

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

22 June 2020

Members Present

A.Peach, J. Hancock, M. Harries, D. Smith, Cllr. J. Adams
Clerk - A. Jones

1581 Apologies

M. Canton, J. Gale, R. Thomson, D. Weale

1582 Declaration of interest

J. Gale, who sent her apologies via email, declared an interest with respect to the Newgale road and the nomination for Additional Community Governor.

M. Harries declared an interest with regards to Cuffern planning application.

Cllr. J. Adams declared an interest with respect to Rainbolts Farm planning applications as he farms the land here.

1583 Minutes of the previous meeting dated 4 May 2020

Proposed M. Harries, seconded J. Hancock.

1584 Clerk's report on matters arising

- **Welcome signs improvements and traffic calming** - A. Peach has been in touch with the PCC coordinator for the scheme and the application requires more detail than originally thought. A Peach to get in touch with PCC sign unit for outline costs as a starting point. All agreed that we could use the gateway signs in Pelcomb as an example to support our efforts.
 - Action: A. Peach to speak to PCC sign unit.
- **Enhancing Pembrokeshire Grant** - as agreed previously, all agreed that looking into extending the play area may be the best way forward.
 - Action: M. Harries to look at additional playground options for younger and older members of the community and cost options when the Victoria Hall Committee start meeting again.
- **Newgale road developments** - Clerk announced that the Minister for Economy and Transport Ken Stakes announced more than £16million in transport grants on 11 June 2020. Pembrokeshire will receive £422,000 towards its Newgale coastal adaptation and A487 diversion scheme.
- **Nolton drains** - no update. Clerk confirmed that some PCC highway works are due to commence soon.
 - Action: Cllr. J. Adams to follow-up with PCC.
- **Nolton and Roch Community Land Trust** - D. Smith provided an update. Although the CLT was incorporated 3 months ago, unfortunately lockdown has prevented a proper meeting being held though they held a brief Zoom meeting last week. They had 120 responses in all to the housing needs survey. The results are now on the website. Essentially 90% + are in favour of affordable housing for local people and most people want to buy and not rent. More people want 3 or more bedrooms than want 2 bedrooms. There was also a strong response for self finish and self build. All Councillors were pleased they had such a good response and credible results. D. Smith stated that it is the intention at this stage

to have a mixed development partnered with a local housing association; some to let and some to buy. The housing association will bring great experience in house building and resources, finance and management and the CLT can bring access to a plot of land they wouldn't otherwise find. The CLT can then work with them to design what the site would like, the type of properties, and aid the integration with the village. All agreed that community space is also very important, people need more than just a house, they need an environment that creates enjoyment - green space, paths etc. The sustainability of the houses should be low cost; low maintenance and low energy costs. D. Smith confirmed that the CLT are a self elected group at the moment, while they wait to hold a public membership meeting, and they are in the process of making sure all the board members are signed up for the future. The next step is to identify a suitable plot of land, which they are well on the way with. The membership application form is nearly ready and it will be £1 to join.

- **Overhanging trees on the road from Nolton Haven towards Nolton** - no update.
 - Action: Cllr. J. Adams has been in touch with the relevant people at PCC but will get in touch again.
- **Roch Motel junction - missing 'slow' on road** - no update. J. Gale mentioned previously that the 'slow' written on both sides of the road by the junction are no longer there and need repainting.
 - Action: Cllr. J. Adams to follow-up with PCC.
- **NRCC projector as a community resource** - D. Smith proposed after some research that a projector around the £1k mark would be a sensible decision and of a good quality. Decision on purchase deferred to next meeting.
- **Community Spring Clean Events** - postponed to later in the year given current COVID situation.
- **Keep Wales Tidy: Local Places for Nature scheme** - application sent off on 6 March 2020 and we were successful but initiative has been postponed until at least the autumn.
- **Resident complaint - footpath next to Pilgrims Way, Roch overgrown with gorse** - Cllr. J Adams confirmed that his particular path has sadly been dropped from the maintenance program in favour of the neighbouring bridleway. The council have put more resources into the bridleway by Pilgrims Way rather than this footpath as it was being underused in comparison. Although the footpath in question is not lost - it won't lose its status as such - with limited resources it is unlikely it will be sorted in near future. However, there are other path improvements planned for the area, the council are just about to spend more money on the path across from Rainbolts Hill to the area by the church.
 - Action: Clerk to update resident.

