

KIDWELLY TOWN COUNCIL

14th JANUARY 2020

At the meeting of the **ESTATES COMMITTEE** held at the Council Offices, Kidwelly on Tuesday 14th January 2020

Present	Town Mayor	
	Deputy Mayor	T.Burnett
Councillors		A.Jenkins, J.Gilasbey, J.Bezant, D.Lloyd-Waterford,
		J.Parry, P.Thompson, J.Mayne, G.Beer
		C.Peters, C.Peters-Bond, J.James
	Town Clerk	V. O'Reilly
	Estates Officer	Mark Stephens
	Town Secretary	A Padgett
Apologies	Councillors	L.Jones, S.Ratty, B.A.Williams, C.Davies

Mr Wayne Eldred attended and expressed his views on the rent review of E & M Motors. The estates officer declared an interest and left the room. Minute 518 refers.

501 MEMBER'S DECLARATIONS OF INTEREST

Minute 520 – Cllr J.Gilasbey – the county councilor will look at all planning matters afresh when they are considered by the county council and at all information and advice provided.

502 ESTATES OFFICER REPORT

The estates officer indicated that due to outside commitments he would be adhering to his 16 contracted hours of work. He was thanked for all the additional work he had done previously. He had circulated a written report which was considered. It was noted that 2 litter bins would be installed on existing hard standings. Enquiries will be made as to the use of dual purpose, general/recycling bins.

Matters arising from the Estates Committee Meeting of 10th December 2019

503 CEMETERY

The contractor will clean the paths and weed the memorial garden when the weather permits. Tree cutting is scheduled. Two fence posts need repair. The retaining wall of the memorial garden needs rebuilding – estimated cost £4k. A sub-group of Cllrs J.Gilasbey, J.Mayne and J.Parry will oversee maintenance work.

504 DEVELOPMENT OF TOWN SQUARE

It was reaffirmed that the development of the Town Square is a priority. Previously drawn plans had been circulated. This matter will be deferred until finance will be available in the next financial year. Note and **Close** this item.

505 MAINTENANCE OF MYNYDD MOUNTAIN

Reports of 4 wheeled drive vehicles using the mountain area have been received, destroying wildlife and habitats. Signs have been placed requesting all vehicles to keep to the designated routes only. Future preservation of the habitat will be included in the General Maintenance Plan. Note and **Close** this item.

506 LEASE OF THE FORESHORE

It was noted that the Crown Estate's requirement for the council to pay legal fees incurred by entering into a lease for the foreshore had been dropped and the rent had been reduced to £400 per annum. Lack of benefits to the council, cost of upkeep and liabilities and exclusion clauses in the new lease were concerns expressed. It was previously **RESOLVED** not to renew the lease in its present form, but negotiate more favourable terms. A response has been prepared and will be sent. The construction of the slipway by a Mr Peters will be investigated.

507 MAINTENANCE OF INTERPRETATION PANELS

Interpretation panels need painting with preservative. The Probation Service will be requested to carry out this work. The upkeep of the panels will be included in the General Maintenance Plan. Note and **Close** this item.

508 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.

509 LAND AT KINGSWOOD

It was previously **RESOLVED** to sell a small triangle of land at Kingswood – offers in the region of £500. The land is on a steep slope and is very expensive to maintain as the trees border the A484 and need regular cutting by specialist contractors at a cost in excess of £5k per cut. No tenders have been received. The conservation of this land will be included in the General Maintenance Plan. Note and **Close** this item.

510 QUAY WALL

The quay wall – which has listed building status – is in need of attention. Only one tender for a structural survey has been received. It was previously **RESOLVED** to accept the tender of £580 inc VAT and proceed with the survey. This will be done during the summer period. Note and **Close** this item.

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

This matter was held in camera because of its financially sensitive nature. It was noted that the sale is progressing.

512 ANIMAL HOUSING ON GL20

Councillors A.Jenkins and J.Parry did not speak while the public spoke but were present. A request for animal housing has been received. A neighbour had provided a written list of grave concerns, he and others had over the proposal and the existing arrangements of the tenancy. It was noted that a revised application had been made for a 15 sq ft hard standing and 2 pig arcs to house 12 animals.

513 HISTORY SHED EXPERIENCE

A consultation meeting will be held on 10th February 2020. Posters are to be circulated and the event advertised. It is anticipated that the meeting will make clear many of the outstanding queries that need to be clarified before the project can go ahead. The council has agreed in principal to support the venture, which is recognised as a valuable asset to the town.

514 DIANA MEMORIAL GARDEN

Care of the garden will be added to the General Maintenance Plan. Note and **Close** this item.

515 COMMUNITY ORCHARD

Incredible Edibles is in negotiations with the county council to site the orchard in the half moon area of Parc Stephens car park. This matter will be closed until further information is available. Note and **Close** this item.

516 TRAMWAY MAINTENANCE

Residents of Meinciau Road have been dumping rubbish at the rear of their properties, onto the tramway at Brynhefin fields. This has caused waterlogging in the field. Letters will be sent to the tramway licencees requesting that they stop dumping rubbish. Quotations for clearing the ditch along the tramway will be sought. Future clearance work will be included in the General Maintenance Plan. Note and **Close** this item.

