

Dale Community Council

MINUTES OF THE MEETING HELD ON

8th March 2022 at 7pm in the Coronation Hall

1. Present

Lyn Jones (LJ)(Chair), Peter Morgan (PM)(Vice Chair), Andy Truelove (AT), Jane Warr (JW), Francesca Jones (RFO), Cllr Reg Owens (Cllr RO)

Via Zoom - Paul Garnish (PG)

Nicola Gandy(NG) – Director of Planning and Park Direction, Pembrokeshire Coast National Park

Members of the public – Chris Millership (CM) and Fill Marshal (FM)

Apologies

Mark Reynolds

2. Declaration of Interest

None

3. Minutes of the meeting held 10th January 2022

The minutes of the previous meeting held on 10th January 2022 were agreed as a true record and Councillors were happy to sign them off.

4. Matters arising

a. No signs for the Black Rock end of the beach had been found that were suitable for what the Councillors wanted. It was agreed to have one made to suit the purpose. Village Maintenance in the budget will cover this.

Action – Clerk to get quotes to present to the Council

b. Clerk reported that NRW had been contacted about the flood gate and they had confirmed that no one would be liable for any damages caused by flooding over the sea wall, whether the gate is in place or not. They were not keen on having a key safe for access to the main key.

c. A member of the public had asked if the slipway could be cleaned during the winter like it is during the summer. It was noted that since the new owners have been at Celtic Sea Watersports, the slip has been used more during the winter than ever. The slipway now is very hazardous and once again covered in slippery, green seaweed.

Action – Clerk to write to PCC and see if this is something that can be done.

d. PM raised his concern with the upcoming road closure that will once again see Dale become a two way road right around the village. There has still not been any confirmation that any lights will be in place and the hill past Brook Cottage is a serious concern. It was proposed that Darren Thomas is written to about Sunday's road closure but to also make sure that there are always traffic lights put in place, whenever the road becomes two way. FM noted that the traffic lights currently in place at the Gann have been insufficient at times and have meant that traffic had become 'stuck' between the lights on a couple of occasions. It was mentioned that although frustrating, the works have improved the highway in to the village and that the main problem is when the lorry offloads tarmac, it holds up the cars.

Action – Clerk to write to Darren Thomas

5. Planning – Guest Nicola Gandy, PCNP

Nicola Gandy was asked to attend the meeting as Dale has seen such a rise in Planning Applications in the last couple of years and Councillors had questions that they wished to ask and have clarified. NG gave a brief introduction to her role in the National Parks as the last time she attended a meeting in Dale, she was a planning officer but is now the Director of Planning and Park Direction. She explained the application process from first receiving the application, to consulting Community Council and neighbours, then having to work with highways and ecologists etc, then finally waiting on the planning officers' recommendation. Most are decided in office by the planning/case officer. However, if the application is refused it goes to the committee who can either agree with the officer or overturn the application. If overturned, there is a 6 week cooling off period, then if the committee still feel it should be overturned it is finalised. She said that around 10% of applications will go to committee. Enforcement will then follow up any breach of planning and the last resort if the breach cannot be resolved is prosecution.

In Dale the last three years figures (not including 2020 due to lockdown) for applications are:

2021 : 14 planning applications, 6 amendments

2019 : 7 planning applications

2018 : 7 planning applications

The National Park is monitoring applications to see if the rise is due to lockdown or if it is rising steadily anyway. PM discussed Salcombe where they have planning criteria for locals that differs to second home owners. He expressed his dismay that certain properties in the village have been granted huge new builds and extensions which are then only occupied for a few weeks of the year, whereas some locals have had their applications turned down when their alterations are not as large or as obvious and they'll live and work in the village with

their families. He asked NG if its possible the Parks favour applications from second home owners.

She explained that this is not the case, and that each application is looked at and decided upon by following the guidelines set out by the Parks. Decisions are based on the land that each application is on, not the owner, and takes account of neighbours, amenities and highways. She said that the application from a local that has recently been recommenced for refusal was one that she had personally looked at and with the amendments suggested it was hoped it would be passed. NG explained that the Welsh Government are looking to make changes to policy and legislation in order to help the growing second home problem in villages like Dale, but that until anything is passed their hands are tied. There is a trial in North Wales happening at the moment. She said that currently; residential, holiday home and second homes are all in the same class and so are treated the same.

RO had brought up about Brook Cottage that was discussed as having breached original planning permission by turning the property into 4 self-contained holiday lets. He pointed out that to save the building which was in a poor state of repair would have cost hundreds of thousands and that although it wasn't bought by a local, it was positive that it has been saved.

