THE HAVENS COMMUNITY COUNCIL
CYNGOR CYMUNED THE HAVENS

FULL COUNCIL MEETING

7th January 2025 – BROAD HAVEN VILLAGE HALL – 7pm

MINUTES

Present:	**Cllr. H. Jones (Chair)**	**Cllr. C. Alexander**
	Cllr. C. Stephens	**Cllr. S. Bell**
	Cllr. S. Reynolds	**Cllr. G. Bevan**
	Cllr. K. Sturman (Remote Access)	**Cllr V. Grey**

Also in Attendance: Peter Horton (Locum Clerk), County Cllr. N. Neumann

1. Introduction:
The Chair opened the meeting and thanked the locum Clerk for attendance.

2. Public Participation in business of the meeting
There were 14 members of the public in attendance in person.

3. To accept apologies for absence:
Cllrs. A. Devonald, E. Kother

4. Absences without apology
None

5. To disclose personal or pecuniary interests in items of business listed below:
Cllr G. Bevan declared a personal and prejudicial interest in any discussion on the Regatta Committee application for Honesty Box funds, as a member of their committee. He also declared a personal but non-prejudicial interest in the Seanook planning application.
Cllr S. Bell declared a personal and prejudicial interest in the Millbay Homes pre-application consultation, as an employee of the company.

6a. To approve and sign minutes of the December 2024 meeting of the Council:
Having been circulated in advance of the meeting, minutes of the Full Council meeting held on 3rd December 2024 were received and adopted as a correct record. Moved by Cllr V. Grey, and seconded by Cllr G. Bevan.

6b. To approve and sign minutes of the E.G.M. held on 18th December 2024
Having been circulated in advance of the meeting, minutes of the E.G.M. held on 18th December 2024 were received and adopted as a correct record. Moved by Cllr V. Grey, and seconded by Cllr G. Bevan.

7. To receive an update on Broadway road safety
C'llr N. Neumann provided an update on the current situation. He explained that Cllr C. Alexander and the community action group had been active, and were directly responsible for the progress achieved. There had been a call by them for a footpath, and a call for a reduction in the speed limit through Broadway. This had been discussed in P.C.C. As a result, a reduction from 40mph to 30mph through Broadway had been agreed. Plans had also been drawn up for a proposed footpath through Broadway. This would start at the Creampots junction, and terminate at the bend on the Broad Haven side of the village. Traffic calming measures were also included as part of the proposed scheme. These took the form of a priority traffic system to slow traffic down. The scheme had been prepared by P.C.C. officers, and was currently out for consultation. Residents were invited to submit any comments directly to P.C.C., or alternatively via the community council. It was anticipated that the final agreed scheme would be delivered during the current year, as Phase 1 of a potential two phase scheme. Phase 2 could be Sec. 106 funded by Millbay Homes, in

mitigation of the impact of their proposed housing development. The Section 106 funds gained from the scheme were likely to be a substantial six figure sum, possibly around £500,000. This could potentially be used to continue the footpath down to their development, and also to extend the alteration in speed limit to there.
A resident asked what value it would add to the Broadway community having a footpath. Cllr N. Neumann explained that residents of Broadway included many families with young children, and the scheme would improve safety for them and their children. Cllr H. Jones added that the presence of a number of caravan sites in the locality would mean the footpath provision would improve safety for visitors walking between Broadway and Broad Haven.
Cllr C. Stephens asked about the potential Phase 2 sec 106 money. She asked what the community would stand to gain from this. If the footpath needed to be funded from this money, there might not be much left. Cllr N. Neumann commented that now would be the appropriate time for any and all concerned individuals to express such concerns during the consultation period. Cllr C. Stephens said that a repetition of what occurred with the Sandbanks development should be avoided, where the footpath was included in the original scheme requirements, but then subsequently removed.
A resident asked how dependent Phase 1 was on agreement for Phase 2. Cllr N. Neumann confirmed that it would not be dependent on prior agreement for Phase 2.
A resident asked if Phase 2 could hypothetically be agreed in principle, but then shelved through lack of available funding from the development. Cllr N. Neumann replied that he thought not, as the Section 106 arrangement was a legally binding one, which would not be dependent on any other factors.
A resident from Rosehill raised concerns about the planned priority system. They felt that this could cause knock-on problems, with possible rat-running through Rosehill to avoid it. They felt that other measures to slow traffic through Rosehill should maybe be considered instead. The Chairman replied that the details of the traffic scheme were not yet set in stone.

