

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

7 October 2024

Members present

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

2110 Apologies

M. Hammond and R. Thomson.

2111 Declaration of interest

J. Hancock declared an interest pertaining to planning application *NP/24/0223/FUL*.

The Clerk [N. Neumann] declared an interest pertaining to planning application *NP/24/0484/FUL*.

A. Peach declared an interest pertaining to *'foot / cycle path around dangerous bend in Roch'*.

2112 Minutes of the previous meeting dated 2 September 2024

Proposer J. Gale and seconded by M. Canton.

M. Harries signed minutes as true record.

2113 Clerk's report on matters arising

- **Nolton and Roch Community Land Trust (CLT)** – Written update provided via email by D. Smith the chairman of NRCLT – Attached to appendix (#1).
- **Updates from the Victoria Hall / Nolton Village Hall and Reading Room**
 - Nolton Village Hall: M. Canton suggested a recent bingo event run by the local WI was successful.
 - Victoria Hall: M. Harries provided the following update: A recent Harvest Fair at the hall was well attended by local producers and members of the public. The next scheduled event will be a Jazz Night on the 16th November. Looking further ahead a darts tournament and New Years bonfire and fireworks display are scheduled at the hall.
- **Public toilet provisions at Nolton Haven** – M. Canton proposed that the toilets should be opened for the winter months and beyond the agreed tenancy with PCC. The clerk agreed to liaise with PCC for an extended tenancy to allow for winter opening. M. Harries recapped on a former discussion at the September meeting by proposing further research needed to be undertaken to further understand a.) access control/door mechanisms/charging (options, cost and availability), b.) closing the toilets at nights, c.) installing ramp(s) and change of internal layout. M. Hammond had previously agreed to research item a however was absent was the meeting on this occasion. Given there will now be a period of 6 months until the next season, it was agreed by members this time should be used constructively to undertake the required research, understand the options available, understand the potential costs and revenue streams, and potential grants for capital works required. The clerk updated members on discussions had with PCC on the HoT for the asset transfer proposal. PCC had agreed to make the proposed amendments to the HoT pertaining to 'alternative use' and maintenance responsibilities for the pumping house, therefore members provided their full consent for the clerk to sign the revised HoT to progress the asset transfer option for the Nolton Haven public toilets. M. Canton handed over further proceeds from the donations box for the clerk to bank accordingly.
 - Action: Clerk to follow-up with PCC regarding the HoT for asset transfer, sponsorship and grants, and M. Hammond to research access control/door mechanisms.

- **Newgale Coastal Adaptation Scheme** – No update available on this occasion.
- **Foot / cycle path around dangerous bend in Roch** – A. Peach confirmed he had sent an email to a PCC representative requesting an update on the matter but no response had been received to date. The clerk confirmed the footpath had been cleared on debris recently following a complaint from a local resident.
 - 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 the beach front road had been cleared of sand.
 - Action: Clerk to follow-up.
- **PV Solar Speed Reduction Signs** – No update available on this occasion.
 - Action: Clerk to follow-up.
- **Nolton Haven Japanese knotweed** – M. Harries confirmed no update on this occasion.
 - Action: M. Harries to follow-up with PCC representative.
- **Village footpath and signage for Roch to Newgale new footpath** – Clerk confirmed no update available on this occasion.
 - Action: Clerk to follow-up.
- **Speeding vehicles on A487 between Simpsons Cross and Newgale** – Clerk confirmed no update available on this occasion.
 - Action: Clerk to follow-up.
- **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.
- **St Davids Waste and Recycling Centre Proposals** – The clerk confirmed a correspondence along with feedback had been sent to PCC on this matter.

2114 Planning

- **PCNPA Proposal: Redevelopment of former motel/restaurant site for a mixed commercial & community use, including village shop/post office, bistro/restaurant, conference facilities & business units, together with a new vehicular access, car parking & highway improvements, landscaping & biodiversity enhancements, plus change of use of adjacent land to provide tourism development comprising of up to 25 holiday lodges, with parking & landscaping.** Rochgate, (Former Hotel), Roch, Haverfordwest, Pembrokeshire, SA62 6AF. [NP/24/0484/FUL] *Application sent round to all Councillors prior to meeting – The clerk [N. Neumann] was asked to leave the meeting whilst councillors discussed this agenda item. Comments and feedback from the discussion between councillors was agreed to be provided by NRCC chairman [M. Harries] due to the clerk's conflict of interest. Refer to supplementary document which captures feedback and comments.*
- **PCNPA Proposal: Cable Landing Station.** Midway Farm, Roch, Haverfordwest, Pembrokeshire, SA62 6AW [NP/24/0223/FUL] *Application sent round to all Councillors prior to meeting – No further comments or concerns raised.*
- **PCNPA Proposal: New agricultural shed for farm machinery storage.** Chaldon Cottage, Druidston, Haverfordwest, Pembrokeshire, SA62 3NE [NP/24/0496/FUL] *Application sent round to all Councillors prior to meeting – No further comments or concerns raised.*

2115 Finance

- Clerk updated the councillors on the state of finances and Community Council bank account balances.
- No requests for donations or expenses received.

