

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

**5 June 2023**

**Members present**

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

1944 Apologies

M. Hammond

1945 Declaration of interest

J. Hancock declared an interest relating to CLT and the proposed housing development on land to the east of Pilgrims Way, Roch.

Alex Peach declared an interest relating to the foot / cycle path around dangerous bend in Roch.

1946 Discussion with Megan Pratt the new Area Ranger for PCNPA

M. Harries welcomed Megan to the meeting and went on to ask Megan to provide an introduction to herself and her new role/responsibilities. Megan explained that her area runs from Goodwick to Nolton, and her role is people focused, public facing guide to visitors and local communities such as schools, and getting people out and about in the park. M. Canton raised the ongoing issues of fireworks and wild fires within the community, and Megan committed to raising the concerns at an upcoming fire meeting her and her colleagues were going to have. More signage, larger signage was felt to be more appropriate. Megan also raised the PCNPA 70:70 tree planting initiative, and committed to share an email about the initiative which maybe of interest. J. Gale suggested that Roch School will celebrate their 50 year anniversary this year and might also consider the 70:70 initiative. Beach access at Newgale was also discussed and agreed as a topic we could work on together. M. Harries thanked Megan for her time following which Megan departed the meeting.

1947 Minutes of the previous meeting dated 2 May 2023

Proposer M. Canton and R. Thomson.

1948 Clerk's report on matters arising

- **Nolton and Roch Community Land Trust** – Clerk read out an update provided by CLT chair D. Smith as follows: *It's been three and a half years since the creation of Nolton and Roch CLT. During this time we have addressed and overcome many hurdles in our path towards the creation of affordable housing for local people. A vital part of our strategy has been to engage with a wide range of possible stakeholders and to better understand all the elements that are touched on in our Business Plan. Amongst these was a desire to raise money of our own, independently of any partnership arrangement we might have, so that we could purchase a plot of land on behalf of our community. I will spare you details of all the options and blind alleys that we had to negotiate and will jump straight to the current situation. Thanks to a unanimous vote by PCC Cabinet a couple of weeks ago, our bid for £100k plus £10k for legal fees has been approved! We eagerly await formal notification of their offer, including their terms and conditions! Our next step is to address legal matters:*
  1. *a teaming agreement with ateb;*
  2. *options agreement with land owner to purchase subject to satisfactory planning approval;*
  3. *options agreement with ateb for long term lease of the land so they can develop affordable housing and recover investments*

- **Updates from the Victoria Hall / Nolton Village Hall and Reading Room**
  - Nolton Village Hall: M. Canton confirmed an event schedule for the year ahead was in place, and electrical upgrades had been recently completed.
  - Victoria Hall: M. Harries confirmed the Coronation event was successful with 60-70 people in attendance and enjoyed by all. The duck race turned out to be an incredible event very well attended (~600 people). Upgrades are also currently ongoing to the hall. AGM for the hall committee will be held shortly with positions/roles available.
- **Public toilet provisions at Newgale South and Nolton Haven** – M. Harries updated members on conversations with PCC representatives. It is understood work is ongoing behind the scenes with regards to the toilet strategy and funding options. M. Harries proposed another letter should be sent to PCC reminding officers of the importance of the facilities and a proactive approach should be taken and all options considered to safeguard the future of provisions at Newgale and Nolton Haven. Furthermore, clarity should also be requested on the timeline going forward, and reiteration that Community Council does not have the financial capacity to operate/manage the toilet provisions.
 

Action: Clerk to write letter to PCC.
- **Newgale Coastal Adaptation Scheme** – Clerk confirmed that no update had been received.
 

Action: Cllr. P. Morgan and clerk to follow-up.
- **Foot / cycle path around dangerous bend in Roch** – M. Harries suggested a letter should be sent to PCC requesting an update on the scheme as there was some confusion over when the scheme would be implemented and to what design and scale.
 

Action: Cllr. P. Morgan and clerk to follow-up.
- **Policing of double yellow lines in Nolton Haven and Welsh Road (Newgale – Nolton Haven) parking issues and signage** – Clerk confirmed that a PCC representative dealing with this matter had confirmed a site survey had been carried out, findings collated and recommendations put forward. A detailed response had been received and shared with members. Clerk confirmed a follow-up meeting had be agreed with PCC representatives next week and councillors feedback would be conveyed.
 

Action: Clerk to follow-up with PCC stakeholders.
- **Entrance Gates and PV Solar Speed Reduction Signs** – Included in the above.
 

Action: Clerk to follow-up with PCC stakeholders.
- **Fees for PCNPA Car parks** – Cllr. P. Morgan confirmed the task and finish working group made up of selected PCNPA committee members had voted in favour of a 50% increase in car parking fees.
- **Nolton Village Sign** – Clerk and R. Thomson confirmed the village sign had now been replaced.
- **Nolton Haven unsolicited fireworks** – M. Canton proposed more signage and larger signage is required. Members agreed with this proposal, and the clerk will work with M. Canton to procure and install the required signage.
 

Action: Clerk and M. Canton to follow-up.
- **Newgale pebble bank encroachment and road verges** – Clerk confirmed both matters were raised with PCC Street Care Department who were looking into both matters.

