

MINUTES OF NOLTON AND ROCH COMMUNITY COUNCIL
EXTRAORDINARY MEETING
HELD AT VICTORIA HALL ROCH

16 December 2024

Members present

M. Harries, R. Thomson, M. Canton, J. Gale, A. Peach, J. Hancock and M. Hammond.
Clerk and County Councillor – N. Neumann.

2146 Apologies

A. Jones

2147 Declaration of interest

Nothing raised.

2148 Clerk's report on matters arising

- **PCNPA Planning Proposal** : Demolition of existing toilets/showers/store/laundry building (removal of touring caravans for reception) to an alternative site outside flood zone, with expansion with replacement toilets/showers/store/laundry/reception office building with ecological and landscape enhancements [NP/24/0567/FUL]
 - M. Harries initiated the discussion by reflecting on previous comments / feedback given to previous applications for this scheme. Members have in-principle objections regarding the size, scale and design of the proposed building and the visual impact on the sensitive landscape at Newgale beachfront. It is considered that the increased scale of the building, together with the prominent visual location would result in an unacceptable landscape impact. The proposed building would be located away from the existing toilet block and further away from the main settlement of Newgale. In this location the building would be set within an open and exposed context, both visually and physically, and would not relate to any other existing permanent buildings in the sensitive beachfront landscape. Furthermore, the existing building in its current location is not visible from the beach owing to the low level elevation on land behind the shingle bank. From the proposal, members feel the new position would indeed make the building visible from the beach.
 - The majority of the campsite which is the subject of this application is located within a Coastal Change area as defined by the authority. If one considers the predicted sea level rises and coastal erosion processes as provided by Pembrokeshire County Council and advisors, a significant amount of the beachfront campsite will succumb to the sea, therefore members question the needs for increased facilities long term. When considering the Well-being of Future Generations (Wales) Act 2015, it would inappropriate to consent a large scale building today which would knowingly become surplus to future requirements. With consideration, members therefore feel the proposed increase in facilities is disproportionate for both current and future demand.
 - Furthermore, members have significant concerns that the extra facilities (toilets, showers, urinals, and basins) will simply result in more pitches on an already concerningly high-capacity campsite. Members note that the supporting Design and Access Statement quotes the following: *“2.6 The Authority have already acknowledged that the current licence for 120 units could, with planning approval, be increased proportionately by providing more*

toilet/shower facilities and it is estimated that the maximum number of units could almost be doubled on that basis. The applicant has stated that several national events companies have expressed an interest in Newgale Campsite hosting weekend events/festivals in this and future years.” Members feel the current number of facilities is both sufficient and compliant for the size of the campsite. Any increase in the number of pitches on site would increase health and safety risks (predominately fire and vehicle movements) for patrons of the campsite, and would also be detrimental to the character of the sensitive landscape of the National Park. Members feel the proposal for increased facilities, increased pitches and the notion of festivals and events with large numbers of people would be an excessive commercialisation of Newgale known for its special landscape qualities within the National Park.

- In conclusion, members feel there is negligible difference between this revised proposal NP/24/0567/FUL and the former proposal NP/23/0534/FUL which was previously refused by the authority on the grounds of visual intrusion into the sensitive landscape of the National Park, concerns also raised and held by members previously and with the revised proposal.
- **PCNPA Planning Proposal:** Change of use of former historic agricultural storage compound to manege (in retrospect) [NP/24/0639/FUL]
 - Members have NO OBJECTIONS to the proposed development in principle.
 - Members are aware of relatively new planning policy which aims to protect the best and most versatile (BMV) land as noted in paragraph 3.58 of Planning Policy Wales. From the proposal herewith and supporting documents provided, an Agricultural Land Classification Survey (ALC) doesn't appear to have been carried out. Members question why a formal assessment hasn't been undertaken and provided to supplement this proposal, to address this policy consideration. Members would kindly ask the authority to clarify this matter.
 - Lastly, whilst members have no in-principle objections to this retrospective planning application, members would urge the applicants to always consult with the planning authority before any developments are implemented going forward.

2149 AOB – Nothing raised.

2150 Items for the next agenda – Nothing proposed.

Meeting closed at 8.25pm

Next general meeting: Monday 3 February 2025.

Signed

Chairman