517 KIDWELLY IN BLOOM - ROUNDABOUTS

Two local businesses have agreed to sponsor development work on the two roundabout at Parc y Bocs and Commissioners' Bridge. It was previously **RESOLVED** to obtain licences from the county council to allow work to be carried out at these locations.

518 H19 - RENT REVIEW – *in camera*

A valuation is being determined.

519 AGRICULTURAL TENDERS

GLa8 – It was **RESOLVED** to offer a new 5 year tenancy at an annual rent of £330

GLa11 – It was **RESOLVED** to offer a new 5 year tenancy at an annual rent of \$420

GL33 – It was **RESOLVED** to offer a new 5 year tenancy at an annual rent of £160

520 PLANNING APPLICATIONS

Ref	Type	Proposed Development	Location	Applicant
S/39976	Full	Change of use of existing office block to funeral directors office and chapel of rest	Office Block, Waungadog, Stockwell Lane, Kidwelly, SA17 4PP	Mr Dyfrig Dalziel
S/39983	Full	Detached prefabricated garage. Shed on a concrete base	Land adjacent to 4 Wern Terrace, Horeb Road, Mynyddygarreg, Kidwelly, SA17 4RB	Ms Emma Wheatland

There were no observations.

521 CEMETERY FEES

It was **RESOLVED** not to increase the cemetery fees for the coming year and monitor the cemetery income closely. Note and **Close** this item.

522 WATERING OF SUMMER FLOWERS

It was noted that two responses had been received for last year's watering plan, but both individuals were unable to provide the equipment or a suitable vehicle. £1k has been allocated in the budget. It was **RESOLVED** to advertise the job, contacting local community groups, flower providing firms and neighbouring councils. Specifications will be drawn up indicating the tasks, time involved and equipment needed.

523 REFERRALS FROM OTHER COMMITTEES

There were no referrals.

524 CORRESPONDENCE DECEMBER/JANUARY 2019/2020

There was no urgent correspondence. Note and **Close** this item.

KIDWELLY TOWN COUNCIL

11th FEBRUARY 2020

At the meeting of the **ESTATES COMMITTEE** held at the Council Offices, Kidwelly on Tuesday 11th February 2020

Present	Town Mayor	C.Davies
	Deputy Mayor	
	Councillors	A.Jenkins, J.Gilasbey, J.Bezant, D.Lloyd-Waterford, J.Parry, G.Beer, B.A.Williams J.James, S.Ratty
	Town Clerk	V. O'Reilly
	Estates Officer	Mark Stephens
	Town Secretary	A Padgett
Apologies	Councillors	L.Jones, C.Peters, C.Peters-Bond, J.Mayne, T.Burnett, P.Thompson

561 MEMBER'S DECLARATIONS OF INTEREST

Minute 573 – Cllr J.Gilasbey will look at all planning matters afresh when they are considered by the county council and at all information and advice provided.

Minute 567 – Cllrs J.Parry and A.Jenkins left the room – Cllr J.Gilasbey took the chair

Minute 568 – Cllrs J.Gilasbey and J.Parry left the room

562 ESTATES OFFICER REPORT

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

Estate tree work

Two large dead ash trees, on unregistered land at Castle River Walk, have been removed as they were a danger to the public. This additional cost was approved.

Litter bins

Two litter bins, donated by Dyfrig Dalziel, have been installed in Parc Stephens

Local Development Plan

Three candidate site were submitted. Land at A6 near Garreg farm has been included. Land at the old brickyard and Brynhefin fields have been excluded. The latter will be challenged.

Understanding Welsh Place Names

Seminar to be held on 12th February 2020 at PGC

Common Ground

Meeting held with Common Ground, a volunteer group prepared to help with tree planting schemes with collaborative agencies/landowners

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

563 CEMETERY

The contractor has cleaned the paths and weeded the memorial garden. Tree cutting has commenced.

564 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.

565 LEASE OF THE FORESHORE

It was noted that the Crown Estate's requirement for the council to pay legal fees incurred by entering into a lease for the foreshore had been dropped and the rent had been reduced to £450 per annum. It has also agreed to allow the council to charge users for the maintenance of the Quay and slipway. This makes entering into a lease a viable proposition. It also enables council land known as GL43 to be rented.

GL43 – {land on the foreshore} - fencing is required before leasing. The prospective tenant is prepared to do this along one boundary line if the rent is reduced accordingly. The estates officer will work out the costings of this. Natural Resources Wales had agreed to fence the rest as it is a Site of Special Scientific Interest. Before NRW will undertake this expense it requires [a] a grazing licence between the council and tenant to be in place [b] a lease between the council and the Crown Estate.

It was therefore **RESOLVED** to enter into a lease of the foreshore with the Crown Estate and further **RESOLVED** to lease GL43 as previously negotiated.

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

This matter was held in camera because of its financially sensitive nature. It was noted that the sale is progressing.

567 ANIMAL HOUSING ON GL20

The estates officer had 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. It was **RESOLVED** to defer any decisions until after the outcome of the planning application is known.

