

MINUTES OF NOLTON AND ROCH COMMUNITY COUNCIL MEETING
HELD AT NOLTON READING ROOM, NOLTON

2 December 2019

Members Present

A.Peach, R. Thomson, M. Canton, J. Gale, M. Harries, D. Smith, Cllr. J. Adams
Clerk - A. Jones

Guest speaker - Ian Bowie

Roch Gate Motel developments - planning proposal for 18 houses

Mr Bowie confirmed that he would like to build affordable houses on the old motel site. The freehold would be retained by the community on a 999 year lease. Covenants would be imposed to ensure the houses could only be sold to residents meeting specific criteria – geographic, social, historical (presumably defined by the freeholder). This would continue for the life of the lease. In his plan, responsibility for maintaining and monitoring the properties and future changes of occupant would be the community's responsibility.

Mr Bowie confirmed that he would build the proposed houses himself. He has experience of building houses in Solva and he would plan to begin asap after planning approval. He favours 18 two bedroom houses and proposed that houses should be sold primarily to first-time buyers under an equity partnership or similar. He expected the houses to sell for £130,000 (30% below market). However the Councillors pointed out that a housing needs survey would be needed to assess what would be best for the community, it may be that a mixed development of some smaller houses and larger family homes, some to rent and some to buy, may be more desirable. It was made clear to Mr Bowie that we believe the site would only be considered for “exceptional” planning permission by PCNPA if the scheme meets local needs and is fully supported by the local community. Mr Bowie did agree to explore putting a housing survey on his own website to look at what the community need. In addition, Nolton and Roch CLT plan to conduct its own housing needs survey in the near future.

There was a discussion about renewable energy e.g. solar panels or air-source heat pump or the possibility of passive homes and sustainable development, however the Councillors were disappointed to hear that these were not being considered at present. There is also some concern over the sewage plans, as the current mains system is already at capacity in Roch.

1573 Apologies

J. Hancock, D. Weale.

1574 Declaration of interest

J. Gale declared an interest with respect to the Newgale road.

M. Harries declared an interest with respect to the Dros Y Mor, 28 Grassholm Close, Roch planning application.

1575 Minutes of the previous meeting 11 November 2019

Approved; proposed R. Thomson, seconded J. Gale.

1576 Clerk's report on matters arising

- **Welcome signs improvements and traffic calming** - no update.
 - Action: D. Smith to finalise draft of signs for next meeting.
- **Enhancing Pembrokeshire Grant** - all agreed that we need to rethink options as it seems that the issue of wider community access to the trim trail at the school is a sticking point.
 - Action: M. Harries to look at additional playground options for younger and older members of the community.
- **Newgale road developments** - no update.
- **Drain at entrance to Wood Village** - PCC Highways confirmed again to the Clerk that the tarmac lip should be addressed when the team get round to checking the drain as they work through their maintenance list.
- **Nolton drains** - M. Canton confirmed that the sand has been cleared from the yellow lines but not the drains.
 - Action: Cllr. J. Adams to chase with PCC.
- **Nolton car park** - no update.
- **Broadband issues in Nolton** - Clerk contacted BT / Openreach again and copied in Paul Davies, AM and was given a complaint reference. Openreach confirmed that the local engineering manager has investigated and advised that the coiled wire is not interfering with the copper cables and there is no damage. He advised any residents having service issues to report to their service provider.
 - Action: Clerk to follow up with Openreach and Paul Davies, AM if the residents are still having issues.
- **Nolton and Roch Community Land Trust** - D. Smith confirmed that there has been lots of activity with regards to the CLT. The steering group had a very successful first meeting at the end of November and now have a meeting arranged with the Development Trust Association (DTA) who are able to give the CLT start-up money to help towards the cost of incorporation.
- **Newgale boardwalk** - no update.
- **Overhanging trees on the road from Nolton Haven towards Nolton** - Cllr. J. Adams to follow-up with PCC.

1577 Planning

- **Town and Country Planning (Development Management Procedure) (Wales) Order 2012 publicity and consultation before applying for planning permission notice under Articles 2C and 2D re proposed development at Rochgate Motel, Roch, Haverfordwest, SA62 6AF - demolition of buildings and redevelopment to provide 18 dwellings, access and associated works** - *letter of response as outlined in NRCC's November minutes sent to Barton Willmore on 19 November 2019.*
- **PCNPA application: Reserved matters application for various details required by conditions set out in outline approval. Site Address: Land adjacent to Rushmead, Nolton Haven, SA62 3NN (application NP/19/0597/RES)** - *emailed to subcommittee as deadline for comment 3 December 2019. No comments.*
- **PCC application: Erection of 5 Residential Units of accommodation and 1 retail unit (outline with all reserved matters). Site Address: 3, Church Road, Roch, SA62 6BG (application 19/0792/PA)** - the Councillors carefully considered the application and a letter received from the owner and although they recognised a few subtle changes following refusal of planning application 18/1322/PA, sadly the scheme still doesn't fully address the objections previously raised in NRCC's letter dated 8 May 2019, namely:

