

MINUTES OF NOLTON AND ROCH COMMUNITY COUNCIL MEETING
HELD ONLINE - DUE TO COVID 19 RESTRICTIONS

7 June 2021

Members Present

R. Thomson, M. Canton, M. Harries, D. Smith

Clerk - A. Jones

1701 Apologies

A.Peach, J. Gale, J. Hancock, D. Weale, Cllr. J. Adams

1702 Declaration of interest

J. Hancock declared an interest with respect to the CLT and the potential land involved.

1703 Minutes of the previous meeting dated 4 May 2021

Proposer R. Thomson, seconder D. Smith.

1704 Clerk's report on matters arising

- **Enhancing Pembrokeshire Grant** - A. Peach confirmed we are now in a position to meet a member of the community this week who has offered her help with design and planning in order to take the idea a step further before going out to the community for feedback.
- **Nolton and Roch Community Land Trust** - D. Smith confirmed that he is hoping to meet with PLANED this week who may be looking for Lottery funding to appoint staff to assist county CLTs, however he is unsure whether the timing will work for our CLT. He is also trying to get in touch with Julie James, the Welsh Minister for Housing to discuss the serious lack of funding issue: with all grants available to local councils and housing associations all spoken for for the next 2 / 3 years, something has to change.
- **Roch Motel junction - missing 'slow' on road** - no update. Cllr. J. Adams thought that the markings through the village had been remarked. He'll double check to see if the 'slow' is back.
 - Action: Cllr. J. Adams to follow-up.
- **Community garden** - Clerk hopes to weed and trim over the next month.
- **Updates from the Victoria Hall / Nolton Village Hall and Reading Room** - M. Harries confirmed that there are quite a few groups now interested in booking the hall again which is positive news. There is no news of reopening in Nolton as yet.
- **Speeding traffic coming down from Newgale into Nolton Haven** - Cllr. Adams has passed this information to PCC but no further update as yet.
- **No parkings signs in passing places on the Welsh Road** - Cllr. Adams has passed this information to PCC but no further update as yet. The signs should make it clear that these spaces are passing spaces and not for parking.
 - Action: Clerk to also write to Highways.
- **Japanese knotweed in the green lake, Nolton** - no update, seasonal treatment often starts in June. If the knotweed is on private land they can pass the details on. Possible National Trust or National Park land.
 - Action: M. Harries to follow up.

- **Newgale road developments** - no update.
- **Digital Pembrokeshire - Broadband Programme: Broad Haven Project Area** - Clerk reported that there has been some progress with the Broadhaven project area with the percentage uptake increasing and she has passed on the details of businesses in the area to try and increase the uptake. The Clerk also shared the details on the community council Facebook page. The project team have received a quote for the project area from a supplier, and a representative for NRCC will receive an invite to a meeting in the coming weeks where we can meet the supplier, ask questions, and make a decision.
- **Removal of recycling bins and re-siting general bin in Pilgrim's Way** - Clerk confirmed that the general waste bin still needs to be re-sited in the village, M. Harries noted that this should happen shortly.
- **Catering units sited on Newgale campsite and a new 'slush and desserts' unit on Newgale (Pebbles end)** - no update.
- **Southwood NT workshops** - the Clerk thanked all the Councillors for their input over the past couple of weeks in helping the NT gather together a group of community representatives to attend the online workshops to help shape the future of the estate. The first workshop will be held on Thursday 10 June.

1705 Planning

- **PCNPA proposal: Certificate of Lawfulness for guest house and holiday letting purposes. Location: Roch Castle, Roch, Haverfordwest, Pembrokeshire, SA62 6AQ (NP/21/0269/CLE)** - application emailed to Planning Sub-committee between meetings, no objections.
- **PCNPA proposal: Alterations to improve granary accommodation and provide shower room extension. Location: Roch Mill, Roch, Haverfordwest, Pembrokeshire, SA62 6JX (NP/21/0284/FUL)** - application emailed to Planning Sub-committee between meetings, no objections.
- **PCNPA proposal: Demolition of existing mid-Twentieth Century bathroom extension and construction of new bathroom extension of similar size but higher standard of design and construction, including a high standard of insulation, replacement of current asbestos cement roof with natural slate roof aligned visually with slated roof on main cottage building, with a mitred hip return to the roof to the W elevation. Self-coloured (off-white) insulated render finish matching existing finish of W wall of cottage that the extension abuts. Location: Cliff Cottage, Welsh Road, near Nolton Haven, Haverfordwest, SA62 6BE (NP/21/0323/FUL)** - no objections.
- **Varying the Pembrokeshire County Council (Off Street parking Places) (Consolidation) Order 2011** - the Councillors discussed the Order, specifically in reference to the proposed increases in car park charges at the PCC car parks at Newgale from seasonal charges to all year and increasing the cost of the coastal permit. The Councillors agreed to send a letter strongly objecting to this additional tax on local people based on the following: there are no reasons actually given for this increase in the documents provided; further charging will mean more cars on the roadside, lay-bys and pull ins which will require additional expense on enforcement; it is an unacceptable tax on local people who should be encouraged to use the beach all year.
- **PCNPA Proposal: Proposed demolition of buildings and redevelopment to provide 14 no. dwellings, landscaping, access and associated works. Location: Rochgate Motel, Roch, Haverfordwest, Pembrokeshire, SA62 6AF (NP/20/0155/FUL)** - the Councillors carefully considered the plans, all agreed that sadly NRCC cannot fully support the current plans as they stand and must object to the application for the following reasons: there is no evidence of community need. Although the four larger family homes are welcomed, sadly there is little evidence of community need to support the overwhelming percentage of one bedroom units. There was also some discussion as regards to loneliness, mental health and the breakdown of community cohesion being a very big issue

