

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

**10 October 2023**

**Members present**

M. Harries, R. Thomson, M. Canton, J. Gale and M. Hammond.

Clerk – N. Neumann

1994 Apologies

A. Peach, A. Jones, J. Hancock, and Cllr. Peter Morgan.

1995 Declaration of interest

Nothing raised.

1996 Clerk's report on matters arising

- **PCC Proposal : Proposed residential development of 52 units.** *Land East of Pilgrims Way, Roch, Pembrokeshire, SA62 6BQ. [23/0568/PA]* M. Harries initiated the discussion by reflecting on previous comments / feedback given to pre-applications for this scheme, and how proposals for the site had developed over time. Councillors remain supportive to the proposed development in principle, however, councillors felt the following matters should be raised for further consideration by the developer and planners:
  - **Public Sewerage Capacity:** Given the concerns from local residents relating to inadequacies of the public sewerage system in Roch and the recurrent sewerage discharges onto Newgale Beach, councillors were somewhat surprised by the response given by Dwr Cymru on the proposed scheme which suggests the public sewerage system has sufficient capacity to accommodate the proposed development. It was agreed that NRCC would consult Dwr Cymru directly on this matter to further understand their response rationale, and past / future investment plans for local infrastructure. Councillors also questioned whether Dwr Cymru would be making investments into upgrading the Wood Village Treatment Plant in Newgale to accommodate this development and felt further clarification was required from Dwr Cymru.
  - **Affordable Housing:** Councillors felt the proposed development needed to reflect local demand and houses should be made available first to local people. Affordable houses, whether offered for sale or rent, must be covenanted/rent controlled to remain affordable in perpetuity. Market houses should only be purchasable by people who will live in them. They must not be sold for second homes or holiday homes - as has predominantly occurred in other recent developments in our region. It was felt that the developer must not be allowed to recede upon the affordable housing commitment.
  - **Housing Type:** Councillors felt whilst there was a good mix of house types and formats across the proposed site, there was no provision for single level houses (bungalows) which would better accommodate people with mobility issues. Councillors used the local example of Ocean Drive Roch where there is a good mix of houses and bungalows on the development.

Action: Clerk to provide official feedback (as above) to PCC planning department on this development and to also write to Dwr Cymru to raise concerns over the public sewerage capacity, and request details of past and future investment plans, and planned upgrades to the current system in the community.

- **Public toilet provisions at Newgale South and Nolton Haven** – The Clerk confirmed a letter had been received from PCC to confirm that Nolton Haven and Newgale South public toilets would close at the end of October and will remain closed indefinitely. PCC also confirmed the buildings wouldn't be decommissioned or sold until the new tourism levy is introduced at which point the matter would be reviewed. Councillors were firm in their opinion that the local community should not be liable to the cost of running the toilets via the precept; councillor felt this should be the bottom line. The precept should not be used to run the toilets as the principle users of the toilets are the visitor economy not the local community. M. Harries suggested that NRCC would be the only community council in the county who would have two public toilets closed. Councillors felt that this was particularly unfair given the revenues raised by PCNPA off both public car parks at Nolton Haven and Newgale. Councillors felt a small proportion of PCNPA car park revenues should be put towards the toilet provisions, and this proposal should be put forward as a tangible suggestion to PCC / PCNPA for their consideration. Another proposal could be to allow paid overnight parking for campers or allow an ice cream concession to raise revenues which could be used to fund the running of the toilets. Councillors felt there were a number of proposals which should be put forward to PCC and PCNPA.

Actions:

1. Clerk to write to PCC and PCNPA to:
  - a. raise concerns and consequences of closures
  - b. note NRCC will see two closures (the only CC in Pembrokeshire)
  - c. ask what the general public / beachgoers are to do for toileting
  - d. put forward proposals (as highlighted above)
2. Clerk to write to other Community Councils earmarked for toilet closures to seek their thoughts, feedback and strategy on the matter.

1997 AOB – R. Thomson raised an issue with mud on the road near Nolton Cross. M. Harries suggested it was a police matter and should be raised to them directly.

1998 Items for the next agenda  
Nothing proposed.

Meeting closed at 8.36pm

Next general meeting: Monday 6 November 2023.

Signed

Chairman