8. Update on Mill Bay Homes, and discussion of reply to Asbri

[NOTE – Cllr S. Bell declared a personal and prejudicial interest in the discussion, as an employee of Millbay Homes, and left the room during discussion of this item]
The Chairman initially explained that a response to Asbri on the pre-application consultation was needed by 19th January. It was important that concerned individuals also wrote in, to ensure that views were clearly expressed.
Cllr N. Neumann provided an update on the current situation. The number of homes to be included in the application was now known, and would be 76. The site size was unchanged, but the proposed housing mix had been altered. Some 5-bedroomed properties had been replaced with 3-bedroomed ones, as a result of a requirement made by P.C.N.P.A. to increase the property density of the development. Regarding the affordability requirement, 35% of the properties were required to be affordable. This translated to 26 houses, with the remaining 50 houses being at full market value. Of these, 25 would have a C3 restriction. This restriction would prohibit purchase for investment or second homes. It was uncertain whether this would apply in perpetuity, or just apply to the initial purchaser. A lot of these details were subject to ongoing discussion and negotiation. Regarding sewage disposal arrangements, it was explained that in response to previous pre-application submissions, N.R.W. and D.C.W.W. had required a hydraulic modelling exercise. This had now been completed by D.C.W.W., with 2 possible solutions proposed – attenuation of sewage flows, or increase in capacity at the sewage treatment works. It was understood that compliance with the recommended approach would be sought as a condition of any planning consent granted, with the necessary work following on once planning consent had been granted. Sewage would be pumped to Walton West Sewage Works.
Following the update and detail provided by Cllr N. Neumann, the floor was opened to members of the public to comment and raise questions, as follows :
One resident expressed concern at possible discharges into the Slash Pond, and also at the lack of proposed increased capacity at Walton West S.T.W. He felt that the negative effects of this could adversely affect tourism, public health, etc., and would not be in conformity with the requirements of the Local Development Plan (L.D.P.). He felt that as well as communicating concerns to Asbri, discussions also needed to be held directly with responsible parties such as D.C.W.W., N.R.W., P.C.N.P.A. and Millbay Homes directly. In particular he felt that D.C.W.W. needed to be firmly held to account for their actions in addressing legitimate concerns. Cllr N. Neumann agreed with this, and encouraged all concerns to be communicated to the relevant parties involved.

Cllr V. Grey raised a question about the formal definition of an 'affordable' home. She commented that this might not be affordable to local young people. Cllr N. Neumann to seek clarification on this question.
Cllr C. Stephens commented on the large number of homes currently for sale in Broad Haven and Little Haven, and questioned the need for the development to go ahead at all.
A resident expressed the view that the existing sewage problems should be sorted out properly before building more houses, not afterwards. They were also concerned at the potential negative effects of overlooking on neighbouring properties if the development went ahead as proposed. They asked for the community council to be proactive by responding to make clear the strength of feeling in the village.
Another resident raised concerns about overshadowing / invasion of privacy of neighbouring properties.
A resident asked if some properties could be ring-fenced for rental purposes. Cllr N. Neumann explained that matters were not yet at the appropriate stage for discussion of this, but that different means of addressing these matters were currently being considered.
A resident asked for a statement of the overall consensus of the community council towards the scheme. The Chairman explained that this had not yet been discussed, but would be later on in the meeting, taking all views expressed fully into consideration.
A resident raised concerns about sewage, as they had contracted an illness from swimming in Broad Haven recently. They asked what was being done about the existing situation, never mind further development.
A resident asked if there considered to be any positive aspects to the proposed development. Cllr N. Neumann mentioned the potential influx of families with young children, and consequential benefits for the local school, which were considered positive benefits in terms of increasing vibrancy in the community.
Following the discussion, the Chairman confirmed that a response letter would be put together, and submitted to Asbri in time for the deadline of 19th January, taking into account all views expressed.
Members agreed for Cllr C. Stephens to liaise with Mr. A. Drumm in the formulating of the draft response letter, with the final version to be agreed by all Members.

9. To receive a report from the County Councillor

(i) **Bin collections.** Cllr Neumann referred to the recent issues with bin collections. These were understood to be largely resolved now, and had not been limited to The Havens area, but had been County-wide.

