

KIDWELLY TOWN COUNCIL

19th JANUARY 2021

At the **VIRTUAL** meeting of the **ESTATES COMMITTEE** held on Tuesday 19th January 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
	Town Clerk	V. O'Reilly
	Estates Officer	Mark Stephens
	Town Secretary	A Padgett
	Admin. Assist.	Owain Davies
Apologies	Councillors	P.Thompson
No apologies		C.Davies

Dr Stephen Finch attended and requested that council consider renewing his tenancy of GL16 as he had carried out considerable improvement work and paid rent in a timely manner. Minute 364 refers.

350 MEMBER'S DECLARATIONS OF INTEREST

Minutes 358,365, 366 – Councillor J.Gilasbey declared an interest. Did not speak or vote.

351 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 have been refurbished and are in storage. Sites for placing are needed. The wooden slats need preservative.

Phase 2 tree surgery – A start date is awaited. The issue with the bridleway has not been 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.

Kymer's Canal – Discussions have been held with CCC officers regarding cutting back undergrowth on the canal paths. A response is awaited.

Memorial Tree – It was **RESOLVED**, in principle, to permit the planting of a memorial tree at the Quay. The estates officer will initiate discussions with the family of the deceased.

Flood at Llyn Fawr Lane – Lack of capacity in the drain near Glannant almost caused flooding in the house. The 12” pipe needs replacing with a 18” diameter pipe over a 40m length. It was **RESOLVED** to carry out the work as a matter of urgency. Quotes will be sought.

Matters arising from the Estates Committee Meeting of 8th December 2020

352 CEMETERY

Phase 1 - The fence along Ferry Road has rotted and is dangerous. Replacement fencing has been delivered and will be installed in February. 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. 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.

353 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.

354 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.

355 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.

356 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.

357 SKATE BOARD PARK

A request for a skate board park has been received. It was previously **RESOLVED**, in principle, 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.

358 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.

359 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. CCC has agreed that the carnival can use the county car park. It was therefore **RESOLVED** that the carnival can be held at Glan yr Afon and a small container be sited there. Implications of installing the container will be considered by the estates officer.

360 CASTLE LIGHTING

It was previously **RESOLVED** to purchase 14 Samsung 300 watt 24000 lumens at a cost of £3290. These could be purchased before the end of this financial year. 11 of the protective cages need attention, which will be done off site. Only one of 3 contractors contacted has responded. An electrician will be needed to disconnect the units, then reconnect after the repaired cages have been replaced. Notice of the council's intension to replace the lights and fitments will be posted on the website.

361 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.

362 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 previously **RESOLVED** to investigate the historic relevance of the kilns and the heritage preservation implications.

363 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. As the clock is housed in the church steeple, joint working with church authorities is essential. Electrification of the mechanism will be considered. Funding sources will be explored. Information will be placed on the website.

364 AGRICULTURAL TENDERS – “in camera”

GL10, GL16, GL31 – these tenancies are due for tender in March 2021. It was noted that council tenancy agreements, rental values and Land Management policies need review. The C.L.A. will be contacted for advice. If updated tenancy agreements cannot be confirmed before the end of March, it was **RESOLVED** that the 3 current tenants be offered a 6 month tenancy, at existing rent.

365 PLANNING APPLICATIONS

	Ref	Type	Proposed development	Location	Applicant
1	PL/00802	Full Planning	Funeral director with a chapel of rest	Kidwelly Town Bowls Club, 38 Lady Street, Kidwelly, SA17 4UD	Willow Brook Independent Funeral Directors
2	PL/00982	Full Planning	Demolition of single story pitched roof kitchen / dining structures, and erection of replacement 2 story structure to the rear of the property	26 Ferry Road, Kidwelly, SA17 5BJ	Mr and Mrs Norris,
3	PL/01027	Full Planning	Proposed veterinary practice and associated works	Parc y Box Farm, Kidwelly, SA17 5AB	Burns Pet Nutrition Ltd
4	PL/01026	Reserved matters	Approval of Reserved Matters S/33973 Construction of 82 houses, with formation of estate road	Land part of and adjoining former Dinas Yard, Pembrey Road, Kidwelly, SA17 4TH	Dinas Yard Developments Limited

366 GLAMPING PERMISSION AT GL12

An application for glamping pods at Penygroes, Mynydd y Garreg, on council (tenanted) land has been submitted. A plan of pod locations and access areas will be requested. 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 tenancy agreement is for business use.

367 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.

368 REFERRALS FROM OTHER COMMITTEES

There were no referrals.

369 CORRESPONDENCE DECEMBER 2020 / JANUARY 2021

Helen Rees	Ger y Gwendraeth Leisure Park – information from the organising group had been received. It was noted that the council fully supported the efforts of the group and looked forward to working with its members. This matter was referred to the Finance Committee. Note and Close this item.
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