

MINUTES OF NOLTON AND ROCH COMMUNITY COUNCIL MEETING
HELD AT NOLTON VILLAGE HALL AND READING ROOM

2 October 2023

Members present

M. Harries, R. Thomson, M. Canton and M. Hammond.

Clerk – N. Neumann

1982 Apologies

A. Peach, A. Jones, J. Hancock, J. Gale and Cllr. Peter Morgan.

1983 Declaration of interest

M. Harries declared conflict of interest with Victoria Hall Association.

N. Neumann [Clerk] declared conflict of interest with Pre-Application Consultation [PAC] relating to the redevelopment of the former Roch Gate Motel site (*Agenda item 5c*).

1984 Minutes of the previous meeting dated 4 September 2023

Proposer M. Hammond and M. Canton.

1985 Clerk's report on matters arising

- **Nolton and Roch Community Land Trust** – The following update was received from D. Smith, chairman of NRCC CLT:

Progress continues at a slow pace but our visibility and recognition are growing appreciably.

PCC continues to frustrate our progress. After four months, they still haven't issued the Terms and Conditions that apply to our £100k grant. These Ts and Cs are needed before our solicitor can produce draft legal documents for the Land Purchase Option, Heads of Terms with ateb and a long lease agreement with ateb. Any further delays could result in our project missing inclusion in the current Project Development Plan and being deferred to the following year. We chase PCC weekly and they have received several representations from Councillors Jon Harvey and Peter Morgan. As a consequence, I am told that our project is now receiving priority attention. We shall see!

Nevertheless, despite this delay, our project does seem to be gaining momentum. Many of the difficulties we've encountered over the last four years (yes four) result from the evident novelty of CLTs in Wales and the lack of clear guidelines and trusted processes by Welsh legislators and administrators. We have, so to speak, been sailing in uncharted waters and, as a consequence, it seems that Nolton and Roch CLT is fast becoming recognised as a pioneer in Wales.

An important marker for our gathering momentum is the increased attention we are receiving from ateb. Nick Garrod is their Project Manager and he has set out a timetable of activities leading to affordable homes ready for occupation as early as 2025.

We have our AGM on Wednesday (4th Oct), doors open at 7pm, in Victoria Hall.

This will address the usual AGM functions including a Chairman's Report that will provide a more comprehensive update of our activities. I am particularly keen to receive comment and feedback. Early responses to our Housing Needs Survey show that we do have strong support for our CLT project but, nevertheless, there are still a few people around who haven't understood why we need affordable houses and are concerned about who might occupy them.

- **Updates from the Victoria Hall / Nolton Village Hall and Reading Room**
 - Nolton Village Hall: M. Canton confirmed a cheese and wine event, and Halloween event will be held over the next month or so as fundraisers for the hall.
 - Victoria Hall: M. Harries suggested the recent harvest fair was a great success once again and well attended. Recently positions have come vacant on the management committee of the hall due to retirements and recruitment is ongoing. The next planned expenditure for the hall is the upgrading of the toilet provisions at the hall and future fundraising will hopefully facilitate plans.
- **Public toilet provisions at Newgale South and Nolton Haven** – M. Harries proposed a separate extraordinary meeting of NRCC should be held to discuss this matter in greater detail. M. Harries reiterated the important role our public toilet provisions provide and the need for the community council to take a proactive role in securing the future of the provisions.

Action: Clerk to arrange extraordinary meeting of NRCC councillors.
- **Newgale Coastal Adaptation Scheme** – Clerk confirmed that no update had been received.

Action: Cllr. P. Morgan and clerk to follow-up.
- **Foot / cycle path around dangerous bend in Roch** – M. Harries confirmed a number of concerns had been raised by local residents regarding the new road / pavement layout. It was felt that the virtual kerb / pavement around the bend was not safe (or gives a false sense of security), and the visibility from the give way points poor. It was proposed to forward these concerns to PCC and arrange a site visit.

Action: Clerk to follow-up.
- **Policing of double yellow lines in Nolton Haven and Welsh Road (Newgale – Nolton Haven) parking issues and signage** – M. Canton confirmed Nolton Haven had been busy over the summer weeks. M. Canton also confirmed the ice cream vendor had been trading at the agreed location throughout the season however there had been occasions where members of the public had parked cars at the location which caused issues with the ice cream vendor positioning his vehicle. It was agreed that feedback should be provided to PCC on this matter. M. Canton also proposed to ask PCC how many parking enforcement tickets had been issued over the summer.

Action: Cllr. P. Morgan and clerk to follow-up.
- **PV Solar Speed Reduction Signs** –The clerk confirmed the cost of the signs had increased over recent times and therefore proposed an application(s) should be put forward for funding for the signs from the Shared Prosperity Fund (SPF) and / or Enhancing Pembrokeshire Grant.

Action: Clerk to follow-up with PCC stakeholders.
- **Nolton Haven unsolicited fireworks** – Clerk confirmed that a location and dimensions for a larger sign had been agreed with M. Canton, and the sign had been designed and was in production with Sigma Signs with an estimated delivery timeline of 2-3 weeks.