568 HISTORY SHED EXPERIENCE

The council has agreed in principal to support the venture, which is recognised as a valuable asset to the town. A consultation meeting was held on 10th February 2020. The meeting made clear many of the outstanding queries that needed to be clarified before the project can go ahead.

A plan of the proposed location will be put onto the website and the site physically staked out so that residents can identify where the buildings will be erected. It was **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. This will be done in the next financial year. It was further **RESOLVED** to proceed with a pre-planning application at a cost of £250. This will detail any positive or negative issues which may arise at the full planning stage.

569 H19 - RENT REVIEW – in camera

A valuation is being determined.

570 WATERING OF SUMMER FLOWERS

It was noted that two responses had been received for last year's watering plan, but both individuals were unable to provide the equipment or a suitable vehicle. £1k has been allocated in the budget. It was previously **RESOLVED** to advertise the job, contacting local community groups, flower providing firms and neighbouring councils. Specifications have been drawn up indicating the tasks, time involved and equipment needed. It is hoped that a local council will be able to undertake the task – information is awaited.

571 KIDWELLY IN BLOOM - ROUNDABOUTS

Two local businesses have agreed to sponsor development work on the two roundabout at Parc y Bocs and Commissioners's Bridge. It was previously **RESOLVED** to obtain licences from the county council to allow work to be carried out at these locations.

572 AGRICULTURAL TENDERS

There were no tenders due.

573 PLANNING APPLICATIONS

Ref	Type	Proposed Development	Location	Applicant
S/40085	Full Planning	Garage conversion and a first floor addition	59 Morfa Maen, Kidwelly, SA17 4UF	Mr & Mrs Morris

There were no observations.

574 REFERRALS FROM OTHER COMMITTEES

There were no referrals.

575 CORRESPONDENCE JANUARY/FEBRUARY 2020

There was no urgent correspondence. Note and **Close** this item.

KIDWELLY TOWN COUNCIL

10th MARCH 2020

At the meeting of the **ESTATES COMMITTEE** held at the Council Offices, Kidwelly on Tuesday 10th March 2020

Present	Town Mayor	
	Deputy Mayor	
	Councillors	A.Jenkins, J.Gilasbey, J.Bezant, D.Lloyd-Waterford, J.Parry, G.Beer, B.A.Williams J.James, C.Peters, C.Peters-Bond, J.Mayne
	Town Clerk	V. O'Reilly
	Estates Officer	Mark Stephens
	Town Secretary	A Padgett
Apologies	Councillors	L.Jones, S.Ratty
No Apologies		C.Davies, P.Thompson, T.Burnett

608 MEMBER'S DECLARATIONS OF INTEREST

Minute 620 – Cllr J.Gilasbey will look at all planning matters afresh when they are considered by the county council and at all information and advice provided.

609 ESTATES OFFICER REPORT

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

Estate tree work

Three trees at Kingswood have been dealt with. Phase 1 is progressing.

Allotments

Additional information to support the application for adverse possession has been requested by the Land Registry.

Local Development Plan

A revised application for the Brynhefin fields site has been submitted. Access has changed from Heol yr Ysgol to Horeb Road.

24 Station Road

The annual gas inspection has been completed. The tenant's son has been informed of action to be taken. Awaiting confirmation of compliance.

History Shed Experience

A pre-application enquiry will be submitted to CCC. Maps of the intended site are on the website. The area in Glan yr Afon has been marked out.

H15

The site has been cleared in preparation for construction of a storage building.

Craft Bombing

A local craft group plans to decorate certain areas of the town. This is being monitored.

Emergency ditch clearance

Blocked culvert near Tanyffynnon caused flooding of a garage. It was **RESOLVED** to carry out emergency work at a cost of £450.

Dwr Cymru

Land at GL4 – Dwr Cymru has been granted access to GL4 to carry out drain inspection work. The tenant has been informed.

Matters arising from the Estates Committee Meeting of 11th February 2020

610 CEMETERY

The contractor has cleaned the paths and weeded the memorial garden. Tree cutting has commenced.

611 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.

612 LEASE OF THE FORESHORE

It was noted that the Lease of the Foreshore had been signed. Note and **Close** this item.

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

This matter was held *in camera* because of its financially sensitive nature. It was noted that the sale is progressing.

614 ANIMAL HOUSING ON GL20

The estates officer had 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. It was **RESOLVED** to defer any decisions until after the outcome of the planning application is known.

615 HISTORY SHED EXPERIENCE

The council has agreed in principal to support the venture, which is recognised as a valuable asset to the town. A consultation meeting was held on 10th February 2020. The meeting made clear many of the outstanding queries that needed to be clarified before the project can go ahead.

A plan of the proposed location will be put onto the website and the site physically staked out so that residents can identify where the buildings will be erected. It was **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. This will be done in the next financial year. It was further **RESOLVED** to proceed with a pre-planning application at a cost of £250. This will detail any positive or negative issues which may arise at the full planning stage.

616 H19 H15 A12- RENT REVIEW – *in camera*

A valuation is being determined.

617 WATERING OF SUMMER FLOWERS

Members were informed that a local council is unable to carry out the watering on our behalf. The job will be advertised on the website, noticeboards and organisations will be informed. Specifications have been drawn up indicating the tasks, time involved and equipment needed. Closing date is 20th April 2020.

