

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

5 February 2024

Members present

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

Members of the public – D. Smith and T. Pasternak, and Cllr. M. Carter

2024 Apologies

Cllr. P. Morgan.

2025 Declaration of interest

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

J. Hancock declared conflict of interest with CLT matters.

A. Peach declared conflict of interest with foot / cycle path around dangerous bend in Roch.

2026 Time allocated for members of the public to raise matters

a.) A487 Newgale Diversion Route Proposals – Cllr. M. Carter

M. Harries welcomed Cllr. Carter to the meeting. Cllr. Carter firstly introduced the need for diversionary routes to improve traffic flows on alternatives routes in the event of the A487 being closed at Newgale. Cllr. Carter went on to explain possible routes and the concept of a one-way system to avoid congestion. A favoured route would run from Solva Hill via Llandeloy, Hayscastle and into Haverfordwest via Crow Hill. It was explained that this route would add an extra 5 minutes journey time and 2 miles. Furthermore, Cllr. Carter felt signage was required in Haverfordwest (at bottom of Trafalgar Road) to advise traffic users of road closures at Newgale and alternate route via Letterston. Cllr. Carter explained that he had had discussions with PCC representatives on the matter of diversionary routes and simple signage, and asked community councillors for their support on the matter. It was felt that the proposed solution would be simple and low cost, and would add great benefit to alleviating the traffic congestion and safety issues experienced upon A487 closures. Cllr. Carter confirmed he would push forward the proposal and follow-up with PCC representatives on this matter accordingly.

b.) Nolton and Roch Community Land Trust – D. Smith and T. Pasternak

D. Smith provided an update on CLT matters to include, Housing Needs Survey – conclusions, Housing Project update (Legal agreements), Why the need for Affordable Housing and AH inclusion in Wakefield Development. The output from housing need survey aligned to a previous survey which suggested that 77% need was for 2 or 3 bedroom properties, and 78% supported CLT plans to provide 20 new affordable homes in Roch. D. Smith went on to provide an update on the CLT's 20 home project in Roch and explained that legal agreements were currently being discussed and formed between CLT, PCC, the landowner and ATEB, and that progress whilst slow was moving forward. D. Smith then went on to provide more context on affordable homes per se, the challenges, impact and needs of local communities, and the Senedd/LA response and current measures to control second homes ownership and the building of new affordable homes for local communities. D. Smith then went on to introduce the proposed Wakefield Development on land off Pilgrims Way, and how the developer was proposing only 4 one-bedroom flats within the total scheme of 54 homes. D. Smith explained that this allocation was notably below the Welsh Assembly mandated 20% affordable home requirement and that the housing type (one-bedroom flats) was not aligned to local need.

D. Smith asked community councillors whether they would raise concerns to PCC on this matter in the form of a letter to planning committee members and speaking at a future committee meeting. M. Harries supported (seconded by M. Canton) the notion of NRCC sending a letter of concern to PCC on this matter, and speaking at a future planning committee meeting if permissible. To conclude, Cllr. Carter explained that 85% of revenue collected from the second homes premium would be allocated as PCC general funds, and the remaining 15% allocation would be divided between affordable homes and Enhancing Pembrokeshire grants, Cllr. Carter then went on to introduce the PCC budget modeller and the various cost reduction schemes PCC would be implementing going forward.

Action: Clerk to send letter of concern to PCC regarding the affordability element of the proposed Wakefield Developments scheme. Cllr. Carter to enquire re protocol and SOP for speakers at PCC planning committee meetings.

2027 Minutes of the previous meeting dated 27 November 2023
Proposer J. Gale and J. Hancock.

2028 Clerk's report on matters arising

- **Nolton and Roch Community Land Trust (CLT)** – As above (Item 2026 a.)
- **Updates from the Victoria Hall / Nolton Village Hall and Reading Room**
 - Nolton Village Hall: M. Canton confirmed fitness classes have commenced from the hall with interest from other organisations to rent the hall as well.
 - Victoria Hall: M. Harries confirmed preparations for the panto are progressing well which will take place between 15th – 17th February over the half term.
- **Public toilet provisions at Newgale South and Nolton Haven** – The clerk confirmed that a letter had been received from PCC stating NRCC's request for continued funding of the toilets at Nolton Haven and Newgale South had been declined by cabinet and the toilets would remain closed indefinitely. There was much discussion on this topic between community councillors and it was reaffirmed by councillors that the precept should not be increased to fund the toilets as the local community should not be liable by way of council tax contributions to fund what is essentially a visitor economy facility. It was agreed that a letter should be sent to Pembrokeshire Coast National Park authority (PCNPA) reiterating the concerns of closures given PCNPA gain considerable revenue from the car parks at both Nolton Haven and Newgale South. Councillors felt that particular attention should be focused on Nolton Haven given there would be no accessible toilet facilities in the entire village once the public toilets are closed, and Nolton Haven being a beach which provides seating and direct access to the beach for people with limited mobility and other disabilities.

Action: Clerk to follow-up.