The Clerk asked about Enforcement of planning, having had quite a few members of the public ask about the procedures. The Clerk explained that the feeling is not necessarily that Brook Cottage wasn't bought by a local, but that when local people are having their planning refused at the first hurdle or are reported for deviating from their granted planning, it creates more bad feeling towards second homes when they seem to be able to do what they want without any consequences. FJ asked NG why planning permission wasn't signed off at the end of a project like it is with building regulations. NG explained that it is not policy to sign off and that they simply don't have enough people on the ground to follow up each application afterwards. There are only two enforcement officers and they respond to complaints raised from the general public or from officers who may notice a breach. She said that they also work closely with building regulations in County who will see obvious breaches when going about their work and will notify the officers.

LJ asked if parking is specifically looked at when considering an application as new builds legally have to provide space for 3 vehicles and parking in the village from holiday lets is currently a huge problem in the village. NG said they bring in highways to look at this who would consider the number of bedrooms in the application i.e. 3 bedrooms will need 3 spaces. They cannot control/stop applications calling rooms a 'study' or 'store' and then using them as bedrooms. She did say that she would speak to highways because if the property is a known holiday home, then parking should be closely considered. Generally, a minimum of 3 spaces is required.

FM asked about the current application at 5 Woodside which includes a rear roof dormer of which the side is visible from the road. He asked why this is not likely to be approved however other properties with huge expanses of glass or large new builds have been granted and can clearly be seen from most of the village. NG explained that when it comes to extensions that jar with the original roof structure or line, such as 'bulky, boxy extensions' like flat roof dormers, the National Parks just don't usually approve them. She said that any extensions should be sympathetic to the original house and roof structure.

PM asked about the differences between the types of planning which NG explained:

Outline Planning: this is the principal for planning, normally seen on pieces of land wishing for to build a housing development eg. 6 houses with roof height xyz , is it likely or not?

Pre-Planning: before any plans are drawn up pre planning can be used to get an officers view on a proposal which can flag up anything that would be a definite problem. Costs a householder £25.

Full Planning: Planning proposal submitted for consideration with architectural drawings. Can be submitted without pre planning.

Planning Surgeries: Post Covid-19, there were surgeries held with half hour slots for a face to face, informal chat with a planning officer. It is hoped that these will return but are currently still not running.

NG answered a question about wind turbine applications which are considered individually, looking at the landscape of the character area of the proposal, she will forward the link to this.

Finally, NG suggested that as a council, Dale write to Welsh Government with their concerns around the second and empty home problem in the village and possibly ask PCC about using the council tax on second homes towards affordable housing. The Chair thanked Nicola for attending and providing the information to the council.

NG left the meeting at 7.55pm

6. Broadway

No recent update was received to read out at the meeting despite one being promised. Katie Williams is no longer in post with Broadway and so for now, Anne Peters is our contact. RO had been in touch with Patrick Hannon from PCC who had spoken about a road closure between the Griffin and the Yacht Club which was to happen in the next week or so, however none of the Community Council are aware of this which is concerning. There is currently a dispute over the telegraph poles between Mabsgate and Mullock Farm, firstly over ownership of the hedge in which they have been sited and secondly because National Parks were not notified properly before they were erected. This is no doubt slowing things down once again. RO told the Councillors that Broadway had promised 44 dwellings in the Dale Project would be connected by the end of the month. RO suggested getting in touch with Patrick Hannon in future for updates and information.

7. Elections

RO informed the Councillors that the estimated rough cost of the election on the 5th May, for Marloes and St. Brides was around the £2500 mark. Dale still have not received an estimation on cost despite asking on several occasions. The Clerk attended a Briefing for the election last week and estimated costs had been promised as soon as they were able. Nomination papers had been received and distributed to Councillors, they can also be found online along with all other information on the election.

8. Dwr Cymru

PM expressed concern for the pipe work along Blue Anchor Way. This is the original galvanised pipe and has burst on numerous occasions over the last couple of years. The main water pipe needs replacing to bring it up to modern standards. AT was sure that some sections were replaced but only the odd bits here and there. He also asked that Welsh Water be made aware that the wastewater outlet in the sea still has not been fixed and is a hazard to boats. The post that marked the outlet was damaged over a year ago and is just a broken off post sticking out of the water, unmarked.