618 KIDWELLY IN BLOOM - ROUNDABOUTS

Two local businesses have agreed to sponsor development work on the two roundabout at Parc y Bocs and Commissioners's Bridge. It was previously **RESOLVED** to obtain licences from the county council to allow work to be carried out at these locations.

619 AGRICULTURAL TENDERS

GL25 – The existing tenant will be offered a tenancy of 5 years at an annual cost of £2460, as per Land Management Policy. If this is not taken up the land will be put to tender at offers in excess of £3350.

GL26 – It was noted that this land has not been well maintained. The existing tenant will be offered a tenancy of 1 year at a cost of £3780, the agreement specifying the remedial work expected during this period. If work carried out is acceptable the tenancy will be extended for a further 4 years.

620 PLANNING APPLICATIONS

Ref	Type	Proposed Development	Location	Applicant
S/40190	Reserved Matters	Reserved matters to outline approval S/30578 (Granted 06/03/2017) - Residential Development	Land at Parc Pendre, Kidwelly, SA17 4TE	Mr Neil Dodd
S/40191	Full Planning	Single storey side extension and internal alterations	Penybryn, Mynyddygarreg, Kidwelly, SA17 4PF	Mr and Mrs Palmer
S/40237	Full Planning	The building is an extension to an existing steel framed Dutch Barn built for use as a hay barn, required now for the purpose of housing farm machinery	Land opposite Brynbannal, Trimsaran, Kidwelly, SA17 4RS	Mr Gary Williams
S/38282	Full Planning	Proposed construction of new 210 place Welsh medium school and 30 place nursery with associated access, car parking, sports pitch.	Land east of Parc Pendre, Kidwelly, SA17 4AJ	Hywel Harries

Concern was expressed as to the proposed simultaneous build proposals at Parc Pendre – school and housing development. Traffic congestion, routing of construction lorries, parking problems and debris from site vehicles were matters raised. County planners will be informed of these concerns.

621 KEEP WALES TIDY

The estates officer has a meeting on 12th March 2020 with an officer of Keep Wales Tidy with a view to making Kidwelly Town Council a hub for tidying initiatives.

622 FLORAL ARRANGEMENTS

Arrangements for the town will be as previous years:- hanging baskets, Diana Garden display and various low lying planters.

Mynydd y Garreg – watering hanging baskets is a problem. Baskets will only be purchased if volunteer waterers can be found. Ground displays will be planned with Llangadog Island included.

Costs for these displays will be sought by the Floral Display Group of councillors.

Thanks were expressed to all volunteers who have assisted in planting and weeding initiatives which have been carried out in the area.

The town clerk has applied for a grant to enable wild flower seeds to be sown at the quay.

623 REFERRALS FROM OTHER COMMITTEES

There were no referrals.

624 CORRESPONDENCE FEBRUARY/MARCH 2020

Dylan Howells	A complaint has been received. The title at the top of the noticeboard on the square is in English only “Kidwelly”. The manufacturer will be contacted and “Cydweli” will be superimposed. Note and Close this item.
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KIDWELLY TOWN COUNCIL

9th JUNE 2020

At the **VIRTUAL** meeting of the **ESTATES COMMITTEE** held on Tuesday 9th June 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, P.Thompson, T.Burnett
	Town Clerk	V. O'Reilly
	Estates Officer	Mark Stephens
	Town Secretary	A Padgett
	Admin. Assist.	Owain Davies
Apologies	Councillors	G.Beer, C.Davies

22 MEMBER'S DECLARATIONS OF INTEREST

Minutes 34, 35, 36 – Councillor J.Gilasbey declared an interest and did not vote.

Minute 27 – Councillor A.Jenkins left the meeting.

23 ESTATES OFFICER REPORT

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

Mynydd y Garreg flower planter

The flower planter adjacent to Horeb Chapel has been replaced due to dilapidation. Councillor C.Peters was thanked for constructing a new, substantially build box, and filling with soil.

24 Station Road

Due to ill health, the tenant has vacated the premises. The property's future will be considered.

Access lane at 2 Horeb Road

A pothole has been reported. It was noted that the lane is used by 3 properties, but historically, only one has a wayleave. It was **RESOLVED** to take legal advice as to the council's rights and responsibilities over this access road.

Benches at Mynydd y Garreg

5 benches at Mynydd y Garreg Hall are in need of attention. The dangerous ones will be taken away as soon as possible. Costs of repair/replacement will be investigated.

Tanyffynnon – flooding (*in camera*)

A discussion on the cause of the flooding took place. It was **RESOLVED** to clear the whole length of the ditch as it was more economical to do this and seek reimbursement at a later date.

Path and road signage

Signs to address issues contravening use of land (ie no dog fouling, no vehicles allowed) have been costed. For signs, fixings and mounting posts - £94 for A3 size, £98 for A2 size. Price would decrease proportionally with larger orders. Signs will be purchased for Glan yr Afon, the Quay, Llynfawr lane and the bridleway. Legal advice will be sought regarding the bi-lingual wording to be used. KTC logo will be included.