1585 Planning

- **PCC planning proposal: Erection of a temporary rural workers dwelling, general purpose agricultural building and associated work. Site Address: Land at Cuffern, Near Roch, SA62 6HB (20/0033/PA)**

Firstly, the Councillors all recognised and applauded the efforts of the applicants to develop and diversify the rural economy in the local area. Alpacas are a big investment and the business plan is very well put together. However, all Councillors agreed that the desire to support the applicants with this opportunity must be balanced by the impact of any associated development on the landscape and neighbours.

The Councillors were concerned that the current placement of the temporary dwelling on high ground is too exposed and prominent on the landscape and the access road is also far too narrow (one car width). Arguably an old local farmstead may prove less prominent and better suited for such a business, however the Councillors are also aware that such a site may not be an affordable prospect. On balance, therefore, it is preferable for the temporary dwelling to be located on a lower part of the

land. The Councillors all agreed that a dwelling sited at the back of the fields (south end) would be preferable, next to either of the roads behind it where it can be screened by trees and would be closer to and therefore more in keeping with the neighbouring residential development already in existence.

In terms of the temporary dwelling itself, the Councillors were all a little concerned about the permanence of the design while the business is trialled. Although they recognise that the care and security of livestock may require people to live on site, the Councillors would favour a more temporary structure in place, such as a movable unit, which can be easily removed if required.

- Action: Clerk to draft letter to planners and circulate for comment.
- **PCNPA planning proposal: Multi purpose straw, fodder & machinery store (replacement). Location: Rainbolts Hill Farm, Roch, Haverfordwest, Pembrokeshire, SA62 6AF (NP/20/0229/PNA)** (sent to planning sub-committee between meetings). No comments.
- **PCNPA Proposal: Demolition of detached garage/store & replacement with store/home office/reading room. Location: Pinch Cottage, Newgale, Haverfordwest, SA62 6BD (NP/20/0247/FUL)** (sent to planning sub-committee between meetings). No comments.
- **PCNPA Proposal: Display of directional signage on site frontage. Location: Rainbolts Hill Farm, Roch, Haverfordwest, Pembrokeshire, SA62 6AF (NP/20/0232/ADV)** (sent to planning sub-committee between meetings). No comments.
- **PCC planning appeal: Proposed Development: Erection of 5 Residential Units of accommodation and 1 retail unit. Site Address: 3, Church Road, ROCH, Haverfordwest, Pembrokeshire, SA62 6BG (Reference: APP/N6845/A/20/3251447)** (sent to all Councillors for comment between meetings). No further comments.

1586 Finance

- **Budget at the 19/20 year end and going forward into 20/21** - the following donations for the 19/20 financial year end paid online:
 - Victoria Hall
 - Nolton Reading Room
 - Penuel
 - The Round Up
 - Nolton and Roch CLT
 - Nolton URC
- Waiting for bank details:
- St Madoc. Nolton
 - St Mary's, Roch
- All donees sent a note of thanks.
- **Audit 19/20 for approval** - Clerk circulated the audit prior to the meeting; all Councillors resolved to approve and sign. Clerk to arrange for signature by the Chair.
 - **Zurich insurance renewal £308.82 paid online**
 - **Data Protection Fee £40 for the 20/21 paid by direct debit**

1587 Correspondence

- None.

1588 Meetings attended by Councillors / forthcoming meetings

- None.

1589 Other items

- **J. Gale's term of office as Additional Community Governor on Roch Community School's Governing Body comes to an end on 12 July 2020. Nomination to PCC for the position of Additional Community Governor is required by 7 August 2020** - all Councillors agreed and resolved to nominate J. Gale for the position.
 - Action: Clerk to reply to PCC with J. Gale nomination.
- **AGM to be deferred** - all Councillors agreed to defer the AGM till we can formally meet again in person (if this is unlikely for some time the AGM will be held remotely).
- **COVID-19 PCC grant for community halls (details forwarded to Nolton Village Hall and Victoria Hall)** - the Clerk confirmed the great news that Nolton Village Hall were successful in obtaining the much needed grant. M. Harries confirmed that he is currently putting an application together for the Victoria Hall.

1590 PCC report

- None.

1591 AOB

1592 Items for the next agenda

Meeting closed at 9.20pm

Next meeting: 20 July 2020 (TBC)

Signed

Chairman