MINUTES OF NOLTON AND ROCH COMMUNITY COUNCIL MEETING
HELD AT NOLTON VILLAGE HALL AND READING ROOM

2 November 2026

Members present
A. Peach *(Meeting Chair)*, J. Gale, M. Canton, J. Hancock, M. Hammond and T. Jones.
Clerk and County Councillor – N. Neumann.

2389 Chairman's welcome and opening remarks
A. Peach welcomed all members to the meeting.

2390 Apologies
M. Harries and L. Hancock.

2391 Declaration of interest
A. Peach declared a personal interest in item pertaining to Church Road highways adaptations *(Item denoted as: Foot / cycle path around dangerous bend in Roch)*.

2392 Minutes of the previous meetings dated 5 October 2026
Proposer J. Gale and seconded by M. Canton.
A. Peach signed minutes as true record.

2391 Clerk's report on matters arising

- **Updates from the Victoria Hall / Nolton Village Hall and Reading Room**
  - Nolton Village Hall: M. Canton confirmed that more bookings had been secured for the use of the hall, and no confirmed events in the calendar as yet.
  - Victoria Hall: M. Harries absent from the meeting therefore the clerk updated members of upcoming events to include a Turkey Bingo in collaboration with Camrose and Roch Playgroup in November, and New Years Day Fireworks.
- **Public toilet provisions at Nolton Haven** – M. Canton provided a brief update on recent operational matters. The clerk went on to update members on *"Changing Places Project"*:
  - PCC officers have confirmed the Enhancing Pembrokeshire Fund could be used to match fund the project and an EOI has been submitted before the deadline.
  - Several letters have also been distributed to grant funding organisations to seek the match funding for the project – Outcomes to be known shortly.
  - PCNPA have confirmed that no Planning Permission would be required for the project.
  - PCC have confirmed that Building Control regulations will apply and consent required.
  - PCC Property Team were supportive of the project and would issue landlords consent.
  - The clerk confirmed he had recently had meetings with PCNPA and PCC to learn from other changing places projects recently delivered in Pembrokeshire by local authorities, principally, Newport/Treath Mawr and the new Transport Interchange.
  - In conclusion, everything is progressing as planned.
    - Action: Clerk to follow-up.

- **Foot / cycle path around dangerous bend in Roch** – A. Peach confirmed communications between the adjoining landowner and PCC (the LHA) were currently ongoing regarding a land dedication agreement. Once this matter is resolved, the scheme could potentially proceed. As always, the clerk and A. Peach will continue to follow progress and liaise with PCC highways team as and when required.
    - Action: Clerk / A. Peach to follow-up.
- **Nolton Haven beachfront matters** – M. Canton confirmed the beachfront had been swept but recent strong winds had blown more sand onto the highway. The clerk agreed to follow-up accordingly. M. Canton felt that a more substantial undertaking is required to clear the sand from the highway and nearby hedgerow which has a significant amount of sand deposits which are covering highways gullies.
    - Action: Clerk to follow-up.
- **Village footpath and signage for Roch to Newgale new footpath** – The clerk confirmed there was no further update. The clerk agreed to contact PCC highways team to seek update.
    - Action: Clerk to follow-up.
- **Defibrillators** – The clerk to contact M. Harries to confirm information of consumables expired and now required for Roch Former Shop defibrillator.
    - Action: Clerk / M. Harries to follow-up.
- **Parking on double yellow lines in Nolton** – The clerk and M. Canton to undertake site visit to further discuss issues and explore options available. M. Canton also raised the persistent issue of a caravan parked on the junction near Nolton Haven chapel. The clerk confirmed this matter had been reported to the police as the matter was considered a traffic offence by definition of the highway code.
    - Action: Clerk / M. Canton to follow-up.
- **Hedgerow Encroachment** – The clerk confirmed he had submitted a question for the next full council in December to raise the profile of this countywide issue. M. Harries to connect with Brawdy and Camrose Community Councils to discuss a collaborative approach.
    - Action: Clerk / M. Harries to follow-up.
- **School Catchment Area and School Transport** – The clerk provided members with an update regarding school catchment area arrangements and associated transport eligibility. It was reported that Pembrokeshire County Council confirmed that a consultation undertaken in 2017/18 resulted in Roch being incorporated into the catchment area for Ysgol Penrhyn Dewi. The Council acknowledged that its website had not been updated to reflect the change and continued to show Roch within the Haverfordwest High School catchment area. Pembrokeshire County Council has since corrected the information on its website and issued an apology for any confusion caused. Members noted the clarification and the potential impact that the inaccurate information may have had on parents and pupils.

2392 Planning

- **PCC Proposal: Permanent Rural Enterprise dwelling.**
  Sweet Home Alpaca, ROCH, Haverfordwest, Pembrokeshire, SA62 6HB. [26/0444/PA].
    - *Application sent round to all Councillors prior to meeting.*
    - *Members considered the application for a permanent Rural Enterprise Dwelling at Sweet Home Alpaca, Roch. In reviewing the proposal, members noted that the principal policy test under TAN 6 requires the applicant to demonstrate both a*

genuine functional need for the dwelling and sufficient financial sustainability and viability of the enterprise.

