

**At a meeting of Jeffreyston Community Council held online on Monday the 9<sup>th</sup> of January 2023 @ 07.30pm**

**Present:** Chairman: Mrs M Rogers, Councillors: Mrs A Morgan and Mr P Everall  
County Councillor Mrs V Thomas  
Also present were 3 members of the public and Mr R Evans (Project Manager)

**In Attendance:** Clerk: E Hale and M Everall

111/23 **Chairman's Welcome**

112/23 **Apologies for absence** – None

113/23 **Declaration of Interest** - None declared

114/23 **Minutes of the last meetings**

**Resolved** – *All present agreed that the minutes of the last ordinary meeting held on the 5<sup>th</sup> December 2022 (not the 7<sup>th</sup> of November as declared on the January Agenda) be confirmed and signed by the Chairman as a true record.*

At this point the two members of the public spoke at length about the Retrospective Planning Application Consultation 22/0720/PA Norchard Farm House, Redberth. The Chairman thanked them for their comments and said that these would be taken into account during the Council's consideration of the application due to be discussed under 'Planning Matters'.

115/23 **Play Area Refurbishment and Lottery Funding**

The Chairman welcomed Mr R Evans, the recently appointed Project Manager (PM).  
Following discussion it was

**Resolved** that the Clerk forward the 'Certificate of Title' which had been completed by the Solicitor, to the PM. All earlier quotes obtained prior to the Lottery Application to be forwarded as well, and the Clerk and PM to liaise about setting up a working party to consist of council members and residents for discussion on the design of the replacement equipment / surface area and fencing in the play area.

It was also **Resolved** that the Community Council explore the registration of a 'Public Right of Way' with PCC. This item is to be carried forward and included in the Agenda for the June meeting.

116/23 **Update from County Councillor**

County Councillor Thomas advised that the outcome of the 20 mph consultation is that the new speed limit will be introduced with effect from the 17/09/2023. Councillor Thomas also advised that the concerns raised during the consultation period relating to the road outside St Oswald's School and the road in Cresswell Quay had been put forward in her report.

**Noted**

117/23 **Training Update**

Chairman reported her participation in the OVW 'Code of Conduct' training course and found it useful.

**Resolved** that the Clerk update the Training Record Form and continue to circulate and advise on training course available from various organisations.

**118/23 Finance and Governance Toolkit**

Theme 'A' Vision, Purpose and Community Planning. Part 1 has been completed by the Clerk, Part 2 requires discussion by Councillors.

**Resolved** that members discuss Theme 'A' Part 2 in the next council meeting. This item is to be carried forward and included on the next Agenda.

**119/23 Correspondence / Consultations / Surveys**

- PCO – Police Funding Consultation
- WAG – Environmental Protection (Single Use Plastic Products) (Wales) Bill, passed 6.12.22
- PCC – Pembrokeshire Area Committee Meeting – Invite to attend
- WAG - 'Electoral Administration and Reform' White Paper
- Pems Community Hub – Keep Warm, Keep Well in Pembrokeshire
- PCC – Town & Community Councils, Working Better Together – Invite to attend seminar
- PCC – Choice Homes Allocation Policy Review
- OVW – Pembrokeshire Draft Well-being Plan Consultation
- PAVS – Food Poverty Support Grant 2022 – 2023
- WAG – Consultation – Have your Say. The constitutional future of Wales
- OVW – Jan, Feb, March Training Dates
- Wales Air Ambulance – A 'Thank You' letter has been received following the Council's donation

**Resolved:** All Noted

**120/23 Planning Matters**

**(a) Planning Application Consultation 22/0720/PA**

**Proposal:** Retrospective application for changes to layout/buildings and number/range of holiday units and to agree conditions in retrospect of landscaping and buffer zone.