Lane at llyn Fawr

The hedge at the entrance to the property opposite Glannant has been topped and cut back. The base of the hedge remains untouched. It was **RESOLVED** to ask the landowner of his intentions regarding the boundary hedge and take photos of the site so members can assess the situation. Consultations will be held with both adjacent landowners.

Bridleway 11/31b

Damage to the bridleway gate has been reported to the county council. The footpaths officer will be requested to cut back the undergrowth.

The quay

Replacement posts for vehicle restriction have been sourced. It was **RESOLVED** to accept the quote of £370 for 2 custom made posts. Cockle picking arrangements will be discussed with the government department concerned.

Four wheeled drive usage on Mynydd y Garreg mountain

A multi-disciplinary path network – so that walkers and vehicle users are separated – will be considered. Public consultation will take place.

Matters arising from the Estates Committee Meeting of 10th March 2020

24 CEMETERY

The contractor has cleaned the paths and weeded the memorial garden. Tree cutting has commenced.

25 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.

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

This matter was held in camera because of its financially sensitive nature. It was noted that the sale has been delayed by the Pandemic lockdown.

27 ANIMAL HOUSING ON GL20

The estates officer had 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. Cllr Jenkins left the meeting when it became obvious the discussion was not merely an updating of the situation.

It was **RESOLVED** that the town clerk write to the tenant indicating that a planning breach had occurred and he needed to apply for retrospective planning permission for the existing structures. It was previously **RESOLVED** to defer any decisions until after the outcome of the planning application is known.

28 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. It was also previously **RESOLVED** to proceed with a pre-planning application at a cost of £250. This will detail any positive or negative issues which may arise at the full planning stage.

29 H19 H15 A12- RENT REVIEW – in camera

A valuation is being determined.

30 KIDWELLY IN BLOOM - ROUNDABOUTS

Two local businesses have agreed to sponsor development work on the two roundabout at Parc y Bocs and Commissioners’ Bridge. It was previously **RESOLVED** to obtain licences from the county council to allow work to be carried out at these locations.

31 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.

32 FLORAL ARRANGEMENTS

Arrangements for the town will be curtailed due to the Pandemic lockdown. A limited number of planters will be put into the town square by the estates contractor who will also water them.

33 AGRICULTURAL TENDERS

GLH14 - the 6 month licence for sheep grazing has expired. It was **RESOLVED** to put the land to tender for a 3 year period, offers in excess of £500 per annum.

A6 – the long term agricultural tenancy has been handed back. It was **RESOLVED** to put the land to tender under a grazing licence for a 3 year tenancy – offers in excess of £350 per annum.

“To Let” signs will be erected on the roadside to advertise the tenders.

34 PLANNING APPLICATIONS

There were no observations.

35 BLACK CAT SCULPTURE

It was **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.

The “10 towns” initiative will provide a consultant who will ensure community engagement with the project and advise on all aspects of the installation.

36 SKATE BOARD PARK

A request for a skate board park has been received. It was **RESOLVED**, in principal, to support the project. It was 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 will meet with those involved and identify land that could be used.

37 NOTICEBOARD

To comply with Welsh language requirements it was **RESOLVED** to remove the “Kidwelly” English sign from the top of the noticeboard on the town square and replace it with a “Cydweli” Welsh sign at a cost of £575. Note and **Close** this item.

38 REFERRALS FROM OTHER COMMITTEES

CASTLE LIGHTING:-

Various options had been previously considered and quotes received. It was **RESOLVED** to purchase 14 Samsung 300 watt 24000 lumens at a cost of £3290. 11 of the protective cages need attention. Options for repair/replacement will be investigated. Information on the refurbishment of the lights project will be put onto the website.

39 CORRESPONDENCE MAY/JUNE 2020

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

KIDWELLY TOWN COUNCIL

14th JULY 2020

At the **VIRTUAL** meeting of the **ESTATES COMMITTEE** held on Tuesday 14th July 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
	Town Clerk	V. O'Reilly
	Estates Officer	Mark Stephens
	Town Secretary	A Padgett
	Admin. Assist.	Owain Davies
Apologies	Councillors	G.Beer, T.Burnett, P.Thompson
No apologies		C.Davies

Mr Peter Huw Thomas attended and spoke on matters relating to Minute 87 below.

Dr Stephen Finch attended and spoke on matters relating to Minute 86 below.

71 MEMBER'S DECLARATIONS OF INTEREST

Minutes 76, 84, 85, 86, 88 – Councillor J.Gilasbey declared an interest. Did not speak or vote.
Minutes 76,84,86 – Councillor A.Jenkins left the meeting.

72 ESTATES OFFICER REPORT

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

Commissioner's bridge flower planter

The flower planter needs to be replaced due to dilapidation. Councillor C.Peters has cleared the old foliage. New timber has been ordered. Councillor J.Mayne will assist in instillation.

Benches at Mynydd y Garreg

5 benches at Mynydd y Garreg Hall are in need of attention. Two have been taped off but need additional tape. Two options for replacement have been costed. This matter was referred to the Finance Committee.

