

Minutes of the meeting of Marloes & St. Brides Community Council held on Monday
13th October 2014 at Moriah Chapel, Marloes

Present:- Cllr. L. Beal (Chairman), together with Cllrs. W. Richards, S. Burnett, S. Twidale, C. Jessop, and P. Smithies
Clerk – Mrs. Y. Evans
County Cllr. Reg Owens
Members of the Community – see list attached.
Pembrokeshire Housing – Mr. N. Sinnett

1. Planning Matters

NP/14/0461 – Residential development of 8 dwellings – Exception Site for Affordable Housing at Town Meadow, Marloes.

Cllr. Beal welcomed Mr. Sinnett, Director of Property Services for Pembrokeshire Housing to the meeting. Pembrokeshire Housing (PH) have submitted this application to PCNPA for 8 dwellings – two 1 bedroom bungalows; four 2 bedroom houses and two 3 bedroom houses. The then Rural Housing Enabler, Matthew Owens had given the Council an outline of the proposal some time ago. Designs had been modified following discussions between PCNPA and Pembrokeshire Housing.

Mr. Sinnett briefly explained to the meeting the role of the Housing Association in Pembrokeshire. He advised that the waiting list for housing had grown significantly in recent years – now over 3000. It is the County Council who collect the statistics, and who have determined the type of development which should be built on this site. Very few areas in the National Park had been zoned for housing development, and in fact this site was an Exception Site, and he then highlighted the differences to the usual sites. Mr. Sinnett drew attention to a recent PH development in Roch, and the Local Letting Scheme that had been drawn up following consultations with the local Community Council – copies were made available for reference. The Roch allocations had worked well, and he would make arrangements for this Council to meet representatives of Roch C. C. if they wanted. He explained how the system would work if vacancies cannot be filled from the immediate locality. PH cannot have empty properties, but they did recognise the sensitivity of local communities over allocations. The properties will be designated in perpetuity for rent, and not subject to the Right to Buy.

The Clerk advised that the plans had been displayed by the kind permission of Neil & Emma at the Lobster Pot last Thursday, and seven people had attended.

After questions from Council members were answered the Chairman allowed questions from community residents. Questions in the main covered:-

- the letting and advertising process
- Sewage and other site issues, including the build standard

- Background to the selected site in Marloes
- rent levels
- Highway issues – corner opposite St. Peter's Churchyard
- Planning Gain from this development – to be discussed further.
- Commuted sum received from PCNPA towards this project – almost £10,000.
- Social issues following allocations – recent experiences in the Community highlighted, also experiences from other communities. Noted that this is not a planning consideration. Mr. Sinnett advised that PH have policies in place to combat neighbour nuisance.

The Chairman thanked Mr. Sinnett for attending the meeting, and for readily answering the many questions. Mr. Sinnett had given an undertaking that he would be confirming that a similar Local Letting Policy to Roch will be undertaken with the Community Council when the project is approved.

Cllr. Burnett declared an interest in this application, as she was a near neighbour, and had written to PH asking for clarification on sewage issues in the Glebe Lane, and the impact this development may have on the matter. County Cllr. Reg Owens advised that he had received complaints about the proposed development. He thought that this application should go before the Development Committee, rather than be dealt with by officers, and as a member of that committee he would ask for this. Cllr. Richards advised that although perceptions had changed recently because of anti-social behaviour, he thought that the Community Council should support the application. The village was slowly dying, with a lot of properties being bought for holiday homes. He was mindful of the upcoming generation that may need local housing, and he did not want to deprive them of this opportunity. The development may also assist the local shop. Cllr. Jessop expressed similar points, but also added that this was an opportunity to rent at a level below commercial rents. He also reminded the meeting that it would be after 2021 when the next LDP comes into force, before there was another opportunity to influence planning policy to obtain a similar allocation of land. The proposal of Cllr. Jessop, seconded by Cllr. Twidale to recommend approval of the application was put to the meeting. Further points were raised from the floor, and by Cllr. Owens. It was noted that some of those present were not in favour of the development, and objectors were advised that if they wished they should send written objections to PCNPA. It was also agreed that there would need to be further discussion on lettings to take account of possible vacancies created from the existing housing stock which would be subject to the Choice Based Lettings policy. The proposal was then approved by the Council, with only Cllr. Burnett abstaining. Clerk to write to PCNPA highlighting the main points from the discussion. Cllr. Owens advised he would be talking to the PCNPA officer, Liam Jones tomorrow. He is aware that

National Park have been criticised by for not meeting planning targets on affordable housing.

NP/14/0390 – Insertion of roof lights – White Styles, St. Brides.

After discussion it was agreed that this development will improve the property, make it more energy efficient. It was a sensible enlargement of the property without a significant visual impact, from the nearby highway. There were no near neighbours to be affected.

NP/14/0499 – Single storey extension to rear of two storey house to create small study/bedroom – Finns Loft, Marloes.

The meeting agreed after discussion that as the extension to the rear there would be minimal impact on near neighbours. The development was of an acceptable scale in relation to the dwelling, and was therefore acceptable.

NP/14/0526 – Installation of Openreach Broadband Cabinet – PCP003 – Opposite 1 Gay Lane Terrace, Marloes.

Members were agreed that the provision of an improved Broadband service was to be welcomed. National Park to be advised that the Council would prefer this cabinet was sited alongside the existing two telephone cabinets along the lower wall of the churchyard. At this location the cabinet may not then show above the wall. If the Cabinet was sited at this location, there would be a traffic congestion problem whenever a BT vehicle was parked alongside to carry out work.

2. Financial Matters

BDO Audit Fee-2013/14 Audit. On the proposal of Cllr. Richards, seconded by Cllr. Smithies the meeting approved the payment of £90 (VAT included of £16 which will be reclaimed in due course).

3. Urgent Matters/Any other Business

a) Tower View – Vehicle Parking – Cllr. Owens advised the meeting that this matter was in hand, and he had had discussions with the department concerned.

b) LNG spillage, USA – Cllr. Owens thanked Cllr. Jessop for this information. He had raised this incident at a recent Liaison meeting at South Hook LNG.

c) Winterton Junction - Mr. Krelle commented that the County Council should be thanked for the work undertaken at this junction to avoid flooding of the road in the future.

d) Library Service – Meeting advised that the next monthly visit was next week – Friday morning near the toilet block.

e) Retirement of Local Postman – The Clerk advised that the house to house collection was almost complete, and that arrangements were being made to visit Mr. Sholbrook with the gift from the Community.

The Chairman closed the meeting, thanking everyone for attending, and reminding all that the main monthly meeting will be held on Tuesday 21st October at Moriah Chapel.

List of Attendees – 13/10/2014

Stephen Bowen

Philip Griffiths

David Rees

Robin Black

Evelyn Goffin

Keith Burnett

Alan Chetwynd

Kevan & Pat Krelle

Marina & Richard Titley

Bobby Morgan

Suzanne & Brian Johnson

Hazel Champley

Barbara & Danny Scale

Carol & Nicholas Cawley

Sue Davenport