10. Finance Matters:

a) The following payments were authorised:

£ 84-00	Total Tech (INV-14272)
£2025-00	Barrie Jones (INV-10181)
£ 210-00	Cleddau Press (INV 017695)
£ 832-00	Councillor member allowance remuneration payments (4x£208-00)
£ 121-60	H.M.R.C. (P.A.Y.E. tax)
£ 486-80	Clerk's wages (November 2024)

It was noted that payment to Gareth Havard for recent locum clerk work was yet to be invoiced. It was also noted that a credit of £210-00 had been received from Cleddau Press for INV-017649, which had apparently been overpaid.
All the above payments were approved by Members.

b) It was noted that **Income received** was:

£14782-16	Pembrokeshire County Council
£ 82-61	Honesty Box receipts
£ 100-00	Donation received

c) It was also noted that **bank balances** were:

£16861-24	Current Account
£25162-07	Funds for Purpose Account

d) **2023/24 audit update.** Work had been completed on the accounts submission, and a response was awaited from Audit Wales.

e) **2024/25 accounts / audit update.** The accounts cashbook had now been brought up to date, and matters were currently on track.

f) **Discussion of 2025/26 budget.** A draft budget had been circulated to all Members. It was generally agreed that, following the period of instability, and major expenditures incurred in recent years, a 'year of consolidation' would be appropriate, and the draft budget had been prepared to reflect this. Members agreed for the precept for 2025/26 to remain unchanged from the current year, at £27675. Chairman to complete and send the precept return form to P.C.C.
During the budget discussions, Cllr Sally Bell raised the matter of the P.C.N.P.A. playpark adjacent to the car park by the Youth Hostel. It was understood that this was due to be closed, due to the cost of playpark inspections. The question was raised as to whether it would be possible for the Community Council to assume responsibility for these costs, with ownership / overall responsibility for the playpark remaining with P.C.N.P.A. Cllr N. Neumann undertook to make enquiries about this. Chairman to forward a list of possible contacts to Cllr N. Neumann for this purpose.

11. Planning Applications:

NP/24/0664/FUL - Sea Nook, 23 Millmoor Way, Broad Haven – Demolition of rear extension. Erection of new side porch extension and rear single storey extension to facilitate larger living space.
No representations had been received by the community council to this application. No comments to be made.

NP/24/0637/FUL - Retrospective planning application – Farm diversification to create seasonal dog exercise (summertime only) near Williamston Farm.
A local resident addressed the meeting to express opposition to the application, as a directly affected neighbour. They made the following comments :

- The application was being made for land belonging to East Nolton Farm, and was supposedly an 'agricultural diversification'. The acceptability of distance from the application site to East Nolton Farm was questioned.
- The business was advertised as being suitable for nervous dogs. Concerns were raised about the possible risks associated with these kinds of dogs being exercised at the premises, especially as the boundary fence was only 4' high, and of a design that was considered by them to be unsuitable, not being properly dog-proof.
- They were experiencing ongoing problems with loud barking, shouting, and general noise nuisance in connection with the development were described, which the resident stated was causing serious disruption and stress to them.
- The times of operation were described as creating a serious problem, with dogs being accepted at the site from 5-30am.
- The distance of the development from their property had been described in the application as being 150m. However, they maintained that this was misleading, as the actual distance from their domestic garden was only 12m.

The resident requested support from the community council to oppose the application on the following grounds :

- The location was considered unsuitable, being too far from East Nolton Farm, and therefore incapable of being properly and safely monitored.
- Unacceptable proximity to their domestic garden, with the separation distance being stated as only 12m.
- Unacceptable noise impact on them.
- The application stated that half of the land was to be used for tack sheep, with only the remaining half being used for the dog-exercising activity. However, as this half was the

half closest to their property, this was considered to be a further ground for objection, as it would intensify the negative impact on their property.
- Case history of similar applications that had been turned down for similar reasons to those being advanced in objection to the current application.
- Proximity to the adjacent cycle path, with associated risk to path users.

The resident suggested that, were a consent granted, this should require a 6' fence, limit numbers of dogs, and limit hours of operation.

Following these representations, Members voted unanimously to OBJECT to the application, on the basis of all the reasons put forward.

NP/24/0585/S73 – Revocation of condition no. 6 of NP/269/74, & replace with condition stating that the premises shall remain as holiday use, and not as a permanent residence; location – 4, Cairn Terrace, Hasguard Cross, Haverfordwest, Pembrokeshire SA62 3SJ
No comments had been received by the community council on this application, and no discussion was held on it. Any members of the public with views to express on this application were invited to contact the community council, or submit these directly to P.C.N.P.A.

NP/24/0602/FUL – Below ground extension to an ancillary building at Sleekstone House, and associated landscaping; location – Sleekstone, Haroldston Hill, Broad Haven, Haverfordwest SA62 3JP
No comments had been received by the community council on this application, and no discussion was held on it. Any members of the public with views to express on this application were invited to contact the community council, or submit these directly to P.C.N.P.A.

NP/24/0651/FUL – Rear (west) elevation fenestration design alterations and enlargement, corner window and patio door; drainage works to front (east) elevation; **internal remodelling; location – Seascape, Settlands Hill, Little Haven, Haverfordweast, SA62 3LA**
No comments had been received by the community council on this application, and no discussion was held on it. Any members of the public with views to express on this application were invited to contact the community council, or submit these directly to P.C.N.P.A.