Action – Clerk to contact Welsh Water about the above points

9. Parking

Since the last meeting Marc Owen has emailed an update which was circulated to Councillors. It included a list of points that should be completed ready for the new season:

1. Repair to external gate on summer outflow
2. Marker posts to bridge on exit road
3. Directional summer exit signage
4. Bollards to protect parking on the verge at exit
5. Wildflowers in car park
6. Replacing the trees we cut down with appropriate vegetation
7. Refresh of Highway lines at entrance
8. Highway direction signage on approach to car park
9. Additional Pay by Phone signage
10. Remove Info board in the corner
11. Cut back overhanging trees
12. Install some white bollards along the first section to try to encourage bay parking
13. We did discuss installing a new bank to try to regulate parking – for this season I am proposing that we install bollards to trial a new layout, which we can tweak if needed – if successful we can then over the winter install the banking – I am trying to avoid installing a bank then having to redo – a trial would be better – I would welcome your feedback.

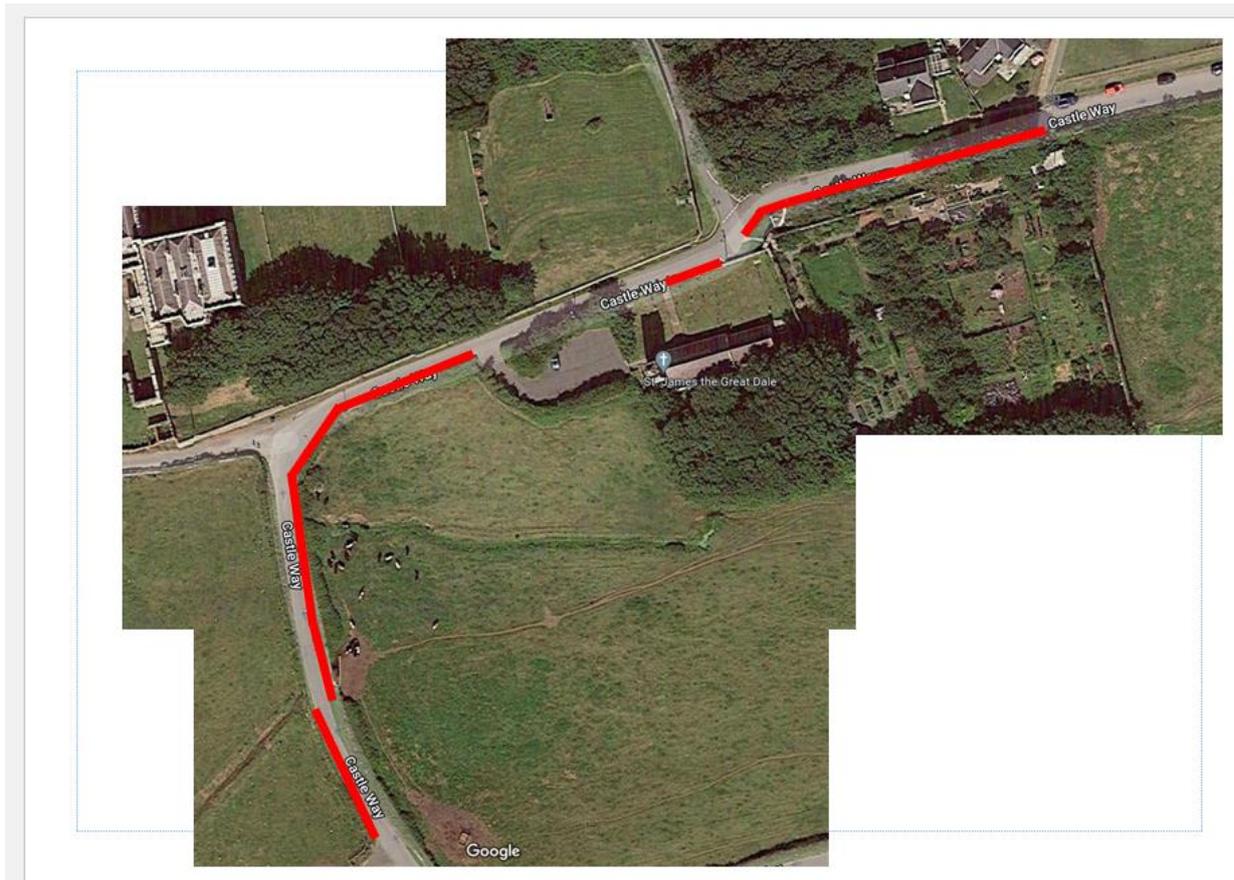
So far, item 11 has been done, the trees overhanging from Allenbrook have been cut back by tree surgeons to hopefully make better use of the area below. Marc also sent over the requested parking fine figures which are shown below:

