

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

**1 December 2025**

**Members present**

M. Harries, A. Peach, M. Canton, J. Gale and T. Jones.

Clerk and County Councillor – N. Neumann.

2268 Chairman's welcome and opening remarks  
M. Harries welcomed all members to the meeting.

2269 Apologies  
J. Hancock, A. Jones and M. Hammond.

2270 Declaration of interest  
Nothing declared.

2271 Minutes of the previous meetings dated 3 November 2025  
Proposer J. Gale and seconded by A. Peach.  
M. Harries signed minutes as true record.

2272 Clerk's report on matters arising

- **Nolton and Roch Community Land Trust (CLT)** – No update provided on this occasion.
- **Updates from the Victoria Hall / Nolton Village Hall and Reading Room**
  - Nolton Village Hall: M. Canton confirmed no update on this occasion.
  - Victoria Hall: M. Harries confirmed that a planned swing dance event had to be cancelled due to lack of ticket sales. The next scheduled event is Turkey Darts on Saturday 13<sup>th</sup> December, and then New Years Bonfire Night and Fireworks. Volunteers required and will be communicated via social media shortly.
- **Public toilet provisions at Nolton Haven** – M. Canton updated members on operational matters which in summary were positive with consistent level of donations received. No issues identified. The clerk confirmed contractors will complete the agreed maintenance works before Christmas, and the noticeboard would also arrive shortly.
  - Action: Clerk to follow-up.
- **Newgale Coastal Adaptation Scheme** – The clerk confirmed no update.
  - Action: The clerk to follow-up.
- **Foot / cycle path around dangerous bend in Roch** – The clerk confirmed no update.
  - 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 no issues currently. The clerk confirmed PCC had been requested to clear the sand from the beachfront highway. The frontend loader will be deployed shortly. Members went on to discuss matters pertaining to the double yellow lines and the response received from PCC Traffic Department following the request for blue badge signage.
  - Action: Clerk to follow-up.

- **Village footpath and signage for Roch to Newgale new footpath** – The clerk confirmed no update available on this occasion.
  - Action: Clerk to follow-up.
- **Welsh Road Traffic Order** – The clerk confirmed no proposal had been received from PCC on this matter. The clerk agreed to follow-up with the traffic team at PCC.
  - Action: Clerk to follow-up.
- **Roch School Playground** – The clerk confirmed J. Gale and himself had visited the school recently and reviewed the condition of the playground firsthand. The clerk confirmed he had also spoken with the PCC Director of Education regarding this matter, and the director has asked a member of his team to look into the matter and revert.

2273 Planning

- **PCC Proposal: Provision of two traveller family pitches with two static caravans, two day/utility rooms, two touring caravans, improvements to the existing access and ecological enhancements.** Made of More Yard, Simpson Hill, Simpson Cross, Haverfordwest, SA62 6ET. [25/0660/PA] *Application sent round to all Councillors prior to meeting. Firstly, members acknowledge national advice and give due consideration to Section 108 of the Housing Act 2014, and local planning policy via PCC LDP2 which supports Gypsy and Traveller pitches in appropriate locations across Pembrokeshire. However, members have the following concerns:*
  - *Sustainability and Visual Impact: The site is considered as being in open countryside and some distance away (~1km) from the nearest settlement being Simpson Cross. Members feel the proposed site is not a sustainable location given it is in remote countryside and not well-related to settlements some distance away. Furthermore, the field concerned is located on high ground at some 100+m elevation with far reaching views across the Pembrokeshire countryside for many miles, hence the name Simpson HILL. Therefore, the visual and character impact of this development on the landscape will undoubtedly be significant. Members request that a Landscape Character and Visual Impact Assessment (LCVIA) is submitted and fully considered by the authority before determination of the application, given the sensitive landscape and proximity of the site to the Pembrokeshire National Park boundary. In the absence of the assessment, members are minded to object to this proposal.*
  - *Highways and Active Travel Considerations: The access to the proposed site is onto a well-used C-road from Simpson Cross to Nolton Cross. The access point is positioned on a slight bend with poor visibility. Furthermore, there are no pavements along the highway in this area which raises pedestrian safety concerns, and the safety of children who will be residing at the site and needing to use public transport to nearby schools.*
  - *Nutrient Neutrality: Given the latest policy regarding nitrates within the Marine Special Area of Conservation (SAC), members feel that the planning proposal needs to provide a habitat appraisal and proposed mitigation plan. The proposed site is in open countryside positioned on high ground which is currently used for extensive agricultural cropping. Any development would undeniably have a detrimental impact on both nitrate and phosphate discharges into the environment. In the absence of a habitat appraisal and proposed mitigation plan, members are minded to object to this proposal.*
  - *Scale and form of proposed utility/day room building: Members question the size and scale of the proposed day/utility room building given the initial needs outlined in the application. Members feel this building is excessive in proportion given the proposal already seeks to establish two mobile homes and two touring caravans for just two families. From the site plan, the utility/day room building appears to be the*

*equivalent size of the two mobile homes combined. Therefore, members question the need for a building of this scale and form particularly given the proposed location would be at the highest point on the site.*