2116 Correspondence

- The Havens County Ward By-Election St Davids WRC Consultation
- FW: Camper Parking at Newgale
- Capital Grant Funding Programme
- Practice Development Note 8 Code of Conduct: Members and Officers
- Publication of Further Revised Delivery Agreement including Community Involvement Scheme
- Consultation draft Pembrokeshire Coast National Park Partnership Plan 2025-2029
- Letter to your Community Council about the work of Citizens Advice Pembrokeshire
- CONSULTATION OPENS ON Pembrokeshire County Council's Local Development Plan 2 DEPOSIT PLAN – Briefing Session

2117 Meetings attended by Councillors / forthcoming meetings

- No update provided.

2118 Other items

- None.

2119 PCC report

- No update provided.

2120 AOB

- **Clerk Role** – The clerk asked members approval to continue as clerk of NRCC in the event he is elected as County Councillor of The Havens ward. Members gave their full consent and offered full support to N. Neumann to continue as clerk in the event of becoming duly elected as County Councillor. The clerk also confirmed the Monitoring Officer from PCC had been consulted on the matter and had confirmed there would be no conflict of interest with this arrangement.

2121 Items for the next agenda

Meeting closed at 9.05pm

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

Signed

Chairman

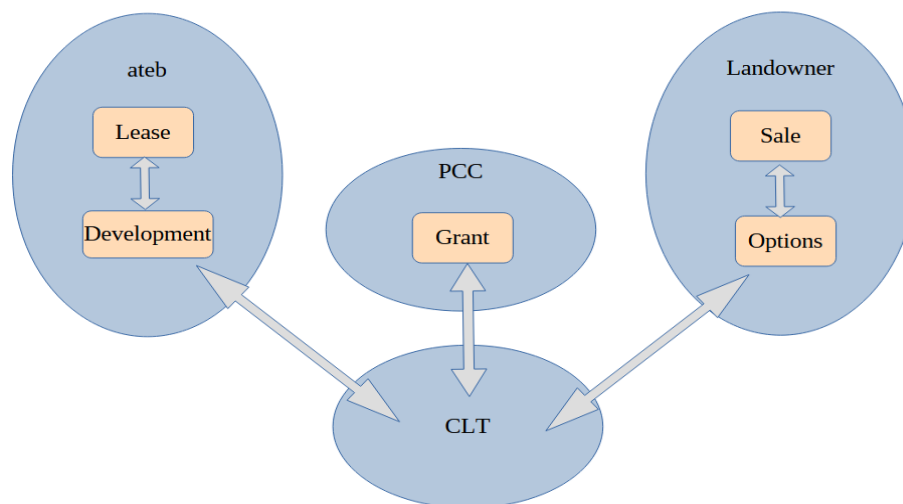
Appendix:

1. CLT Update provided by D. Smith:

Last week NRCLT held its AGM, which marked five years since starting its project to build affordable housing for local people. In this we described why our CLT was formed, the current financial position and progress made to date. The Board is grateful to NRCC for its continuing support but it was noted that, even with that vital support, expenditure continues to exceed income, a state that will continue until ground rent can be obtained from occupied properties. The chairman stressed that local people in need of affordable housing MUST make sure they are registered on PCC's Choice Homes database.

Six, of seven, Board members, having completed their maximum period in office, were re-elected to serve a further 3 years. The chairman asked for new volunteer Board members, especially if they have experience in IT, Communications or Legal matters.

The CLT's progress over the last year has been largely determined by the need to create five separate legal agreements:



An options

agreement is required to ensure there will be no problem completing the land purchase if the overall project proves to be viable. More specifically, that Planning permission is granted and there are no insoluble site, environmental or legal concerns. This agreement is the most urgent because our partner, ateb, will not invest in undertaking detailed site surveys or in assembling a Design Team to create estate and house designs without this assurance. An additional delay arose because we were obliged to undertake a professional soil survey to establish whether the site might be of such a high agricultural quality as to prohibit its use for housing. As previously reported, the survey yielded a result of 3b, which means it falls outside of the planning constraint.

The Development agreement essentially documents how our two organisations will work together and the Lease agreement is needed to ensure that ateb have a sufficient period over which it can legally manage the properties and recover its up-front investment. Lastly, in offering £100k to pay for the land, PCC requires us to agree to a range of Ts and Cs, which adds further to the complications of getting our housing project started.

Although soil testing caused a few months delay in our progress, most of the delay over the past year has arisen because our solicitor was not familiar with some of these documents and progress was frustratingly slow. Importantly, her fees were rapidly eroding the £10k (legal fee) grant awarded by PCC and we decided to change solicitor in favour of one recommended by our technical advisor. The new solicitor should be formerly under instruction sometime this week and we expect to see much more speedy progress from now on.
