

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

15 April 2024

Members present

M. Harries, R. Thomson, M. Canton, J. Hancock, J. Gale and A. Peach.

Clerk – N. Neumann.

Member(s) of the public – B. Owen.

2049 Apologies

M. Hammond, A. Jones, and Cllr. P. Morgan.

2050 Declaration of interest

M. Harries declared an interest to Victoria Hall Management Committee.

J. Hancock declared an interest with respect to the CLT and planning application 23/0568/PA.

2051 Minutes of the previous meeting dated 18 March 2024

Proposer M. Canton and seconded by J. Gale.

2052 Planning Application 23/0568/PA – Proposed residential development of 52 units – Re-consultation.

M. Harries made members aware that a letter had been received from residents of Maes Ffynnon Roch relating to concerns of planning application 23/0568/PA, and that residents had asked that the letter be read out at the meeting for members consideration. M. Harries went on to read out the letter to members present; key points and considerations from the letter were as follows:

1. Adoption of Maes Ffynnon Roadway by PCC as public maintained highway
2. The impact of the development on the village infrastructure:
 - a. Sewerage Capacity
 - b. Increased traffic movements / flow via both Pilgrims Way and Maes Ffynnon
3. Format of proposed housing types (no bungalows or single level housing)
4. No garages and high density of EV charging points

The letter went on to layout a proposal for an alternative scheme which residents asked to consider:

1. Reduce the number of houses to 40
2. Increase the number of affordable houses to 10 (25% allocation)
3. Establish a recreational area for the benefit of residents

The letter concluded by requesting that community councillors carefully consider the concerns raised and to support the proposal. J. Gale was the first to speak about the content of the letter and the proposal, and provided the history of the Maes Ffynnon site and the recreational area which was lost previously with the construction of houses which now forms Maes Ffynnon. M. Harries went on to request B. Owen (the developer behind application 23/0568/PA) to discuss the concerns raised in the resident's letter. B. Owen started by explaining the history of the site and several consultations that had been taken with PCC and related statutory stakeholders to seek opinion on the various housing schemes. B. Owen noted that the land had been allocated within PCC LDP 1 scheme back in 2013 as a candidate site for housing. B. Owen went on to explain the concerns raised pertaining to the adoption of Maes Ffynnon by PCC; B. Owen explained that a small section of roadway (near 'Dave Smith

house’) required tarmac surfacing, and once this was completed, PCC would accept the adoption of the Maes Ffynnon roadway as public maintained highway. B. Owen confirmed if the planning application was successful that the tarmac surfacing would be done immediately and the roadway adopted by PCC. B. Owen went on to address the concern of sewerage capacity by signposting members to feedback received from Dwr Cymru the statutory consultee for such matters. Dwr Cymru have advised that the proposed housing scheme can be accommodated by the existing infrastructure and have conditionally approved the scheme. As the statutory consultee and subject matter expert on such matters, members felt the feedback from Dwr Cymru should be carried. A. Peach asked B. Owen to further explain why PCC had required the number of houses to increase from 40 to 52. It was not fully understood why this would be and some members thought this might be efforts to better utilise land allocated within LDP 1 and to address the local housing shortfall however PCC should be consulted to further understand this decision. B. Owen went on to explain the allocation for affordable housing in the scheme; the allocation of 4 (one-bed) properties was one determined by viability assessments undertaken by themselves (the developer) and PCC. Furthermore, B. Owen added that their consultant had been made aware that PCC had already achieved their affordable/social housing target however was behind in achieving the full market housing target. B. Owen confirmed that 16 properties would be 2-bedroom properties which would be at the lower end of the pricing scale making them more affordable to locals (as opposed to 4- or 5-bedroom executive properties). M. Harries went on to discuss the last point raised regarding a recreational area. Members felt that the community facilities provided at Victoria Hall Roch were already sufficient. Furthermore, the proposed scheme does have a recreational provision to the lower of the site near the attenuation / SuDS pond.

Members felt a response to Maes Ffynnon residents should be provided highlighting the information offered by the developers (B. Owen) and PCC. Members felt that residents should represent themselves at the upcoming planning meeting with their views and proposal, as community council did not share the same view and opinion of the proposed scheme. Members also felt that a show of hands and vote was now appropriate to determine community council’s position considering the new information provided by the developer (B. Owen) and PCC. **Members present voted unanimously in support of the application and requested that the change of position is communicated back to PCC directly.** Action: Clerk to feedback to PCC planning

2053 Clerk’s report on matters arising

- **Nolton and Roch Community Land Trust (CLT)** – No update provided on this occasion.
- **Updates from the Victoria Hall / Nolton Village Hall and Reading Room**
 - Nolton Village Hall: No update provided on this occasion.
 - Victoria Hall: M. Harries confirmed the recently held Easter Bingo was well attended, and that a community engagement exercise would soon be launched (12th May) to gather views/thoughts from the community on the proposed developments/upgrades at Victoria Hall.
- **Public toilet provisions at Newgale South and Nolton Haven** – M. Harries confirmed he had engaged with PCC Business Manager to discuss leasehold agreements for an asset transfer to NRCC. M. Harries confirmed that the asset transfer option was not straightforward as Dwr Cymru owned part of the building adding complexities to legal process and conveyancing. Furthermore, the legal process would take some time given the complexities and current workload of PCC legal team. It was agreed that a funding request to PCNPA and the OTA Project should be pursued whilst awaiting further information on the leasehold agreement(s) from PCC.

Action: M. Harries to follow-up with PCC Business Manager and clerk to approach PCNPA regarding funding from the OTA project.

