

MINUTES OF NOLTON AND ROCH COMMUNITY COUNCIL MEETING
HELD ONLINE - DUE TO COVID 19 RESTRICTIONS

4 May 2020

Members Present

A.Peach, R. Thomson, M. Harries and J. Hancock, D. Weale
Clerk - A. Jones

Clerk - update on how the community is supporting each other at this time:

All agreed that it has been great to see the community pulling together, many have shown real community spirit. The Clerk provided a brief overview of:

- The Roch Help and Support letters that were posted door to door with contact numbers included;
- The Whatsapp Roch Community group which was set up as a useful point of contact resource for prescription collections etc;
- The Nolton Haven Community Facebook page which compiled a list of those who are delivering to the village and has been a useful contact point;
- PCC have also set up a Community Hub, which is essentially a helpline that those in need can call for support - information is being sent out to homes shortly. The Clerk confirmed that she had also shared the information on the NRCC Facebook page.
- J. Gale confirmed that the Children of Roch Community School (vulnerable and those of key workers) are attending the Hub school at Prendergast C.P. School where free breakfast, lunch and a snack to take home is available to all. They have a classroom base, use of the hall for badminton and table tennis and a large playground. The staff work on a rota system and the children are allocated places at the Hub school through PPC.

1569 Apologies

M. Canton, J. Gale, D. Smith, Cllr. J. Adams

1570 Declaration of interest

J. Gale, who sent her updates via email, declared an interest with respect to the Newgale road and with regards to the donation to Nolton and Roch CLT

J. Hancock declared an interest with regards to the donation to Penuel Chapel

D. Weale declared an interest with regards to the donation to Nolton and Roch CLT

M. Harries declared an interest with regards to the donation to Victoria Hall

Although not in attendance, D. Smith has an interest with regards to the donation to Nolton and Roch CLT and M. Canton with regards to the donation to Nolton Reading Room.

1571 Minutes of the previous meeting dated 3 February 2020 and 2 March 2020

3 February 2020: proposed J. Hancock, seconded M. Harries.

2 March 2020: proposed R. Thomson, seconded D. Weale - Clerk to change 'replacing' to 'repainting' re Roch Motel junction - missing 'slow' on road.

1572 Clerk's report on matters arising

- **Welcome signs improvements and traffic calming** - no update.

- **Enhancing Pembrokeshire Grant** - as agreed previously, all agreed that looking into extending the play area may be the best way forward.
 - Action: M. Harries to look at additional playground options for younger and older members of the community and cost options.
- **Newgale road developments** - J. Gale confirmed that wildlife surveys continue to be carried out at Wood Farm, e.g. bat and reptile identification and counts are being undertaken at frequent intervals. They are finding a diverse number of species.
- **Drain at entrance to Wood Village** - J. Gale noted that a small risen area of tarmac has been placed near the drain cover at the entrance to Wood Village lane. Though it is unclear whether this is to divert the water down the lane rather than down the main road or to divert it down the drain. Hopefully this has sorted the issue.
- **Nolton drains** - no update. Clerk confirmed that some PCC highway works are due to commence soon. Verge cutting starts again next week and amenity cutting on a schedule over the next couple of weeks.
 - Action: Cllr. J. Adams to follow-up with PCC.
- **Nolton and Roch Community Land Trust** - D. Weale confirmed that the CLT has now been incorporated and the preliminary survey results are being analysed.
- **Overhanging trees on the road from Nolton Haven towards Nolton** - no update.
 - Action: Cllr. J. Adams has been in touch with the relevant people at PCC but will get in touch again.
- **Roch Motel junction - missing 'slow' on road** - no update. J. Gale mentioned previously 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 with PCC.
- **NRCC projector as a community resource** - D. Smith proposed after some research that a projector around the £1k mark would be a sensible decision and of a good quality. Decision on purchase deferred to next meeting.
- **Community Spring Clean Events** - postponed to later in the year given current COVID situation.
- **Keep Wales Tidy: Local Places for Nature scheme** - application sent off on 6 March 2020 and we were successful but initiative has been postponed.

1573 Planning

- **PCNPA planning proposal: 43, Folkestone Hill Chalets, Nolton Haven, SA62 3NJ. Installation of French doors and erection of decking with handrailing (NP/20/0091/FUL).** Application emailed to sub-committee between meetings; no comments.
- **PCNPA planning proposals: Pinch Cottage, Newgale.**
 - **Extension of domestic curtilage, retention of timber decking to rear of cottage & retention of timber cladding to flat roof cottage extension (NP/20/0168/FUL)**
 - **Retention of partial timber cladding to existing cottage (NP/20/0169/FUL)**
 Emailed to sub-committee between meetings; no comments.
- **PCNPA planning proposal: Folkestone Hill Chalets, Nolton Haven, SA62 3NJ. Enlargement of two existing refuse hardstanding areas to facilitate larger bins. The work involves some excavation and laying larger concrete bases as shown on plans attached. The banks will be retained by concrete block walls and the enclosures completed with close timber boarding sight screens (NP/20/0172/FUL).** Emailed to sub-committee between meetings; no comments.
- **PCNPA planning proposal: Rochgate Motel, Roch, Haverfordwest, Pembrokeshire, SA62 6AF. Proposed demolition of buildings and redevelopment to provide 18 no. dwellings, access and**