Tanyffynnon – flooding

It was previously **RESOLVED** to clear the whole length of the ditch. This additional cost would be £2443.

The quay – interpretation panel

The panel has been vandalised and removed for safety. Quotes for a metal surround will be sought.

GL43

The agreement has been signed with access to the marshland included.

Diana Garden Ivy

The ivy growing over the wall into 1 Lady Street has been cut back.

Church Clock

The clock is not chiming. Costs to reactivate would be £5613.60. The work will be scheduled.

Garage Space GS8

A request to rent this space has been received. It was **RESOLVED** to grant a license at £300 per annum.

Bridleway (11/31a) transfer

For clarity this item was considered under Minute 88

Matters arising from the Estates Committee Meeting of 9th June 2020

73 CEMETERY

The contractor has cleaned the paths and weeded the memorial garden. Tree cutting has commenced.

74 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.

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

This matter was held *in camera* because of its financially sensitive nature. It was noted that the sale has been delayed by the Pandemic lockdown.

76 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.

77 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. It was also previously **RESOLVED** to proceed with a pre-planning application at a cost of £250. This will detail any positive or negative issues which may arise at the full planning stage.

78 H19 H15 A12- RENT REVIEW – *in camera*

A valuation is being determined.

79 KIDWELLY IN BLOOM - ROUNDABOUTS

Two local businesses have agreed to sponsor development work on the two roundabout at Parc y Bocs and Commissioners's Bridge. It was previously **RESOLVED** to obtain licences from the county council to allow work to be carried out at these locations.

80 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.

81 FLORAL ARRANGEMENTS

Arrangements for the town will be curtailed due to the Pandemic lockdown. A limited number of planters have been put into the town square by the estates contractor who will also water them.

82 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.

The “10 towns” initiative will provide a consultant who will ensure community engagement with the project and advise on all aspects of the installation.

83 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.

84 AGRICULTURAL TENDERS

GLH14 - It was **RESOLVED** to accept the tender of £960 per annum for a 3 year tenancy.

GLA6 – It was **RESOLVED** to accept the tender of £625 per annum for a 3 year tenancy.

GL25 – It was **RESOLVED** to accept the tender of £3351 per annum for a 3 year tenancy.

It was noted that the erection of “Land to Let” signs had increased the number of tenders submitted. More substantial signs will be sourced.

85 PLANNING APPLICATIONS

Ref	Type	Development	Location	Applicant
S/40748	Full	Construction of vehicle sales showroom upon existing operational forecourt and yard	Pembrey Road Kidwelly	Gravell’s Ltd

A letter of support will be submitted.

86 HEDGE AT LLYNFAWR LANE

The hedge at the entrance to the property opposite Glannant has been topped and cut back and a fence erected. The landowner has provided a written statement of his intentions regarding the boundary hedge and future developments. As the document was received shortly before the meeting, members did not have time to consider the content, so the matter was deferred until the next meeting. Dr Finch had attended with a view to commenting on this issue. The town clerk will speak with Dr Finch regarding the matters he wishes to raise.

87 COCKLE HARVESTING 2020

Full Council had previously resolved to grant a harvesting license to Kingfisher Seafoods Ltd who would monitor the harvesting arrangements and health & safety issues.

Three local cocklers had objected in writing to this and Mr Thomas attended as local cockling organiser. He stated that the license with Kingfisher Seafoods had the following implications:-

- It denied access over the slipway to local cocklers
- The alternative was for them to travel 35 miles to launch their boats
- It allowed northern cocklers access – with possible Coronavirus repercussions and accommodation problems
- It allowed large numbers of cocklers out of local control

He suggested the contract should have gone to tender as he would have guaranteed more favourable financial terms.

Members noted the comments submitted by the local cocklers. The mayor wished it noted that she fully supported employment for local residents.

Concern was expressed over the chaos that ensued during last year's season which was only 8 weeks long. This year the beds will probably be open from now until the end of October. Considerable damage was previously done to the quay area with restrictive bollards being lifted and thrown into the canal. Anti-social behaviour was noted by residents who felt threatened. Cockle vehicles blocked the car park. It was reported that only a fraction of cocklers actually paid a slipway fee resulting in damages far exceeding income.

After discussion it was **RESOLVED** to rescind the decision to grant a license to Kingfisher Seafoods and contact the Crown Estate for written permission to lease the use of the slipway on a commercial basis.

It was noted that to rescind the decision a Notice of Motion, signed by 7 councillors had to be submitted.

It was agreed that the estates officer negotiate with Kingfisher Seafoods to allow local cocklers to use the slipway.

88 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. It was **RESOLVED** to investigate the land swop option.

89 REFERRALS FROM OTHER COMMITTEES

CASTLE LIGHTING:-

Various options had been previously considered and quotes received. It was previously **RESOLVED** to purchase 14 Samsung 300 watt 24000 lumens at a cost of £3290. 11 of the protective cages need attention. Options for repair/replacement will be investigated. For clarity this item will be re-named "Castle Lighting" and referred to the Finance Committee.

90 CORRESPONDENCE JUNE/JULY 2020

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

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.