**Site Address:** Norchard Farm House, REDBERTH, Tenby, Pembrokeshire, SA70 8RX

**Members discussed the retrospective planning in detail and expressed the following concerns:**

- Highway – Road Safety. TAN 15 states that surface water should be disposed of to some form of sustainable drainage system. The sites in question are split and accessed by a narrow unclassified road (U6374). In the past, the Community Council has received and forwarded to PCC, reports of surface water pouring onto the highway from the north field site, carrying detritus which in turn blocks drains and makes the road hazardous, especially during freezing conditions. Planning applications 17/0716/PA and 12/0648/PA had conditions imposed as to the surfacing of the access roads, (before the development was brought into use) – this was also reiterated in the Appeal Planning Inspector's Report - to date the applicant still has not undertaken this work.  
The Council is also concerned that, what appears to be an aeroplane wing, has been erected near the highway and question whether this should have been subject to planning approval.
- The Community Council are of the opinion that although some of the works commenced prior to the introduction of sustainable drainage legislation on the 7/01/2019, there has been construction of structures (Submarine and Boat) during 2021/2022 and they therefore should be subject to Pembrokeshire County Council SAB Approval.

- **Environmental Concerns**

Bats and Owl Colonies

The Council is very concerned about the impact on wildlife in the area, specifically the disturbance with disco lights, loud music and noise, to the bat and owl population as the north field is believed to be in the bat flight area.

- **Pollution Incident / Flood Risk**

The Council is aware of a discharge of raw sewage into a stream which was reported to Natural Resources Wales. There are also reports of the stream flooding which could be as a result of insufficient drainage.

- **Noise Pollution**

The 'Disco Chapel' as advertised is not appropriate. The Council believes there should be no entertainment on site at all, particularly the noise from fireworks, loud music, and late night traffic.

The Council objects to the retrospective planning application and recommends refusal. The retrospective application does not resemble the original plans at all, it is a case of over development and is not in keeping with a quiet rural community.

**Resolved** that the Clerk, in consultation with Council Members, prepare a report in response to the retrospective planning application consultation and send it to PCC Planning by the extended deadline of the 12<sup>th</sup> of January 2023

**(b) Planning Application Consultation 22/0789/PA**

**Proposal:** Proposed rear extension

**Site Address:** Sunny Hill, Hill Lane, JEFFREYSTON, Kilgetty, Pembrokeshire, SA68 0RF

**Resolved:** The Clerk had circulated the papers prior to the meeting and following replies from members, had responded under 'Delegated Authority' as the 'reply by' date was before the January 2023 meeting. The Community Council had no objection to the planning application.

**121/23 Financial Matters**

- |  |           |
|--|-----------|
| (a) HSBC Bank Balance as at 20.12.2022   | £4,916.18 |
| (b) Wages M Overall (Final month) December by S/O  | 192.10    |
| (c) Confirm Clerk's Backdated Pay Increase to 01.04.2022                                   | 149.94    |
| As approved in the November meeting (Minute Ref 76/22)                                     |           |
| (d) Clerk's Reimbursements (Grey Book)   | 3.80      |
| (e) Clerk advised that the 2023 – 2024 Precept Request had been returned to PCC 30.12.2022 |           |
| (f) Requests for donations - Yes Cymru   |           |

**Resolved:** Items (a) and (e) **Noted** Items (b) (c) and (d) **Approved**

Item (f) The Council resolved not to donate as the request did not meet the Council's grant criteria.

**122/23 Highway Matters**

- Temp Road Closure – Class III (C3091) road at Cresselly, this information had been published on the Council's webpage and social media
- The Council noted that a sign had been placed at the start of the school path raising awareness about a 'slippery surface'

**123/23 Information Only / Items for the next Agenda**

- Review and Approve the Council's Risk Assessment for the 2022 – 2023 Financial Year
- Review and Prepare a Report on JCC's Biodiversity Plan 2019/2022 – Section 6 (Environmental Wales Act 2016)
- To promote the Community Council's Two Casual Vacancies
- To consider a new Bank Mandate for the HSBC bank account
- To receive update on the Council's outstanding V126 Vat Claims

**124/23 Date of Next Meeting**

Due to a holiday commitment in February there will be no meeting, therefore the next scheduled meeting will be held online and proposed for Monday the 30<sup>th</sup> of January 2023 @ 7.30pm

The Clerk will ensure that the amended date is published so that members of the public are aware of the change.

**The Meeting was declared closed at 21.15 pm**

**Signed: Chairman .....**

**Date: .....**