- *Considering the above concerns and the absence of key supporting information, members of Nolton and Roch Community Council are minded to OBJECT to this planning proposal.*
- **PCC Proposal: Construction of 310 sqm Agricultural storage shed.** Agri Field, Simpson Cross, Cuffern, Nolton and Roch, Pembrokeshire, SA62 6HB. [25/0699/PA] *Application sent round to all Councillors prior to meeting. Members have no concerns and support the proposal.*
- **PCC Proposal: Dining/garden room extension.** 10, Damson Close, CUFFERN, Haverfordwest, Pembrokeshire, SA62 6HR. [25/0665/PA] *Application sent round to all Councillors prior to meeting. Members have no concerns and support the proposal.*
- **PCNPA Proposal: Internal and external alterations to dwelling and surf shop, including the removal of un-lawful A1 use of part of ground floor.** Newsurf, Newgale, Haverfordwest, Pembrokeshire, SA62 6AS. [NP/25/0630/FUL] *Application sent round to all Councillors prior to meeting. Members have no concerns and support the proposal.*
- **PCC Proposal: Outline planning application for development of land for 3no. dwelling (all matters reserved)** Land to the West of No 6 Church Road, Roch, Haverfordwest, Pembrokeshire, SA62 6BG. [25/0647/PA] *Application sent round to all Councillors prior to meeting. Members feel the principle of development is acceptable. Members would therefore support this proposal but only on the basis of 1.5 not 2 full story properties to better align with the local architecture, vernacular and street scene.*

#### 2274 Finance and Legal Matters

- No requests for donations.
- The clerk circulated a financial report and went on to update members on the year-to-date position versus budget, and the projected yearend position. Key highlights include estimated ~£220 deficit for FY25/26 or very close to full cost recovery thanks in part to better than expected income from donations and sponsorship (£500), and general cost savings (£680). This is good news as reserves will remain untouched for another year. Members thanked the clerk for the detailed analysis and well managed accounts.
- The clerk confirmed that a letter had been received from PCC Financial Department regarding the FY26/27 Precept Setting Process. The clerk confirmed that the precept would need to be ratified at the meeting to ensure submission deadline of the 23<sup>rd</sup> January is met. Members felt that due consideration should be given to cost inflation and felt it necessary to reflect the headwind pressure on costs in the FY26/27 precept determination. Members felt a 4% increase Y-O-Y in the precept would be appropriate which was proposed by J. Gale and seconded by A. Peach. For resolute clarity, the 4% increase Y-O-Y would translate into a FY26/27 precept of **£10,920.00**. The matter was duly resolved.
- The clerk updated the councillors on the state of finances and bank account balances.

2275 Correspondece

- Complaint made to the Ombudsman - 202505755 [REF/xj/DI/DA/90/]
- Invitation to a training session from the National Park Planning Department
- Temporary road closures/restrictions 2025/684 - Surface Dressing Programme 2026
- Invitation to Online Meeting – Support for CCs Following Boundary Review
- SDF Funding Available
- Winter Preparedness – Salt bins & rock salts order
- Webinar Discover Your Volunteering Role | Find Your Volunteer Role Webinar
- Free Councillor Training
- Pembrokeshire CC Building Control Consultation / Notification. - DM/0539/25
- Practice Development Note 22 - Members' Induction
- Clinical Services Plan: conscientious consideration of feedback

2276 Meetings attended by Councillors / forthcoming meetings

- PCNPA Planning Training attended by the clerk and J. Gale on the 24<sup>th</sup> November 2025.

2277 Other items

- None.

2278 PCC report

- Cllr. Neumann updated members on several matters throughout the meeting which are outlined in the meeting minutes herewith.

2279 AOB

- **Rochgate** – J. Gale mentioned she had received several positive comments from residents about the demolition of the former Rochgate Motel.
- **Nolton Haven Gullies** – M. Canton and T. Jones raised concerns about the highway gullies throughout Nolton being blocked with leaves and trash. The clerk agreed to request that the gullies are cleaned.
  - Action: Clerk to follow-up.
- **Newgale Beach Access** – The clerk confirmed he was working with Access Officers from PCC and PCNPA to explore options to improve accessibility onto the beach.

2280 Items for the next agenda

Meeting closed at 8.46 pm.

**Next meeting: Monday 2<sup>nd</sup> February 2026 at Nolton Village Hall and Reading Room.**

Signed

Chairman

**Members Attendance FY25-26**

Member	Attendance											
	07-04	05-05	02-06	07-07	01-09	06-10	03-11	01-12	02-02	02-03	-	Total
M. Harries	Y	Y	Y	Y	Y	Y	N	Y				7
A. Peach	Y	Y	N	Y	Y	N	Y	Y				6
A. Jones	Y	N	Y	N	Y	Y	N	N				4
J. Hancock	N	N	N	Y	Y	Y	Y	N				4
J. Gale	Y	Y	Y	Y	Y	Y	Y	Y				8
M. Hammond	Y	Y	N	Y	Y	Y	N	N				5
M. Canton	Y	N	Y	Y	Y	Y	Y	Y				7
T. Jones	N/A	N/A	N/A	N/A	Y	N	Y	Y				3
<b>Total</b>	<b>6</b>	<b>4</b>	<b>4</b>	<b>6</b>	<b>8</b>	<b>6</b>	<b>5</b>	<b>5</b>				<b>44</b>

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