1949 Planning

- **PCNPA Proposal: Proposed first floor roof extension, new entrance porch, replacement side extension and solar panels [NP/23/0265/FUL]** – The Champions, Nolton Haven, Haverfordwest, Pembrokeshire, SA62 3NH. *Application sent round to all Councillors prior to meeting – No further comments or concerns raised.*

- **Pre application consultation (PAC) for Land to the east of Pilgrims Way, Roch, Pembrokeshire** – Wakefield Developments Ltd planning permission application for: Residential development of 52 units, including proportion of affordable housing, and associated works. *Application sent round to all Councillors prior to meeting – Members felt the scheme had progressed and feedback regarding access and sewerage provided via the PAC earlier in the year had been taken positively. Councillors are supportive of the proposed development although felt due consideration needs to be given to avoid the new homes being used as second homes and thus the affordability of the housing for locals should be carefully considered.*
- **PCNPA Proposal: Change of use of surplus public toilets to takeaway ice cream parlour/coffee bar & beach themed retail with small rear extension to create kitchen together with new public disabled toilet as required by Pembrokeshire County Council [NP/23/0124/FUL]** – Redundant Toilet Block, Adjacent to Newgale Campsite, Newgale, Haverfordwest, Pembrokeshire, SA62 6AS. *The above application will be presented to the Development Control Committee at its meeting on 07-Jun-2023, which will start at 10.00 am. This application has been discussed at an earlier meeting of council with no change of opinion from councillors – No further comments or concerns raised.*
- **Planning Enforcement:** Former Nolton Riding Stables, Nolton – Alleged unauthorised engineering operations and buildings change of use from agricultural/equestrian to events venue. [Ref: EC23/0065] *Clerk updated members on this matter. It is understood that several noise complaints had been received by PCC licencing following a wedding at the former Nolton Riding Stables. It is understood that PCC and PCNPA enforcement officers have visited the premises and discussed concerns with the proprietor. Further information will be released from inspectors shortly regarding issues raised. Councillors feel that complaints received from members of the public are legitimate and should be addressed appropriately. The clerk agreed to follow this matter.*

1950 Finance

- Clerk updated the councillors on the state of finances and Community Council bank account balances.
- M. Harries confirmed that an invoice from Victoria Hall for the Coronation event will be sent shortly.

1951 Correspondence

- Defibrillator Grant Funding
- Nolton & Roch Community Council - Thanks for 20 News May 2023
- Appointment of Community Council Member of the Standards Committee
- Funding Opportunities
- Population Health Needs and Wellbeing Survey
- Assets Collaboration Programme Wales Phase 3 (ACPW3) Grant Scheme
- Sustainable Communities Fund
- Urgent and Emergency Children and Young People's (Paediatric) Services at Witybush and Glangwili Hospitals: Invitation to a meeting for Town and Community Councils

1952 Meetings attended by Councillors / forthcoming meetings

Nothing declared.

1953 Other items

- **Ice Cream street trading licence application (Nolton Haven)**
  - M. Harries confirmed a letter had been sent to PCC Streetcare and Parking Manager on this matter. Key points raised within the letter related to safety concerns of a street trader operating on double yellow lines along the beach front. Furthermore, it is understood road safety is highlighted within the PCC street trading licence policy and in such instances licences should not be issued. No response had been received from PCC at time of meeting.
    - Action: Clerk to follow-up on this matter liaising with PCC stakeholders.
- **Nolton Haven Japanese knotweed**
  - R. Thomson explained that Japanese knotweed is spreading rapidly throughout the village, and control / eradication measures were badly needed. M. Harries suggested a point of contact at PCC (the Environment and Services Manager), and the clerk committed to making contact and arranging a site visit to discuss a way forward.
    - Action: Clerk to follow-up on this matter.
- **Roch recycling point (Removal of redundant sign posts)**
  - The clerk confirmed that a correspondence had been received from a member of the public regarding the removal of redundant sign posts at the former recycling point in Roch. Clerk confirmed the matter had been raised with PCC Streetcare Department who were looking into the matter.
    - Action: Clerk to follow-up on this matter.
- **Village footpath and signage for Roch to Newgale new footpath**
  - Cllr. P. Morgan proposed a letter should be sent to the PCC Head of Infrastructure requesting a site visit and discussion, to explore options for a scheme that would safely link the village of Roch with the new Roch to Newgale permissive footpath.
    - Action: Clerk to follow-up on this matter.
- **Fire mitigation measures**
  - M. Canton proposed a letter should be sent to The National Trust (Cc. Mid and West Wales Fire Service) highlighting the requirements for fire mitigation measures across the Southwood Estate given the time of year and the dry weather now upon us. Councillors agreed to this proposal.
    - Action: Clerk to follow-up on this matter.

1954 PCC report

No update provided.

1955 AOB

- J. Gale explained Roch School would be celebrating it's 50<sup>th</sup> anniversary this year and proposed the celebration events should be supported by Community Council.

1956 Items for the next agenda

Nothing proposed.

Meeting closed at 9.38pm

Next meeting: Monday 3 July 2023

Signed

Chairman