1. Design not in keeping: the design of the houses is not in keeping with the surrounding properties, which are single level dwellings and not terraced.
2. Excessive number of dwellings: the number of properties planned for the size of the plot is excessive resulting in a lack of garden / recreation space.
3. Concern over the future of the village shop and post office: the Councillors acknowledge the change in the plans re the shop / post office frontage, however there is still concern as to how long the shop and post office will remain before it is turned into a fourth terraced house.
4. Inadequate parking design: as the plans currently stand, although there is now a turning circle marked, there is still concern with regards to the adequacy of the parking provision at the side of the terraced block particularly. Given the fact that most houses have at least 2 cars each, then allowing for visitors, van deliveries, customers of the shop, it is clear that even with the layby in front the current plans do not work as they are. The Councillors refer to the letter from S. Bengier, Highways Development Control Officer dated 29 April 2019 which also echoes the same concerns.
5. Road safety concerns: the current number of properties and tight turn with a lack of immediate turning space also raises concerns with regards to queuing traffic and road safety at the junction with the A487.
6. Privacy and light concerns: given the height of the two detached houses at the back of the plot, there is still some concern that neighbouring properties will be negatively impacted, depriving the residents of both light and privacy.

There is also some concern with regards to the current sewerage capacity and a right of way that currently exists across the property.

- **PCC application: Alterations and extension to dwelling and construction of garage. Site Address: Dros Y Mor, 28, Grassholm Close, ROCH, Haverfordwest, Pembrokeshire, SA62 6AL (application 19/0842/PA) - no comments.**

1578 Finance

- **Budget - any comments on existing financial arrangements and any additional ones foreseen** - the Clerk went through the projected budget until April 2020; with donations kept at a similar level to the previous years figures and £1500 transferred to the business account towards election costs there would be £2,357 left to spend on additional items, e.g. welcome gateways and new signage for the villages, additional benches, training.
- **Agree precept for 2020/2021** - all resolved to increase the precept in line with current Bank of England inflation rate.
- **CLT banking arrangements** - as the CLT is a community body, closely associated with NRCC, D. Smith presented a letter asking if NRCC would be prepared to accept money and make payments on our behalf, during the set-up phase. Specifically, we expect to receive monies from the DTA and to make payments to join the National Community Land Trust and to cover their fee to handle the incorporation process. In addition, they expect to make periodic small payments to cover hire charges for meetings. If all goes to plan, D. Smith confirmed that the steering group hope to incorporate as a Community Land Trust in January 2020, after which they'll be able to handle their own finances. All agreed and resolved that NRCC accept money and make payments on behalf of the steering group. Clerk suggested opening up a separate account for this purpose and will contact OVW to check this is the preferred method. All agreed this seemed a sensible approach.
 - Action: Clerk to contact the bank to set-up a separate account and contact OVW for advice as to preferred method

1579 Correspondence

- **Email from resident re concerns with waste and rats in Ocean Drive** - the Clerk and Cllr. Adams received an email from a resident concerned with fly tipping at the recycling point. Smashed glass and worry over rats, which have been reported by neighbours, was also a concern. The resident wondered whether the wasteland behind the recycling point could be better maintained. Cllr. Adams attempted to contact the resident but has yet to hear back. The possibility of the recycling bins being taken away if the issue continues was discussed by councillors.
- **Welsh Government email re Town and Community Council duty to report on Section 6 - The Biodiversity and Resilience of Ecosystems Duty** - Clerk will report on our beach clean board in Nolton and the spring clean events planned for next year.
- **Public Notice - road closure to repair leak in water main, Welsh Road, Nolton Haven - from its junction with access to the property known as The Curlews, south to its junction with access to the property known as The Druidstone Hotel on Monday 9 December 2019 for 2 days.**

1580 Meetings attended by Councillors / forthcoming meetings

- **Invitation to Citizens Advice Pembrokeshire's 80th Birthday Party & Project 40 launch - 22nd November 2019 - 12.30-2.00pm Pater Hall Pembroke Dock.**
- **CLT inaugural steering group meeting 21 November 2019 at Roch Castle 4pm**

1581 Other items

- **NRCC 2020 meeting dates** - Clerk will circulate dates of 2020 meetings to Councillors for agreement by email after Christmas.

1582 PCC report

None.

1583 AOB

- **Fly-tipping in layby at top of Newgale Hill** - J. Gale raised her concern with regards to the rubbish being dumped in the layby. She attempted to report it on the PCC interactive map online but it wasn't working. PCC did clear it, but there is more there now. M. Canton and others echoed the same concern over fly-tipping locally.
- **Repaired road by Southwood** - J. Gale confirmed that the road by Southwood Farm has opened up again and needs looking at.
- **Roch Motel junction - missing 'slow' on road** - J. Gale mentioned 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 on all of the three items above.

1584 Items for the next agenda

Meeting closed at 9pm

Next meeting: 3 February 2019 7.30pm Victoria Hall, Roch

Signed

Chairman