

KIDWELLY TOWN COUNCIL

9th MARCH 2021

At the **VIRTUAL** meeting of the **ESTATES COMMITTEE** held on Tuesday 9th March 2021

Present	Town Mayor	D.Lloyd-Waterford
	Deputy Mayor	A.Jenkins
	Councillors	J.Gilasbey, J.Bezant, C.Peters, C.Peters-Bond, J.Mayne, G.Beer, C.Davies
	Town Clerk	V. O'Reilly
	Estates Officer	Mark Stephens
	Town Secretary	A Padgett
Apologies	Admin. Assist.	Owain Davies
	Councillors	P.Thompson, J.James

Mr P M Thomas attended and requested access to the slipway for cocklers. see Minute 480.
Mrs Ann Gilley attended and provided information relating to Ger y Gwendraeth leisure area.

464 MEMBER'S DECLARATIONS OF INTEREST

Minutes 470, 476, 478, 480, 481 – Cllr J.Gilasbey declared an interest. Did not speak or vote.
Minute 465 (c) Cllrs J.Gilasbey and C.Davies declared an interest.

465 ESTATES OFFICER REPORT

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

(a) Phase 2 tree surgery – A badger licence allowing white poplars at Glan yr Afon to be pollarded has been received. The public will be informed of further tree felling. The estates officer has arranged a meeting with Common Ground and the Glan yr Afon Volunteers to discuss conservation issues. Additional work required:- 2 ash on tramway; pollarding 24 Station Road. A tree planting programme will be planned.

(b) Playground equipment – a query regarding lack of wheelchair friendly equipment in council parks has been submitted. Reasons have been provided and grant funding for future projects will be sought. The Ger y Gwendraeth Community Project has provided a written constitution and requested that addition land be included in the leisure area development plan. It was **RESOLVED** that extra ground be allocated for the project and funding sought for play apparatus which will include wheelchair friendly equipment.

(c) Tanyffynnon – “*in camera*” An ecological survey has been provided for the proposed glamping site. The tenancy will not be relinquished as previously stated. Advice from CLA has been sought. A meeting with the tenant has been arranged. It was **RESOLVED** to put the glamping project on hold and consider alternative sites.

The estates officer was informed that the bins in Mynydd y Garreg had not been emptied. The contractor has been informed. Metal extrusions have been sighted in the hedge near the bins and will be removed.

Matters arising from the Estates Committee Meeting of 9th February 2021

466 CEMETERY

Phase 1 - The new fence along Ferry Road is almost complete. Some of the steeper slabs on the pathway 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.

467 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.

468 H19 H15 A12- RENT REVIEW – “in camera”

A valuation has been determined and disputed by the leasees. The matter has been referred to arbitration.

469 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.

470 HISTORY SHED EXPERIENCE

A site topographical survey has been provided. A block plan showing building locations has been supplied. It was **RESOLVED** to commission an ecology survey at a cost of £850 before the end of the financial year. Other surveys required will be costed.

471 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.

472 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. An ecology report has confirmed that the bridleway is required to mitigate the rehousing of dormice.

473 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 previously **RESOLVED** that the town council apply for planning for the container and bear the cost.

474 CASTLE LIGHTING

CADW requires a work method and risk assessment to be prepared and a contract to be signed before work to renew the castle lights can commence. They also would prefer a separate electricity meter to be installed. The lighting project will therefore be delayed. It was previously **RESOLVED** to purchase 14 Samsung 300 watt 24000 lumens at a cost of £3290. This purchase will go ahead in this financial year.

475 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. The utility bills have been reassigned to the council.

476 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. Grant funding is not available.

It was **RESOLVED** to explore the implications of installing an electric mechanism in a hostile environment inside the church tower.

477 AGRICULTURAL TENDERS

There were no tenders. Six monthly tenancies for GL10, GL16 and GL31 have been agreed.

478 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. has been requested to advise on the issues as part of the existing tenancy agreement is for business use.

479 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.

480 COCKLING

Mr P.M.Thomas, cockling gang master, requesting sole management access to the slipway. It was noted that an income of only £40 was received for last season. Mr Thomas stated that this was because early poaching of the beds had depleted stocks on local beds by the opening in July. Launching from Ferryside Yacht Club had earned him an income of £8k but only £300 from the camp slipway. Members were informed that Brexit regulations were affecting the export of cockles in shells but not processed cockles. Fisheries officers will be providing a cockle bed survey in April with an anticipated bed opening in early May to avert poaching. It was **RESOLVED** that the estates officer and gang master discuss terms for a sole operator licence with a risk assessment and management plan as integral parts.

481 PLANNING APPLICATIONS

	Ref	Type	Proposed development	Location	Applicant
1	PL01191	Householder	Caravan in garden for summer period	Garden Cottages, Kidwelly	Cheryl Fraser
2	PL/01149	Householder	New gable roof with higher eaves and dormers	Gwalia, Horeb Road Mynydd y Garreg	Non Neave

There were no observations.

482 REVIEW OF FEES

It was **RESOLVED** to increase the fees per annum for:-

Tramway Licenses £60, Allotment fees £260

There was no increase in:- cemetery fees, easements or garage / parking spaces.

Note and **Close** this item.

483 LIGHTING ON LLANGADOG FOOTPATH

It was noted that the pathway was not in the ownership of the town council. The application for additional lighting will be passed to the county council with a request to widen the footpath itself. County councillor J.Gilasbey will monitor. Note and **Close** this item.

484 N.R.W. GRAB SAMPLING 2021

Natural Resources Wales has requested permission to carry out routine grab sampling of soil on the foreshore we lease from the Crown Estate. Permission was granted. Note and **Close** this item.

485 REFERRALS FROM OTHER COMMITTEES

There were no referrals.

486 CORRESPONDENCE FEBRUARY/MARCH 2021

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