

An application for glamping pods at Penygroes, Mynydd y Garreg, on council (tenanted) land has been submitted and looked on favourably. A plan of pod locations and access areas has been supplied. It was noted that the tenancy agreement is not in the name of the applicants. The C.L.A. will be requested to advise on the issues as part of the existing tenancy agreement is for business use. Members were informed that an unrelated planning application for a glamping pod in lower Mynydd y Garreg had been refused on grounds of poor access.

#### **421 FLORAL ARRANGEMENTS**

The floral group, Councillors J.Gilasbey, D.Lloyd-Waterford and J.Bezant will continue as previously and work with volunteers, the Gardening Club and Allotment Association. Councillor C.Peters will manage the Mynydd y Garreg boxes. Additional areas for planting will be considered. The gateway stone walls need attention. The estates officer and contractor will purchase requirements for the hanging baskets.

## **422 PLANNING APPLICATIONS**

	Ref	Type	Proposed development	Location	Applicant
1	PL/01106	Householder planning permission	Proposed rear sunroom extension	17 Castle Street, Kidwelly, SA17 5AX	Dr L Juskova & Mr P Charlett
2	PL/01125	Full planning	Local Needs Dwelling	Kings Lodge, Meinciau Road, Mynydd y Garreg, Kidwelly, SA17 4RP	Mr Jenkins and Mr Hawkins

Item 2 – As this related to a town councillor it was felt inappropriate to make observations on this application.

## **423 COCKLING**

Mr P.M.Thomas, cockling gang master, was unable to attend the meeting. Members were informed that Brexit regulations were affecting the export of cockles. Fisheries officers will be requested to provide details of arrangements for the coming season without delay so that the council can formulate its own policy for dealing with the issues.

## **424 REFERRALS FROM OTHER COMMITTEES**

There were no referrals.

## **425 CORRESPONDENCE FEBRUARY 2021**

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