

THE HAVENS COMMUNITY COUNCIL **CYNGOR CYMUNED THE HAVENS**

EXTRAORDINARY GENERAL MEETING

22nd January 2025 – BROAD HAVEN VILLAGE HALL – 7pm

MINUTES

Present:

Cllr. H. Jones (Chair)
Cllr. C. Stephens
Cllr. S. Reynolds
Cllr. K. Sturman

Cllr. C. Alexander
Cllr V. Grey
Cllr. G. Bevan

Also in Attendance:

Peter Horton (Locum Clerk), County Cllr. N. Neumann; S. Spence, Millbay Homes, + six members of the public

1. **Apologies for absence**
C'llrs S. Bell, E. Kother, A. Devonald
2. **To disclose personal or pecuniary interests in items of business listed below**
None.
3. **To discuss H.C.C.'s response to Asbri pre-application consultation on proposed Millbay Homes development**

Mr. Stuart Spence of Millbay Homes was present in the meeting, and at Members' invitation, provided clarification on certain aspects of the proposals as they currently stood, as follows :

- **Runoff into the Slash Pond.** It was explained that this related to surface water only, and not to any foul discharges. S.U.D.S. requirements in Wales currently required attenuation and filtration of such runoff, which would ensure a high quality of any runoff into the environment.
- **Sewage treatment.** It was pointed out that to address the increased demand from the proposed development, Welsh Water had proposals for significant improvements to their local infrastructure, running into 5 figures. However, these proposals would only serve to offset the additional impact of the new development, and would not solve the well-documented existing problems. Millbay Homes would have no powers to exceed the recommendations of the expert body (in this case Welsh Water).
- **Section 106 payments.** It was explained that, due to a likely requirement from P.C.N.P.A. to mandate additional rental units, at the expense of the numbers of shared-ownership units, there was a distinct possibility that the scheme may not actually generate any Section 106 payments. This would depend on the outcome of the scheme viability assessment process.
- **Planning restrictions on future uses of properties.** It was explained that the normal process of including restrictive covenants to prohibit use of the properties for short-term letting purposes would be underpinned by planning conditions excluding use of the properties for short-term letting purposes. Any residency of less than three months would class as short-term for planning purposes.

Following the brief address by Mr. Spence, questions and comments from members of the public and Members followed, including comments and questions on the following areas of concern :

- Concern over potential overlooking / overshadowing of properties in Swanswell Close (Mr. Spence referred to the P.C.N.P.A. requirement for increased property density, which affected this matter, but also mentioned that the planning requirement for minimum separation distances between new and existing properties was comfortably achieved in the development proposed);
- Perceived conflict between the proposals and the stated aims of the P.C.N.P.A. to enhance areas within the National Park;

- Concern to ensure that the proposed pedestrian access routes to / from the development would be delivered (Mr. Spence confirmed that there would be three such footpaths included as part of the development);
- Concerns over possible deterioration in water quality for swimmers bathing at Broad Haven (Mr. Spence reiterated his comments above that they had no powers to require provision over and above that recommended by the 'expert' party, which in this case was Welsh Water).

Following the above public participation, Members were invited to consider approval of the draft consultation response letter prepared. With a small number of minor amendments, the letter was unanimously approved as drafted (proposer C'llr S. Reynolds, seconder C'llr G. Bevan). Thanks were expressed to those involved in the preparation of the letter, which was felt to be detailed and weighty, as befitted a formal response to this important consultation. Letter to be sent off by the Clerk. The Chairman confirmed that the letter would be made publicly available once it had been sent off.

4. **Discussion of staffing issues**

[NOTE - Due to the nature of the topic, this agenda item was held in private]

5. **Any Other Business**

Broadway highway proposals. C'llr N. Neumann reported that feedback at the meeting held the previous day to publicise the proposals had been generally very positive.

Council business. Members were supportive of taking on Peter Horton as Acting Clerk until appointment of a permanent replacement Clerk. Details to be discussed between him, the Chairman, and C'llr C. Alexander, with formal approval to be discussed in the February meeting.

Playpark inspections. C'llr N. Neumann had learned that Infinity Play were not planning to renew their inspection contract for the playpark. They had also indicated that they would not be in a position to provide a quotation for inspecting the P.C.N.P.A. playpark. The Acting Clerk undertook to seek information on possible alternative arrangements in time for the February meeting.

Seasonal dog ban on Broad Haven beach. C'llr N. Neumann mentioned that he was due to attend a P.C.C. Scrutiny Committee meeting to examine the effectiveness of arrangements for administering and enforcing the dog ban. Members were invited to voice any comments on the dog ban that they felt might be relevant.

Little Haven slipway. C'llr N. Neumann mentioned that there were some issues with establishing responsibility for getting the slipway cleared of pebbles, etc., as and when necessary. It was noted that P.C.N.P.A. currently leased the foreshore from the Crown Estate, so may well have responsibility for this matter. C'llr Neumann undertook to explore this avenue further.

The meeting closed at 8-15pm