- *Members expressed concerns that important questions remained regarding the financial evidence submitted in support of the application, including the sources of income relied upon and whether the financial and labour figures presented related solely to the rural enterprise forming the basis of the application. Members also sought clarification regarding the extent to which income or labour associated with camping activities on the holding may have been incorporated into the viability assessment.*
- *The Council further noted that the original temporary consent related to a holding of approximately 23 acres, whereas the current holding is understood to comprise approximately 13.5 acres following the disposal of a significant proportion of the land. Members considered this reduction in acreage to be a material consideration and were not satisfied that sufficient evidence had been provided to demonstrate that the financial and functional tests had been reassessed against the holding in its current form.*
- ***Resolved: To object to Planning Application 26/0444/PA and submit representations to Pembrokeshire County Council requesting that all TAN 6 requirements, including financial viability, income sources, labour requirements and functional need, be fully evidenced and validated before the application is determined.***

- **PCNPA Proposal**: **Demolition of existing toilets/showers/store/laundry building (including removal of touring caravans/trailer for reception/welfare/store) to an alternative site outside the flood zone with replacement toilets/showers/store/laundry/reception office and welfare building together with ecological & landscape mitigation/enhancements (revision of refused application NP/24/0567/FUL)**
  Newgale Coast Holiday Park, Newgale Camping Site, Newgale, Haverfordwest, Pembrokeshire, SA62 6AS. [NP/26/0487/FUL]
  - *Application sent round to all Councillors prior to meeting.*
  - *Members considered the amended application for the demolition of existing facilities and the construction of a replacement toilet, shower, store, laundry, reception and welfare building at Newgale Coast Holiday Park.*
  - *Whilst acknowledging that amendments had been made following the refusal of the previous application, members remained concerned that the proposal continued to represent a substantial development within a highly sensitive coastal landscape in the Pembrokeshire Coast National Park. Members considered that the revisions had not sufficiently addressed concerns regarding the scale, prominence and visual impact of the building.*
  - *Members also noted and shared the concerns raised by Natural Resources Wales regarding landscape integration, the adequacy of supporting information, and the potential visual impact of associated earthworks. Whilst recognising the need to relocate facilities away from areas at risk of flooding, members concluded that insufficient evidence had been provided to demonstrate that the development could be accommodated without unacceptable harm to the character and appearance of the surrounding landscape.*
  - ***Resolved: To object to Planning Application NP/26/0487/FUL and submit representations to the Pembrokeshire Coast National Park Authority setting out the Council's concerns. The response submitted represents the collective views of Nolton & Roch Community Council as resolved by members present.***

2393 Finance and Legal Matters

- The clerk confirmed that Audit Wales had returned their findings on the FY25-26 return. The findings confirmed a successful outcome and that no matters had come to their attention to give cause for concern. The clerk also confirmed that the Audit Completion Notice had been shared on the council's website and on the village noticeboards in accordance with statutory requirements.
- The clerk updated the councillors on the state of finances and bank account balances.
- Expenditure requests: None.
- Requests for donations FY26/27: None.

2394 Correspondence

- Salt Bins
- Enhancing Pembrokeshire Grant - Expressions of Interest Open
- COMMUNITY BOUNDARY REVIEW WEBINARS / COMMUNITY BOUNDARY REVIEWS
- 2025-26 Completion of audit / cwblhau archwiliad - Nolton and Roch CC
- Sustainable Development Fund - Gronfa Datblygu Cynaliadwy
- Temporary Road Closure Notification - 2026/886 - Class III (C3042) road at Cuffern
- Temporary Road Closure Notification - 2026/888 - Class III (C3042) Simpson Cross to Nolton Cross road, nr Simpson Cross
- Letter from National Trust re car parking charges
- Shaping Mid and West Wales Fire and Rescue Service Together

2395 Meetings attended by Councillors / forthcoming meetings

- None.

2396 Other items

- None.

2397 PCC report

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

2398 AOB

- None.

2399 Items for the next agenda

- None.

Meeting closed at 8.35 pm.

Next meeting: Monday 7th December 2026 at Victoria Hall, Roch.

Signed Chairman

Members Attendance FY26-27

Member	Attendance											
	13-04	11-05	01-06	06-07	07-09	05-10	02-11	07-12	01-02	08-03	-	Total
M. Harries	Y	N	Y	Y	Y	Y	N					5
A. Peach	Y	Y	N	N	Y	Y	Y					5
L. Hancock	N/A	N/A	N/A	N/A	N	Y	N					1
J. Hancock	Y	Y	Y	Y	Y	Y	Y					7
J. Gale	Y	Y	Y	Y	Y	Y	Y					7
M. Hammond	Y	Y	N	Y	Y	N	Y					5
M. Canton	Y	Y	Y	Y	N	Y	Y					6
T. Jones	Y	Y	Y	Y	Y	Y	Y					7
Total	**7**	**6**	**5**	**6**	**6**	**7**	**6**					**43**