

KIDWELLY TOWN COUNCIL

20th APRIL 2021

At the **VIRTUAL** meeting of the **ESTATES COMMITTEE** held on Tuesday 20th April 2021

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

Mrs Anne Gilley and Dr Stephen Finch attended.

524 MEMBER'S DECLARATIONS OF INTEREST

Minutes – 530, 532, 533, 538, 541 Cllr J.Gilasbey declared an interest. Did not speak or vote.

525 ESTATES OFFICER REPORT

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

(a) Phase 2 tree surgery – All work has been completed, including additional work at Glan yr Afon and 24 Station Road.

(b) Tanyffynnon – Advice from the CLA regarding contamination on the land is awaited. The boundary line of H5 will be checked.

© Defibrillator Boxes – 2 boxes have been damaged. It was **RESOLVED** to replace the boxes at a cost of £700.

(d) GL25 – The tenant has reported vandalism of fences which has been reported to the police.

(e) Benches – It was **RESOLVED** to allocate 4 benches, 2 to the Cricket Club and 2 to Common Ground. Paint has been purchased and the recipients will be responsible for maintenance.

(f) Oil – oil pollution was reported at the canal. Police have been informed. Vehicular access to the area has been restricted.

(g) Roundabout – the roundabout at Parc Stephens has been serviced and now works well. Thanks to Anne Gilley for her persistently contacting the manufacturer.

(h) Mynydd Climbing frame – a damaged part has been replaced.

(i) Water Street park – damaged equipment – It was **RESOLVED** to replace the parts at a cost of £1700.

(j) Ger y Castell play area – Designs are being prepared. Options for fencing and costs will be investigated by the estates officer and by the group.

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

526 CEMETERY

Phase 1 - The new fence along Ferry Road has been completed. 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. The picket fence around a grave will be removed.

527 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.

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

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

529 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.

530 HISTORY SHED EXPERIENCE

A site topographical survey has been provided. A block plan showing building locations has been supplied. Surveys required for planning are being prepared and then the application will be submitted.

531 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.

532 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.

It was **RESOLVED** to enter into a 15 year lease with the county council whereby the bridleway section will be maintained by them. A county maintenance plan for the paths, pond and bridges on CCC land adjacent to the canal should be included in the lease.

533 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. However, there are 3 small areas of land at Glan yr Afon which are not registered. It was **RESOLVED** that the town council apply for adverse possession of these plots.

534 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 old lights have been removed. The boxes will be removed for maintenance when a risk assessment has been completed.

535 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.

536 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.

537 AGRICULTURAL TENDERS

It was **RESOLVED** to increase the rent by 5% on the following tenancies at GL23 and GL24 and offer the land for a rental period of 1 year. This will allow a rent review to be undertaken.

538 GLAMPING PERMISSION AT GL12

A request to put 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 advised on the issues. It was **RESOLVED**, in principle, to allow the pod development, providing planning approval is given and a new tenancy agreement is drawn up.

539 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 estates officer and contractor have purchased requirements for the hanging baskets. The flowers will be planted by the end of the week.

540 COCKLING

Members were informed that for the coming season the Licencing Authority intends to licence boats and not individual cocklers. No decisions about launching from the quay slipway can be made until details of the new arrangements have been formalised. Access to the slipway is currently locked.

541 PLANNING APPLICATIONS

	Ref	Type	Proposed development	Location	Applicant
1	PL/01409	Full planning	Use of agricultural field for the stationing of 5 camping pods	Land at Park House Farm, Carmarthen Road, Kidwelly, SA17 5AB	Burns Foundation,
2	PL/01432	Householder planning permission	First storey extension and balcony	The Barn, Millands Farm, Kidwelly, SA17 5AA	Brenda Hickenbottom,
3	PL/01600	Removal/Variation of a condition	Variation of Condition 2 of S/36339	Mount Pleasant Farmyard, Ferry Road, Kidwelly, SA17 5BJ	Sauro Architectural Design Ltd

There were no observations.

542 TREE PLANTING SCHEME

Common Ground has planted trees at Glan Yr Afon. A commemorative woodland could be created in memory of the pandemic.

543 REFERRALS FROM OTHER COMMITTEES

There were no referrals.

544 CORRESPONDENCE MARCH/APRIL 2021

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