

## **St. Davids Peninsula Community Land Trust Ltd.**

Fifth meeting of the St. DPCLT Steering Group (Directors) held at 2, Anchor Drive, St. Davids on Monday 11<sup>th</sup> January 2016 at 10.00am.

Present: Bill Preece, Chair, David Lloyd, Acting Secretary, Andy Dixon, Len Cotton.

Professional advisers: Mike Lawless, Elizabeth Adams, LA Architects.

### 1. Introduction – Bill Preece:

- i. Since the last meeting in October an agent acting for Premier Inn, Nick James, Chartered Surveyor, Swansea, had contacted David Lloyd as the local County Councillor for St. Davids for advice as to the availability of land for the development of a 40 bed Premier Inn in the area. David replied suggesting that he looked at the Roch Gate Motel site, which was for sale with planning permission for a 40 bedroom hotel. He also suggested that the agent approached Kathryn Perkins, Edward H Perkins, Chartered Surveyors, Haverfordwest, who act for Mrs. Betwyn Holmes, owner of the larger part of the Glasfryn Road development land.
- ii. Premier Inn visited the Glasfryn Road site on the 21<sup>st</sup> December 2015 expressing interest in acquiring 1.3 acres of the site for a hotel.
- iii. Nick James subsequently contacted Mike Lawless and was given the current StDPCLT plans for the Glasfryn Road project. It was the view of them both that the hotel project could prove to be complementary to the CLT proposal rather than an impediment.
- iv. It was thought that Premier Inn would accept LA Architects as the architect for the hotel, with a view to issuing one pre-planning application to the National Park, which would include the swimming pool as well as the housing project.
- v. The location of the hotel could be in one of three possible locations. Plans incorporating the three options had been prepared by LA Architects to be given to Nick James.

2. Housing mix for PHA housing - Lyn Hambidge, PCC, would be asked to provide the required mix.
3. Fees required to prepare the pre-planning application – LA Architects had provided a schedule of fees, comprising their own fees and those of the engineering support firms, totalling £65,000. It was noted that a) they were heavily discounted and b) that they were on top of some £85,000 worth of fees that had already been offered on a pro bono basis.
4. Funding of professional fees – 50% RDP funding of the fees via Planed was a possibility, relying on the swimming pool element of the project to qualify for the fund (closing date for current round, 31 January 2016). Nick James to be asked for the remaining 50% of the fees should the unified pre-application proceed. In addition, David Lloyd would approach PCC to enquire whether the S.106 affordable housing levy monies could be used to fund part of the fees.
5. Location of the pool – Len Cotton to provide Mike Lawless with a copy of the plans for St. Davids Sports Hall.
6. Financial viability of a new swimming pool for St. Davids – David Lloyd to provide Len Cotton with a copy of the Leisure Republic business plan for the new pool. David Lloyd also to approach ‘Swim Narberth’, the community trust that saved Narberth swimming pool, for a copy of their business plan. Mike Lawless to approach Parkwood Leisure with a view to their considering the running of the St. Davids pool.

Meeting closed at 12.00pm.