- **Newgale Coastal Adaptation Scheme** – The clerk confirmed that no update had been received.
Action: Clerk to follow-up.
- **Foot / cycle path around dangerous bend in Roch** – The clerk confirmed that a letter had been sent to PCC traffic team highlighting the concerns of the scheme but no response had been received to date. Clerk agreed to chase PCC for a response on this matter.
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 no issues had been experienced recently.
Action: Cllr. P. Morgan and clerk to follow-up.
- **PV Solar Speed Reduction Signs** – The clerk confirmed a full application for the PCC Enhancing Pembrokeshire grant had been submitted which would fund the traffic safety project for Roch village. The application is currently being processed and awaiting approval.
Action: Clerk to follow-up.

- **Nolton Haven Japanese knotweed** – M. Harries confirmed no update on this matter.
Action: M. Harries to follow-up with PCC representative.
- **Village footpath and signage for Roch to Newgale new footpath** – The clerk confirmed an email response had been received from The National Trust in which they confirmed an in-principle agreement to adopt the new Roch to Newgale footpath as a full public right of way. The clerk agreed to follow-up with PCC and all related stakeholders to push forward a proposal.
Action: Clerk to follow-up.
- **Relocation of community notice board** – The clerk confirmed the new notice board had been installed at the agreed location on Church Road. Further to the installation a complaint had been received from a nearby property. It was agreed that the clerk would approach the complainant to seek a mutual resolve.
Action: Clerk to follow-up.
- **Speeding vehicles on A487 between Simpsons Cross and Newgale** – The clerk confirmed an email had been sent to PCC traffic / roads department to request a speed survey. No further response had been received on when the survey would be undertaken. It's understood that the traffic team are under extreme workload and resource lite due to the 20 mph rollout.
Action: Clerk to follow-up.
- **Simpson Cross 20 mph speed limit** – Councillors raised concerns pertaining to the new 20 mph speed limit in Simpson Cross as anecdotally they felt road users were increasing their speeds either side of the village. It was agreed that local residents in Simpson Cross should be consulted to seek their feedback on the new speed limit before taking matters further. M. Harries agreed to approach local residents and provide feedback at the next meeting of NRCC.
Action: M. Harries to follow-up with conversations with local residents of Simpson Cross.

2029 Planning

- **PCC Proposal : Erection of temporary rural workers dwelling (extension of temporary period) Land at Cuffern, Roch, SA62 6HB [23/0761/PA]** – *Application sent round to all Councillors prior to meeting – No further comments or concerns raised.*
- **PCNPA Proposal : Proposed first floor roof extension, new entrance porch, replacement side extension and solar panels** The Campions, Nolton Haven, Haverfordwest, Pembrokeshire, SA62 3NH [NP/24/0005/FUL] – *Application sent round to all Councillors prior to meeting – No further comments or concerns raised.*
- **PCNPA Proposal : Change of use of former public toilets to takeaway ice cream parlour/coffee bar with toilet facility for public use as required by Pembrokeshire County Council** Redundant Toilet Block, Adjacent to Newgale Campsite, Newgale, Haverfordwest, Pembrokeshire, SA62 6AS [NP/23/0527/FUL] – *Application sent round to all Councillors prior to meeting – No further comments or concerns raised.*
- **PCC Proposal : Variation of condition 2 (approved plans) of planning permission 22/0504/PA (demolition of garage and erection of extension) 13, Castle Close, ROCH, Haverfordwest, Pembrokeshire, SA62 6AG [23/0883/PA]** – *Application sent round to all Councillors prior to meeting – No further comments or concerns raised.*

2030 Finance

- Clerk updated the councillors on the state of finances and Community Council bank account balances.
- FY24/25 Precept – It was resolved that the precept should be increased by 5% y-o-y. Proposed by M. Harries, seconded by M. Canton and A. Jones.
- Three requests for donations from Urdd Eisteddfod, NRCLT and Kids Cancer.

2031 Correspondence

- Option for future of Paediatric Services selected
- Winter Preparedness – Salt bins & rock salts order
- RE: Public Toilets Funding 2023
- FW: Consultation - Bus Services prioritisation
- RE: New Highway Format at Church Road, Roch (Toni Macey)
- FW: Countryside Code update December 2023 - to NAFW
- Sea Defences at Newgale (P. Keeling)
- General concerns (S. Bevan)
- Community Speed Watch
- Potential St Brides Bay Development (Car-Y-Mor)
- Tour of Pembrokeshire 2024
- NMB West Wales River Stakeholder Group Meeting 31-01-2024

2032 Meetings attended by Councillors / forthcoming meetings

No update provided other than the PCC budget modeller as part of item 2026 b.

2033 Other items

- Sea Defences at Newgale – Councillors felt a watching brief should be kept on this matter.
- Tree planting for PCNPA 70-70 Scheme – Date confirmed as Sunday 18th February 10am.

2034 PCC report

- No update provided.

2035 AOB

- Nothing raised.

2036 Items for the next agenda

- Dog fouling.

Meeting closed at 9.50pm

Next meeting: Monday 4th March 2024 at Nolton Village Hall and Reading Room.

Signed

Chairman