KIDWELLY TOWN COUNCIL

13th OCTOBER 2020

At the **VIRTUAL** meeting of the **ESTATES COMMITTEE** held on Tuesday 13th October 2020

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

189 MEMBER'S DECLARATIONS OF INTEREST

Minute 203 [5] – Councillor A.Jenkins declared an interest.

Minutes 196, 200, 203 – Councillor J.Gilasbey declared an interest. Did not speak or vote.

190 ESTATES OFFICER REPORT

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

Benches at Mynydd y Garreg

3 benches for Mynydd y Garreg Hall have been delivered and are awaiting installation. Cofeb Graf area has been sprayed with weedkiller.

Tanyffynnon – flooding

It was **RESOLVED** to clear the whole length of the ditch. Work has been completed with an additional cost of £700 due to unforeseen problems.

Pear Technology

Mapping programme for OS map access will be purchased. This will enable all council land assets to be digitally mapped – including cemetery plots. It was **RESOLVED** to purchase the software at a cost of £2605.

Bins

Large additional bins are required for Parc Stephens and the Quay. It was reported that the county council had no dual purpose bins available. It was **RESOLVED** to purchase 2 general waste (£478 each) and 2 recycling bins (£517 each).

24 Station Road

The property is vacant and empty. Architectural drawings are in draft format. 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. The county council and a housing association have been approached as a leasing option. A community shop could be considered. A valuation will be carried out.

Phase 2 tree surgery

Work scheduled for the bridleway will be suspended. Additional work is needed at Glan yr Afon. The tree at 24 Station Road needs pollarding. A replacement tree for the rotten ash tree in Plough Gardens will be considered as it will be needed for Christmas lighting. The county councillor will supply a list of all trees with ash die back that are scheduled for removal by the county council.

Japanese Knotweed

All known knotweed sites have been sprayed.

LDP consultation

The LDP closing date has been extended and the estates officer has submitted further details relating to the Brynhefin candidate site.

Plot at Llynfawr Lane

A request to rent land adjacent to GL19 has been received. Boundaries will be laid out before tendering can take place.

Network Rail

Network Rail requires car parking space for its staff while working on the railway bridge over the river; also access at the quay to launch a safety boat. Discussions are proceeding.

Additional items reported

Glan yr Afon - Fence is rotten: Dog fouling sign are to be put up.

Mynydd mountain – reports of bikers – signs to be erected indicating BOATs

Matters arising from the Estates Committee Meeting of 15th September 2020

191 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. This has been ordered. 4 contractors have been requested to submit quotes, no response. Further requests will be made.

192 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.

193 LAND NEAR 27 HOREB ROAD – PURCHASE OF H3

The sale of the land has been completed. Note and **Close** this item.

194 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.

195 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.

196 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.

197 KEEP WALES TIDY

Keep Wales Tidy project – flower planters with trellis have been placed in the town square. Bird feeders and associated items are to be located nearby.

198 BLACK CAT SCULPTURE

The sculpture has been incorporated into the Coastal Communities project bid which will include other heritage items for consideration. For future clarity this item will be re-named “Coastal Communities Project”

199 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 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.

200 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.

201 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 has commenced the refurbishment.

202 AGRICULTURAL TENDERS

There were no tenders to consider.

203 PLANNING APPLICATIONS

	Ref	Type	Proposed development	Location	Applicant
1	PL/00425	Full	Construction of stables for private use.	Bryn Glas, Kidwelly	Susannah Nolan
2	PL/00321	Full	Proposed extension of existing caravan site	Waungadog, Stockwell Lane, Kidwelly	D Dalziel
3	PL/00096	Full	2 No. Proposed single storey extensions.	Capel Sul, Kidwelly, SA17 4UU	Leigh Hipkiss Education Centre Pwll Road Llanelli
4	PL/00361	Listed building consent	2 No. Proposed single storey extensions	Capel Sul, Kidwelly, SA17 4UU	Leigh Hipkiss Education Centre Pwll Road Llanelli
5	PL/00535	Full	Advertisement signage	Gravells Garage Pembrey Rod Kidwelly	Jonathan Gravell

It was agreed to support each of these applications.

204 REFERRALS FROM OTHER COMMITTEES

There were no referrals.

205 CORRESPONDENCE SEPTEMBER/OCTOBER 2020

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

KIDWELLY TOWN COUNCIL

10th NOVEMBER 2020

At the **VIRTUAL** meeting of the **ESTATES COMMITTEE** held on Tuesday 10th November 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
	Town Clerk	V. O'Reilly
	Estates Officer	Mark Stephens
	Town Secretary	A Padgett
	Admin. Assist.	Owain Davies
Apologies	Councillors	G.Beer, P.Thompson
No apologies		C.Davies

Sara Griffiths and Kevin Dobson, Modernisation Team at CCC, attended to discuss arrangements at the bridleway. This matter was considered under Minute 248.

239 MEMBER'S DECLARATIONS OF INTEREST

Minutes 248, 251 – Councillor J.Gilasbey declared an interest. Did not speak or vote.

240 ESTATES OFFICER REPORT

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

Benches at Mynydd y Garreg - 3 benches for Mynydd y Garreg Hall have been delivered and are awaiting installation. It was **RESOLVED** to refurbish 5 existing benches at a cost of £800.

