

Meeting of StDPCLT Steering Group (Directors)
2. Anchor Drive St Davids on Friday 3rd June 2016 at 11.00am

Present: Bill Preece (Chair), Roger Williams (Treasurer), David Lloyd, Andy Dixon, Len Cotton, Anne Dixon (Secretary), Mike Lawless and Elizabeth Adams
Apologies received from: Rhodri Lewis.

- 1. Premier Inn latest position.**
- 2. Discussions with Kathryn Perkins.**
- 3. Section 106 funding.**
- 4. Planning Aid Wales.**

Immediately followed by meeting with L.A.

1, Review of Current Position

WP reviewed the current position. The option for Premier Inns to buy a portion of the land ran out at the end of May. No decision has been received. Situation is still 'Hopeful'. Betwyn Holmes is unavailable until 16 06 16. Kathryn Perkins has been assured that funds are available for CLT to purchase the whole site without Premier Inns although she will require evidence of either a Contract to Purchase or an Option Agreement and of the availability of the finance.

The total cost will be in the region of £1,000,000 despite the fact that some of the land has been taken for the widening of Glasfryn Lane because the price is based on an amount per unit not per acre. The exact figure will therefore depend on the number of units agreed on.

We plan to proceed to Pre planning on the basis that there will be no Premier Inn involvement.

2. Planning Aid Wales

Planning Aid Wales offer free of charge design and planning advice. LC will contact them .

3. PHA Design Brief

WP and LC met with Nigel Sinnett (PHA) and discussed design standards. NS is constrained by the need to satisfy Welsh Office requirements and by ACG minimum standards. The PHA brief should be forwarded to ML.

4. Development of a CLT Brief.

Mike Lawless (architect), (Planning Aid Wales), Nigel Sinnett (Pembrokeshire Housing), Dave Palmer (Coop Wales) need to be involved in the development of the brief as well as the CLT. The desirability of building to a higher specification than ACG was agreed, including passive house status. This should be achievable as it is not very different from Welsh Government standards. The whole life costs of the houses also needs to be considered.

The Welsh Government will need to be involved eventually.

5. Moving Forward with/without Premier Inns.

Premier Inns had agreed to pay half of all planning fees (the rest to be covered by PHA – ¼ – and PCC – ¼). DL has asked PCC for a loan from Section 106 income and second home council tax levy income to cover these and other fees and this will be considered at the next Cabinet meeting in July, They will need security for this loan i.e. an assurance of availability of funding for the project and an option to purchase. WP to write to John Haswell (PCC Finance Director).

6. Open Market Housing

It is proposed that there should be 20 units for sale on the open market although there could be more if there is no hotel. The main objective is to make money to fund the swimming pool project although design considerations are also important. Several market considerations need to be borne in mind: number of bedrooms, detached/semi detached/terraced, shared ownership, density, passive status. Town and Country estate agents (Helen Tutin) have been consulted and have prepared a report. Also the method of sale would need to be considered; would we sell the whole site, individual plots or completed houses. The first would involve the least risk, the last would generate the most profit.

ML will develop a design brief.

WP to send Town and Country report to ML.

7. Method/Process: RIBA stages.

RIBA have a 7 stage template for the management of the planning process.

8. Time Scales and Consultation.

ML will devise a time frame which will commence in July and will include key target dates. This will be ready by June 13th.

Included will be the presentation of options, appraisals and analyses to appropriate groups of people including the National Parks and the community. The final stage will be a written document which will include the costs which will be involved. They will begin with the development of the design brief involving key people including CLT, PCC and the community.

9. Official Appointment of LA Terms and Conditions.

LA need to be officially appointed and a contract signed before they begin work. This will not happen until after the PCC Cabinet meeting in July.

10. A.O.B.

ML agreed to devise a draft plan for the proposed swimming pool to show along with the housing plans.

11. Date of next meeting: Friday 29th or Saturday 30th July at 11.00