

St. Davids Peninsula Community Land Trust Ltd.

Sixth meeting of the St. DPCLT Steering Group (Directors) held at 2, Anchor Drive, St. Davids on Monday 11th January 2016 at 2.00pm.

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

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

Stakeholders: Betwyn Holmes, Nick James, Chartered Surveyor, Kathryn Perkins, Edward H Perkins, Chartered Surveyors.

1. Nick James – update – Premier Inn representative visited site in December. The location for a Premier Inn hotel was considered ideal. It was now thought that a 60 bed hotel would be desirable. A 1.3 acre site would be required to accommodate the hotel, the car park and possibly a restaurant. Premier Inn had no objection to the proposed adjacent housing project. The possibility of a joint pre-planning application for the entire site was attractive to Premier Inn.
2. Betwyn Holmes – observations – very happy to incorporate the introduction of a Premier Inn on the site. The provision of local employment opportunities was a central principle of hers for the development of the site.
3. Mike Lawless – observations – the schedule of professional fees of £65,000 to undertake the preparatory work was a) discounted, notwithstanding the previous £85,000 of pro bono work undertaken on the project; b) necessary in order to issue a detailed pre-planning application to avoid unnecessary objections and potential delays from the National Park at a later date.
4. David Lloyd – suggested that given the preparedness of Premier Inn to collaborate in a joint pre-planning application Premier Inn might consider paying half of the sum of £65,000 for the professional fees.

5. Nick James – accepted the proposal to meet 50% of the professional fees in principle. He was also in agreement that as detailed a pre-planning application as possible should be made. He would seek to talk to Sarah Middleton, PCNPA, himself as soon as possible.
6. Mike Lawless – the inclusion of a Premier Inn on the site should not obviate the desirability for creating a holistic vision for the site, while taking into account Premier Inn’s design standards. LA Architects would prepare alternative site lay-out proposals offering three options for the location of the hotel and whether the hotel would be two or three storeys high, within one month.
7. Kathryn Perkins – the demand for the proposed open market houses for sale should be assessed.
8. Andy Dixon – would make enquiries as to when an application for a grant from the Rural Development Programme via Planed could be made.

Meeting closed at 4.00pm.