

Meeting of St Davids Peninsula Community Land Trust Directors St Davids Rugby Club on Thursday 19th April 2018 at 7.30pm

1. **Apologies** received from: Paul Brown and Rhodri Lewis.
2. **Minutes of previous meeting held on 22nd February 2018.**
Minutes approved.

Following the meeting Laura Ward (not present) requested the following additions/clarifications relating to the previous meeting:

Land currently identified for proposed hotel development. If the planning application incorporating Premier Inns should be turned down then it may be possible for St Davids Community Land Trust to develop that part of the site for residential purposes. The CLT would be interested in pursuing this, possibly along with Pembrokeshire Housing. The CLT expressed this desire at a meeting (2.11.17) with Nigel Sinnett, of PHA, attended by CLT Directors Bill Preece, Graham Perkins and Andy Middleton, where Nigel Sinnett agreed that PHA would be able to develop housing without the Hotel and would be willing, in principle, to work with the CLT on a housing only proposal. A dialogue with Pembrokeshire Housing needs to be maintained so that such an interest and opportunity could be perused.

It had been agreed that the CLT would write to Councillors Williams and Evans inviting them to come to meetings as observers.

3. **Matters arising from previous meeting minutes.**
 - 3c. **Funding from Local Councils.** The situation has not changed. The councils want to see the outcome of the planning application before they commit any funds.
 - 6c. Bill Preece has contacted Pembrokeshire Housing Association with a view to keeping lines of communication open. They have confirmed that it would not be possible for them to hand over any property to the CLT to enable them to benefit from the rental income because they would have been built using Welsh Government funding and they would only be able to pass property to a Registered Social Landlord
4. **Update on the current position regarding Plans and Planning Applications.**
The Glasfryn Road planning application will be considered at the meeting of the planning committee to be held on 6th June 2018.
5. **Alternative sites on the peninsula.** John Warren detailed the relevant parts of the Local Development Plan for the peninsula and explained the 'traffic light' system whereby planning proposals are designated red, amber or green. (red – not acceptable, amber – possible, green - acceptable). There are several areas which may be developed for housing, all would include 50% affordable housing. The plan is available for inspection at Oriel y Parc. It may be helpful if there were a register of those who would be interested in building their own houses if there was land available. The CLT could compile and keep such a register.
6. **Presentation by Sue Rees and Councillor Cris Tomos on Narberth swimming pool.**
Sue Rees described how Narberth swimming pool had been taken over from Pembrokeshire County Council when they wanted to close it because it was not financially viable. It is now a successful business running at a profit. She described how the income is generated and how capital projects, such as a recent extension, have been financed. She also discussed staffing, administration and training issues. All the accounting information is available on the Charity Commission website.
Cris Tomos described the various community projects in which he has been involved

including Hermon school, and Tafarn Sinc at Rosebush. He emphasised that any project needs to have a sound business plan and to get other organisations in the community involved, including the local council, is vital.

Bill Preece thanked them both for their time and enthusiastic presentation, which demonstrated that building and running a Pool in St Davids was possible.

7. Possible involvement of the CLT with St Davids Rugby Club.

John Williams, the President of St Davids Rugby Club, gave a resume of the history of the club, concluding that at present, although the club owns a large area of land it is underutilised and could be of greater use to the community. One possibility may be to develop a sports centre at the school, to include rugby, a swimming pool, as well as other facilities and to offer the present site for housing. It was proposed that this should be included in the St Davids development plan currently under consideration.

Andy Middleton proposed, seconded by Graham Perkins, that the CLT welcomes the suggestion that the Rugby Club joins forces with the CLT in the development of a combined sports facility, possibly at the school site.

8. Vision development

Subject for future discussion

9. Any Other Business

a. St Davids Awareness Day Saturday 28th April, Oriel y Parc. Andy Dixon will be present throughout the event and will enable visitors to register their interest in the Glasfryn Road houses.

b. It was agreed that following discussion at the last meeting, the CLT should write to PCNPA to confirm our interest in the land currently designated for the Hotel should that planning application be refused.

c. Bill Preece registered that he has received the letter from a number of members concerning a letter from Graham Perkins published in the Western Telegraph. This will be discussed at another place and time.

10. Schedule of meetings.

24th May 2018