12. Staffing Update:
Outgoing clerk. The Chairman confirmed that discussions were in hand to agree necessary actions and specifics regarding the outgoing clerk. Recommendations from these discussions to be subsequently circulated to members for info / agreement.
Recruitment process for new clerk. C'llr K. Sturman reported on progress to Members. It was mentioned that job descriptions were being prepared for two separate roles, these being Financial Officer and Clerk. A recruitment pack was in preparation. Members discussed briefly the merits of splitting the roles. It was explained that this would be for full discussion when the draft documentation was produced.

13. Website/Email/Social Media update
Members agreed expenditure for the new website and email addresses, as follows:
- Annual cost £539-76+VAT / year.
- Website building £500 if needed

The above sums were approved by Members (proposer Cllr S. Bell, seconder Cllr S. Reynolds).
It was confirmed that there would be no ongoing cost implications if a decision was made at a future date to move to another provider. It was agreed to proceed with registering a Gov.uk domain name for the website and email addresses. Options for exact domain names to be agreed subsequently, with individual Members encouraged to contact Cllr K. Sturman with their views on this.

14. Honesty Box Grant Applications

Havens Allotment Society. £500 requested. Members asked for a check to be made of whether or not the necessary documentation had been submitted.

Haroldston Church – £500 requested for display boards. Approved by Members, subject to an agreement from the applicant to lend these out to other groups on request (proposer Cllr S. Reynolds, seconder Cllr C. Stephens).

Regatta Committee - £412 + VAT requested for bunting, etc. Approved by Members (proposer Cllr V. Grey, seconder Cllr S. Reynolds).

15. Discussion of Insurance matters

No update was available. Discussions were currently under way between the solicitors and P.C.C. concerning the lease requirement for £10 million of insurance cover, which could significantly affect the insurance premium for the community council.

16. Update from Boules Pitch Solicitor

Dealt with in 15 above.

Maintenance

17. Play Park Quotation.

Already paid.

18. Playgrounds Inspection contract

No discussion held.

19. Weed Spraying – update if available.

No discussion held.

20. Atlantic Drive- update if available.

No discussion held. In hand with C'llr N. Neumann to follow up.

21. Bus Shelter, Tiers Cross, update.

Members were informed that the matter was ongoing. Broken glass has been removed, and also rubbers removed from the frames.

22. Millmoor Way Bus Shelter – update.

In hand with Cllr C. Stephens. An application had been submitted to the Probation Office, and a response was currently awaited. The Chairman confirmed that he had received acknowledgement.

23. Book shelter. Update on repairs.

In hand with Cllrs G. Bevan and A. Devonald.

24. Settlands Hill Footpath grass cutting update.

C'llr N. Neumann confirmed that the grass on the bend was adopted highway, and therefore P.C.C. responsibility. The land down to the foreshore was owned by The Havens.

25. Football Pitch footpath grass cutting tender document.

Members were informed that the document would need to be ready for February, in order for a commencement in April. Cllrs G. Bevan and H. Jones to liaise over this.

26. Concrete base for Football Pitch Bench, update.

Cllr N. Neumann explained that the lease with P.C.C. would need to be checked first, in case there were any restrictions, before proceeding with any arrangement for putting in a bench.

Projects

27. Community Lunches. Update.

Due to other events being organised in the meantime, the next community lunch was planned for the end of March.

28. Litter Picking.

No discussion held.

29. Christmas Lights.

Quite a few had been lost during the storm. Only one was left on. Nothing much had been used in respect of electricity.

30. Lamp Post sponsors - To receive updates including funds raised

Around £950 had been received via the scheme, plus £300 for the Christmas tree sponsorship. Cllr G. Bevan mentioned the need for a new tube for mounting the Christmas tree on the Front. A new

manhole cover to protect it was suggested, which would cost around £150. Members agreed that this should be done, on H&S grounds.

Miscellaneous

31. Predict and Protect Rota 2024 update.
Chairman to send out thank you letters to volunteers from 2024.

32. Community Awards.
Deferred for future consideration.

Meeting Closedown

33. Any Other Business: To be discussed at the discretion of the Chair, for noting purposes only.

Defibrillators. It was mentioned that these were currently offline on The Circuit website, due to the status not having been updated. New pads with Cllr G. Bevan for inserting into defibrillator recently used. Possible provision of a new defibrillator for the hall end of the village to be discussed in the February meeting.

34. Date of Next Meeting.
Tuesday 4 Feb, Little Haven Hall.

The meeting closed at 9-20pm