Action: Clerk and M. Canton to follow-up on installation.
- **Nolton Haven Japanese knotweed** – M. Harries confirmed he had tried to reach out to a PCC representative on several occasions but had not yet received a response. M. Harries agreed to communicate with a PCC representative on this matter and revert to councillors at the next meeting.

Action: M. Harries to follow-up with PCC representative.
- **Village footpath and signage for Roch to Newgale new footpath** – Clerk confirmed a site meeting with PCC representatives had been arranged for the 18th October at which options would be discussed / explored for a link to the new NT footpath by Southwood Bungalow.

Action: Clerk to follow-up.
- **Relocation of community notice board** – M. Harries confirmed conversations were had with residents proximate to a proposed location for the new notice board; the residents were happy with the proposal with one caveat that the new board should not protrude the top of the boundary hedge. Clerk confirmed the sign had been ordered and was in production and had a 3-4 week delivery timeline.

Action: Clerk to follow-up with the installation of new notice board.

- **Speeding vehicles on A487 between Simpsons Cross and Newgale** – Clerk confirmed an email had been sent to PCC traffic / roads department to request a speed survey along the agreed stretch of the A487. No response received as yet.
Action: Clerk to follow-up.
- **Funding request for resurfacing work on Grassholm Close** – Clerk confirmed an email response had been sent to the residents of Grassholm Close who had initially raised concerns and funding request. This matter was assumed closed and agreed to remove from matters arising.

1986 Planning

- **PCNPA Proposal : The Works include Lead tray into the roof parapet. Steel and wire safety guard. Shelter coat to the keep. New Oil tank Old tank housing converted to Bike shed Ramp to bike shed Alterations to exterior wall See Heritage Impact assessment for more detail.** Roch Castle, Roch, Haverfordwest, Pembrokeshire, SA62 6AQ. [NP/23/0477/LBA] *Application sent round to all Councillors prior to meeting – No further comments or concerns raised.*
- **PCC Proposal : Proposed residential development of 52 units.** Land East of Pilgrims Way, Roch, Pembrokeshire, SA62 6BQ. [23/0568/PA] *M. Harries proposed (seconded by R. Thomson) this planning application should be deferred to the extraordinary meeting of NRCC (date to be confirmed) to allow councillors more time to consider the proposed plans for this major development.*
- **Pre-Application Consultation [PAC] : Redevelopment of former motel / restaurant site for a mixed commercial and community use including village shop/post office, bistro/takeaway, conference facilities and business units together with new vehicular access, car parking and other highway improvements, landscaping and biodiversity enhancements; change of use of adjacent land to provide tourism development comprising 25 holiday lodges together with parking and landscaping.** Roch Gate (Former Motel), Roch, Haverfordwest, SA62 6AF. *Application sent round to all Councillors prior to meeting – The clerk [N. Neumann] was asked to leave the meeting whilst councillors discussed this agenda item. Comments and feedback from the discussion between councillors was agreed to be provided by NRCC chairman [M. Harries] due to the clerk’s conflict of interest. Refer to supplementary document which captures feedback and comments.*
- **Planning Enforcement:**
 1. Former Nolton Riding Stables, Nolton – Alleged unauthorised engineering operations and buildings change of use from agricultural/equestrian to events venue. [Ref: EC23/0065] *Clerk confirmed no update had been received from PCNPA enforcement or PCC licencing on this matter. It was understood that PCNPA were investigating activities in the locality as part of a wider investigation.*
 2. Planning Contravention Notice on the owner and manager of the premises in respect of an alleged breach of planning control concerning the use of the land for overnight camping and the installation of electric hook-up points – Duke of Edinburgh, Newgale, SA62 6AS. *Clerk confirmed no update had been received from PCNPA enforcement or PCC licencing on this matter.*

1987 Finance

- Clerk updated the councillors on the state of finances and Community Council bank account balances.
- Expenditure: Invoice received from Nolton Village Hall for £50.00 (for 12 months hall hire for meetings). Councillors approved request.
- No requests for donations received.

1988 Correspondence

- Community Speed Watch
- Working Better Together
- (RAAC) - Reinforced Autoclaved Aerated Concrete
- EC23/0117 - Siting of Mobile Sauna on Newgale Beach
- New Hospital Site Consultation – Feedback Report
- The Welsh Ombudsman's public consultation: Our Equality Plan 2023-2026
- A second opportunity to apply for UK Shared Prosperity Funding will open soon
- Pembrokeshire Tourism Community Panel

1989 Meetings attended by Councillors / forthcoming meetings

Nothing declared.

1990 Other items

- **20mph speed limit rollout**

Much discussion was had between councillors on this matter. It was agreed to communicate with Camrose Community Council on whether a collective response to reinstate the speed limit to 30mph in Simpson Cross could be put forward to PCC given their delegated powers on implementation of the new 20mph rollout.

- Action: Clerk to follow-up.

1991 PCC report

No update provided.

1992 AOB

1993 Items for the next agenda

Nothing proposed.

Meeting closed at 8.32pm

Date of extraordinary meeting to be confirmed (within next 14 days).

Next general meeting: Monday 6 November 2023.

Signed

Chairman