Bins - Large additional bins are required for Parc Stephens and the Quay. It was previously **RESOLVED** to purchase 2 general waste (£478 each) and 2 recycling bins (£517 each), which have now been ordered.

24 Station Road - A survey has been undertaken. A report is being compiled to establish refurbishment costs. An empty house grant may be available. Contact with housing associations has been made.

Phase 2 tree surgery - The next phase will be discussed with the tree surgeon.

Signage - Quotes for 10 permanent signs at the Quay and Glan yr Afon and 5 at Mynydd y Garreg have been sought. It was **RESOLVED** to purchase the 15 signs at a cost of £985+VAT. Installation costs will be investigated.

Glan yr Afon Fence -Glan yr Afon fencing is rotten. Replacement costs will be sought.

Network Rail -Draft license for work at the railway bridge has been received - £5,500 to be paid. It was **RESOLVED** to ratify the license so the work can commence.

Kymer's Canal - Discussions with CCC and NRW regarding works at canal paths continue.

Royal British Legion -The legion wishes to maintain the memorial garden at New Street. It was agreed in principle, a written agreement to be drawn up ensuring that the memorial statue itself is not to be touched.

Matters arising from the Estates Committee Meeting of 13th October 2020

241 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. This has been ordered. Several contractors have been requested to submit quotes for installation, only one response has been received, which was considered too high. Further requests will be made.

242 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.

243 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.

244 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.

245 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.

246 KEEP WALES TIDY

Keep Wales Tidy project – flower planters with trellis have been placed in the town square. Bird feeders and associated items are to be located nearby.

247 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.

248 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 **RESOLVED** to negotiate the terms of the lease as stated above.

A named vote was requested

FOR			AGAINST
C. Peters	J.James	J.Bezant	D.Lloyd-Waterford
C.Peters-Bond	J.Mayne	A.Jenkins	

Councillor Jeanette Gilasbey did not vote as she had declared an interest.

249 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. The contractor constructing the cages, despite many requests, has failed to deliver the goods. A deadline will be given. If not complied with further quotes will be sought from alternative contractors.

250 AGRICULTURAL TENDERS

There were no tenders to consider.

251 PLANNING APPLICATIONS

	Ref	Type	Proposed development	Location	Applicant
1	PL/00569	Full	First floor extension	94 Priory Street, Kidwelly	Michael David

No observations were made.

252 REFERRALS FROM OTHER COMMITTEES

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. The car park area is owned by the county council and permission will be needed to locate the carnival there. No decisions can be made until the county council has responded. For clarity, this item will be renamed “Carnival at Glan yr Afon”.

253 CORRESPONDENCE OCTOBER/NOVEMBER 2020

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

KIDWELLY TOWN COUNCIL

8th DECEMBER 2020

At the **VIRTUAL** meeting of the **ESTATES COMMITTEE** held on Tuesday 8th December 2020

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

291 MEMBER'S DECLARATIONS OF INTEREST

Minutes 300, 304 – Councillor J.Gilasbey declared an interest. Did not speak or vote.

292 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 are being refurbished at a cost of £800.

Pear Technology – The CAD format has been requested. Once this is digitalised the programme installation will take place.

Phase 2 tree surgery - The next phase will be delayed until the issue with the bridleway is 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.

Glamping Site – Potential site in field adjacent to Tanyffynnon. The field has been cleared, it is close to services with access off Meinciau Road, has elevated aspect with good views. Topographical and ecological surveys have been arranged.

Kymer's Canal - Discussions with CCC and NRW regarding works at canal paths continue.

Matters arising from the Estates Committee Meeting of 10th November 2020

293 CEMETERY

Phase 1 - The fence along Ferry Road has rotted and is dangerous. Replacement fencing has been delivered. 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.

294 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.

295 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.

296 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.

297 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.

298 KEEP WALES TIDY

Keep Wales Tidy project – flower planters with trellis have been placed in the town square. Bird feeders and associated items have been located nearby. Note and **Close** this item.

299 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.

300 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.

301 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. The car park area is owned by the county council and permission will be needed to locate the carnival there. No decisions can be made until the county council has responded.

302 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. The contractor constructing the cages, has Covid 19 and is unable to do the work. Quotes are awaited from three contractors.

303 AGRICULTURAL TENDERS

There were no tenders to consider.

304 PLANNING APPLICATIONS

	Ref	Type	Proposed development	Location	Applicant
1	PL/00527	Full	Conversion of existing barn to residential use	Gwenllian Farm Mynydd y Garreg	Mr & Mrs Walters
2	PL/00825	Full	Glamping unit at rear of Church View	Church View Mynydd y Garreg	M Sully

PL/00825 - A letter in support of this new business and tourist attraction will be sent.

305 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.

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

307 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. It was noted that the horologist report was highly detailed and has been forwarded to our insurers for consideration. As the clock is housed in the church steeple, joint working with church authorities would be advantageous. Liaison with the church warden will be arranged.

308 REFERRALS FROM OTHER COMMITTEES

There were no referrals.

309 CORRESPONDENCE NOVEMBER/DECEMBER 2020

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