in communities, particularly coastal communities as we all well know, and any large housing application has to look at it's impact on wellbeing and the community structure it is looking to create. When you have an application consisting of 14 properties and 71% are one bedroom properties, we need to ask ourselves what sort of community are we creating? There is also concern as to how affordable the properties will be and how they will be sold. The density of the development and small size of the gardens of the 4 bedroom houses were also a concern. It was also discussed that the plans lacked sustainable considerations. It was agreed by all that including the use of local materials, the long term affordability of renewable energy and EV charging points within the application would be very much welcomed and supported by NRCC.

Overall, NRCC were again pleased to see the developer submitting an application with regards to the Rochgate Motel site and although they appreciate and sympathise with the motivation of a developer to turn a profit, this development is in the Pembrokeshire Coast National Park and has to work within the exceptions planning policy - given that the site falls outside the current planning settlement limits - by providing affordable housing for local people that meet local needs. All agreed that it is very true that the community has long been upset and frustrated by the state of the dilapidated Motel. But one has to take a deep breath, take a step back and think to the future at this moment. There is little point rushing to get something built if it is not fit for purpose in the long term.

NRCC would certainly look favourably on any revised plans that provide affordable housing designed with environmental impact in mind which reflect the housing needs of local people. There is certainly a middle ground to be found here and NRCC would very much welcome further consultations and dialogue with the applicant, the community and planners.

- Action: Clerk to draft objection letter and send round for comments.

1706 Finance

- **Audit prepared and signed by Bevan Buckland - for approval** - all resolved to approve.
- **Insurance renewed online - Zurich £308.82** - paid 5 May 2021, policy effective from 1 June 2021
- **VAT online claim submitted on 5 May 2021** - £36 paid in by HMRC on 18 May
- **Data protection fee** - annual direct debit payment £35 will be taken on 18 June 2021
- **Accounts and budget** - we have a healthy £4362 in the treasurer's current account and the £6k needed in the savings account to fund a potential election in 2022. The treasurer's account funds will allow for the usual donation amounts and approximately an additional £4k for other projects, such as welcome sign improvements and / or community projector.
- **Requests for donations 21/22** - Friends of Roch received
NB if any organisation would like to be considered for a donation please encourage them to email the Clerk.

1707 Correspondence

- **Hywel Dda Building a healthier future after COVID-19** - 6 week consultation ending on Monday 21 June - Hywel Dda are asking for the public's feedback in relation to its long term strategy to build a new hospital in the south of the Hywel Dda area, somewhere between and including St Clears and Narberth. All Councillors were asked to comment or provide feedback to the Clerk. www.haveyoursay.hduhb.wales.nhs.uk or email hyweldda.engagement@wales.nhs.uk.

1696 Meetings attended by Councillors / forthcoming meetings

1697 Other items

Clerk - Contract of Employment - all resolved to approve.

1698 PCC report

1699 AOB

- **Parking enforcement in Nolton Haven** - Mike Canton raised the issue with parking enforcement in Nolton Haven. With charging now operational at the car park, as predicted, people are just parking where they can for free: parking on the double yellow lines and all up the hill past the chapel. Meadow Lane properties have trouble turning out of their lane onto the main road, and it is very dangerous for cars coming up and down hill blind. There is never anyone patrolling or policing. There are also a number of resident cars which have been excessive at times causing a blockage on the road.
 - Action: Clerk to write to Highways about parking enforcement down Nolton and speak to Cllr. J. Adams.

1700 Items for the next agenda

Meeting closed at 8.30pm

Next meeting: 5 July 2021

Signed

Chairman