- **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 response had been received from PCC transport planners following a request for a site visit. Councillors felt the response justified a challenge, and an email should be sent to Darren Thomas and Cllr. Rhys Sinnett to highlight and reemphasise concerns of the new highway format and to reach mutual agreement on a resolution. Members noted the pathway was currently impassable due to mud and surface water.
Action: Clerk to follow-up with email to PCC Head of department and cabinet member.
- **Policing of double yellow lines in Nolton Haven and Welsh Road (Newgale – Nolton Haven) parking issues and signage** – M. Canton confirmed the recent high tides and poor weather has caused the pebbles and sand to breach the beachfront road in Nolton Haven. The yellow lines are obscured and the road needs to be cleaned. Clerk agreed to contact PCC to ensure the road is cleared of sand and debris.
Action: 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. No update on this occasion. The clerk agreed to chase PCC point of contact.
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 had been sent to PCC traffic department and planners informing them of The National Trust's consent to adopt the Southwood footpath as a full public right of way, and requesting whether PCC would now be willing to explore options for a connecting pavement to the village of Roch. No response had been received to date and the clerk agreed to send another chaser email.
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 response had been received on when the survey would be undertaken.
Action: Clerk to follow-up.
- **Simpson Cross 20 mph speed limit** – The clerk confirmed a correspondence had been received from PCC traffic team who in turn confirmed the proposed 40mph buffer zone into Simpson Cross village had been recently withdrawn however the Wood Hill Newgale 40 mph buffer zone would continue as proposed. Furthermore, the correspondence acknowledged NRCC's request to review/revert the Simpson Cross village speed limit from 20mph back to 30mph, and PCC agreed to review the scheme later in the year in-line with WAG/PCC guidelines that states reviews should be undertaken following a 12-month post implementation period.
Action: Clerk to diarise a follow-up later in the year.
- **Bus Shelter Repairs** – The clerk confirmed an email had been sent to PCC to request a quotation for repairs to the bus shelter near the old motel (St Davids direction) owned by NRCC, and no response had been received to date. Clerk agreed to send a chaser email.
 - Action: Clerk to follow-up.

- **Dog Fouling in Roch Village** – The clerk and M. Harries confirmed previously agreed actions need to be implemented. M. Harries to reach out to Roch School and related stakeholders to propose a re-run of an awareness campaign, and clerk to send out a social media post via the NRCC page.
 - Action: M. Harries agreed to approach the school and the clerk agreed to undertake social media post.
- **Town & Community Council websites** – M. Harries confirmed no update on this occasion.
 - Action: M. Harries to follow-up with web developers for Roch Village website.
- **Withyhedge Landfill Odour Concerns** – The clerk confirmed an email had been sent to NRW lodging an odour complaint. NRW had acknowledged receipt of the complaint and agreed to share periodic updates as and when available.

2054 Planning

- **PCNPA Proposal: Demolition of existing kitchen. Alterations to existing fenestration and extension. Rising Sun, Nolton Haven, Haverfordwest, Pembrokeshire, SA62 3NN [NP/24/0126/FUL]** – *Application sent round to all Councillors prior to meeting – No further comments or concerns raised.*
- **PCC Proposal : Alteration & extension of existing house & erection of garden office. 18, St Brides View, ROCH, Haverfordwest, Pembrokeshire, SA62 6AZ [23/1074/PA]** – *Application sent round to all Councillors prior to meeting. M. Harries read out two anonymous objection letters received. Members felt objections raised were non-material considerations, and therefore a position of no further comments or concerns was reached.*

2055 Finance

- Donations – The clerk confirmed all donations (as previously resolved at the March 2024 meeting) had been completed before the end of the 23-24 tax year with exception to the Newgale Surf Life Saving Club who were still establishing / forming their constitution and banking processes.
- Clerk requested approval to pay for the annual insurance policy with Zurich (£308.83), procurement of easter eggs for the community event (£25.00) and the clerk's 6 monthly invoice for office consumables (£240.00). All requests were resolved.
- Clerk updated the councillors on the state of finances and Community Council bank account balances.

2056 Correspondence

- South West Wales Regional Transport Plan
- Keeping Well in Pembrokeshire - Keep Well Roadshow - 17 April
- New consultation: Senedd Cymru (Electoral Candidate Lists) Bill
- Fwd: Letters of objection to housing development
- Transfer of Nolton Public Convenience
- Upcoming Additional Community Governor Vacancy
- FW: Bus Service Changes April 2024
- IMPORTANT INFORMATION REGARDING YOUR DEFIBRILLATOR PADS
- Temporary Road Closure - Class III (C3112) Lays Lane, nr Druidston
- Local Councils set new standards across Wales!

2057 Meetings attended by Councillors / forthcoming meetings
No update provided.

2058 Other items

Defibrillator Pads – The clerk confirmed an email had been received suggesting the defib pads were due for renewal. M. Harries confirmed the Victoria Hall defib do need changing, and R. Thomson committed to checking the Nolton and Nolton Haven pads.

- Action: M. Harries to send details/requirements for Victoria Hall defib, and R. Thomson to check dates on Nolton / Nolton Haven pads and revert to clerk with requirements. Clerk to order requirements as per above.

Newgale Campsite Licenses and Planning – M. Harries confirmed local residents from the community had expressed concerns over a full schedule of proposed summer events at the campsite including live music and the sale of alcohol. Members felt clarity should be sought from the local authorities including licencing and planning to seek clarity on what licences had been applied for and granted, and whether any planning contraventions would exist if the proposed events were to take place as planned.

- Action: M. Harries to follow-up with local authority stakeholders to seek clarity.

2059 PCC report

- No update provided.

2060 AOB

- Nothing raised.

2061 Items for the next agenda

Meeting closed at 9.15pm

Next meeting: Monday 13th May 2024 at Victoria Hall, Roch.

Signed

Chairman