

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

Seventh meeting of the St. DPCLT Steering Group (Directors) held at County Hall, Haverfordwest on Tuesday 12<sup>th</sup> January 2016 at 10.00am.

Present: Bill Preece, Chair, David Lloyd, Acting Secretary, Andy Dixon, Len Cotton, Dave Palmer, Wales Co-operative Centre.

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

Stakeholders: Andrew Davies-Wrigley, PCC, Nigel Sinnett, PHA.

1. Bill Preece – way forward – Premier Inn coming to the site – injection of capital now available – offer of employment opportunities – Premier Inn noted for its policy of recruiting local labour – plans drawn up by LA Architects offering three alternative locations for the hotel on the site – pre-planning application to be made within two months – 50% of the professional fees necessary for the preparatory work relating to the pre-app secured – remaining 50% to be found.
2. Mike Lawless – expressed his preparedness to work with StDPCLT and Premier Inn – will meet with Nick James and PCNPA as soon as possible – will proceed to issue a joint Stage 2 pre-planning application within two months.
3. Andrew Davies-Wrigley – presented the housing mix required by PCC for the social housing for rent element of the project: total number of units – 60; 1-bed units – 29; 2-bed units – 14; 3-bed units – 14; 4-bed units – 2; 5-bed units – 1. This would require an area of 3.58 acres of the total site of 7.56 acres (StDPCLT housing – 2.92 acres).
4. Nigel Sinnett – agreed that a joint pre-planning application should include the social housing for rent proposals – happy with any of the three alternative proposals for the overall site presented by LA Architects – agreed in principle to meeting 25% of the sum of £65,000 for the fees relating to the preparation of the pre-app –

PHA would seek to acquire the area of the site required for the social housing for rent – value of site to be agreed – generally, an average of £10,000 per plot – the less per plot paid, the more of the Welsh Government grant (Acceptable Cost Guidance support of £1,000 per square metre) can be employed on the construction of a unit – a matter of critical importance to ensure viability.

5. David Lloyd – would approach PCC to explore the possibility of obtaining support for the funding of the remaining 25% of the fees.
6. Dave Palmer – queried highway issues relating to the widening of the Glasfryn Road.
7. David Lloyd – confirmed that PCC had completed site access agreements with the two landowners in order to begin work on the widening of the Glasfryn Road – PCC had contracted with D G Harries & Sons, Haverfordwest, to undertake the work, which was to begin immediately.
8. Nigel Sinnott – emphasised the importance of the road work in facilitating the development of the proposed housing project.

Meeting closed at 11.30am.