associated works (NP/20/0155/FUL). *Extension agreed until 4 / 5 May 2020 - comments gathered by email and letter drafted by Clerk and circulated prior to meeting.* The Councillors all agreed that they are pleased to see the developer submitting an application with regards to the Rochgate Motel site and although they appreciate and sympathise with the motivation of a developer to turn a profit, this development is in the Pembrokeshire Coast National Park and has to work within the exceptions planning policy - given that the site falls outside the current planning settlement limits - by providing affordable, community owned housing for local people that meet local needs.

However, as the plans currently stand there is no evidence that 18 x two bedroom houses and the accompanying plans represent the needs of the community. The Councillors were disappointed to see that the public consultation responses in the application documents are very few indeed. NRCC's understanding after Mr Bowie attended their December 2019 meeting to discuss his plans for the Motel site was that he was going to put a housing survey on his own website to better understand what the community needs. However, there appears to be no evidence of community need to support this application. NRCC's concern has been amplified by the preliminary results of the housing needs survey carried out by Nolton and Roch CLT which shows that the majority of local people require two-storey homes and bungalows with 3 bedrooms.

At NRCC's December 2019 meeting, it was, sadly, made very clear by Mr Bowie that sustainable eco friendly development (i.e. passive homes, renewable energy sources, sustainable materials etc) was not something being considered. The Councillors are disappointed to see that there has been no change to the plans in this regard and would very much welcome changes to the application regarding sustainable construction and renewable energy sources. Although the Councillors obviously recognise the financial motivations of a developer, it is a shame that sustainable development has not at all been factored into the plans as it does not necessarily mean more expensive.

There were also concerns with regards to the quality of the development, amenity space available and sewage capacity.

- Action: Clerk to finalise draft and circulate before sending to PCNPA.

- **PCNPA planning proposal: Newgale Camping Site, Woodhill, Newgale, Haverfordwest, Pembrokeshire, SA62 6AS, Proposed 2 storey reception building and extensions to existing amenity building, retrospective grass tent pitches, flagpole and proposed CCTV camera (NP/20/0220/FUL).** The Councillors do not object to the building in principle as it is at the back of the site and all agreed that it will improve the look of the current set up. However, the Councillors were unable to locate any measurements on the plans and would appreciate some clarification on this point. In reference to the owner proposing to effectively almost double the capacity of the site from 130 units to some 238 units, the Councillors were all concerned that this may be far too high a number for safety reasons. It is important that the units are 6 metres apart in the usable area as it is a serious fire hazard. Tents are extremely inflammable and the fire spreads very quickly especially with the wind and breeze given the location. It is the Councillors' understanding that this is in fact a requirement under the current licence and under the health and safety conditions as set out by Pembrokeshire Council Council in their model standards.

1574 Finance

- **One Voice Wales membership paid online - £172**
- **Budget at the 19/20 year end and going forward into 20/21 - decide on donations for the 19/20 financial year end:**
 - **Victoria Hall**

- **Nolton Reading Room (waiting on email request due to COVID 19)**
- **Penuel Chapel**
- **Nolton URC**
- **The Round Up**
- **St Madoc, Nolton**
- **St Mary's, Roch**
- **Nolton and Roch CLT**

After again reviewing the end of year budget, with approximately £3,500 available, the Councillors decided to donate £1,000 to Nolton Reading Room in recognition of the hard work of the new committee and what they want to achieve, £500 to Nolton and Roch CLT again in recognition of the great work so far and to aid them in achieving their next steps, and £200 to every other donee in recognition of the difficult times we are all experiencing (£1,200). This would then leave some reserves for a potential projector later in the year.

- **Audit 19/20 - due to COVID 19 delays are expected** - Clerk will keep Councillors updated.
- **Appoint external auditors - Bevan Buckland quote received £180 + VAT** - all agreed to appoint Bevan Buckland.
- **Zurich insurance renewal £308.82 due** - all agreed to renew.

1575 Correspondence

- **Resident complaint - footpath next to Pilgrims Way, Roch overgrown with gorse (emailed forwarded to J. Adams for comments 13/4/20)** - J. Hancock confirmed that he would look into the footpath, including ownership to see who may be responsible.

1576 Meetings attended by Councillors / forthcoming meetings

- Nothing to report.

1577 Other items

1578 PCC report

1579 AOB

- **Grass by recycling bins in Roch** - J. Hancock kindly offered to cut back the grass / hedge by the recycling bins.

1580 Items for the next agenda

Meeting closed at 8.40pm

Next meeting: 1 June 2020 (TBC)

Signed

Chairman