DALE 2021

		PaybyPhone	Total Tickets	PCN issue	
	Card and Cash	P & D tickets		Off Street	On Street
March	131	5	136	7	0
April	1816	271	2087	3	0
May	2942	350	3292	16	4
June	4008	858	4866	22	0
July	5457	1005	6462	14	11
August	6243	1858	8101	11	22
September	3613	676	4289	3	0
October	1055	203	1258	1	0
November	8	3	11	0	0
Report	25273	5229		77	37

At present, Marc Owen is unable to locate the previous license for the bushes planted at the end of South Street which will be needed in order to replace the ones that did not take. This is needed to stop people parking on the triangle of grass which then block the highway and the junction. A new one is hopefully to be issued before our maintenance day.

As discussed at the last meeting, PM and LJ have been around the village to measure areas where there is in sufficient room for parking alongside the road. 11ft is needed for the road and an additional 6 ft for a car to park. The main area that is insufficient is from the cemetery all the way to the crescent. Last year saw a number of vehicles parked along this stretch of road causing a danger to other road users and pedestrians, most notably the corner opposite Hayguard Hay’s entrance. It was proposed that Double Yellow lines be put down as shown in the mock up below.



The next area, from the crescent all the way down Castle Way to the corner at Townsend is also insufficient. The main issue last year was opposite the summer road from the carpark to the entrance to the potato field. Contractors working at a property there were parking tight to the wall, and whilst their need was apparent and for just a short time, visitors saw it as a good place to follow suit. This created a problem for buses, large vehicles and farm machinery as well as causing issues for vehicles leaving the carpark via the summer road. PM and LJ pointed out that if this stretch was proposed for double yellows then it would also have to be under the houses from the crescent to the summer road which is where some residents park their cars. JW noted that this would cause upset due to some properties no longer owning any parking, to which LJ explained that although they sympathise, the cars that get parked there are technically obstructing the highway as there is no where near enough legal room for the road and a parked car. It was agreed to leave this section for the time being and move forward with the area at the top end of the village.

Action – Clerk to write to PCC and propose the new double yellow lines.

10. Highways

RO confirmed to Councillors that the Fort Road is owned by County Council all the way to the Fort and the verges either side are included in that. It was agreed that the Clerk should now write to Dale Fort about the issue of blocking the road as well as parking on the iron age fort site which was raised at a meeting a few months back.

Action – Clerk to write to Dale Fort.

11. Platinum Jubilee

Clerk has looked into commemorative coins etc for the children to mark the Jubilee. Coins from the Royal Mint cost for example £5 for a 50p coin. PG sent a link that he found for a coin to mark the occasion that is also £5. Clerk to look into this and also check with the local school to make sure that children don't receive two of the same thing.

There are no known plans for a street party yet, but PM made it known that the Tera Nationals Sailing event is taking place from the 3rd – 5th June and will see the meadow, carpark, beach front and Coronation Hall used.

The Beacon was discussed as a possible 'event' to mark the Jubilee, somewhere high where a fire could be safely lit.

Action – Clerk to look in to the coins and let Street Care know about the sailing event.

12. Maintenance Day – To Do List

It was agreed that there are no major areas that need attention, mainly the alley by the public toilets. Councillors were happy to ask volunteers to meet at the sea front on the morning and to go from there.

13. Financial Report

March 2022

Receipts/Expenditure/Balance

Community/Current Account

Opening Balance (10/12/22) £825.37

Expenditure £600.00

Income £1,400.00

Closing Balance (01/03/22) £1,625.37

Business Premium

Opening Balance (08/10/21) £3,004.07

Income £0.14 Interest

Closing Balance (07/03/22) £3,004.21

Totals:

Community/Current	£1,625.37
Business Premium	£3,004.21

Payments to be issued today:

£50.00 One Voice Wales for year 2022-2023

Income in the form of cash £21.20 4 x Seagull sack @ £5.30 each (cash)
Total cash held: £42.40

JW proposed the new Clerk's Salary for the coming year would see an increase of £17, all in favour.

14. County Council Matters

RO reported that William Bramble has settled in well to his new role as Chief Executive. The Council Tax rise was agreed at 5% for 2022-2023

15. Correspondence

- An email from a Mr Bennet had been received asking to place a memorial plaque somewhere in the village in exchange for a donation to the village of £600. As there is no common land or building in the village it was agreed to put Mr Bennet in contact with Sarah Bagley of Windswept Charity to see if the money might be helpful to her if a sight was found for the plaque.

Action – Clerk to write to Mr Bennet.

16. Date for the next meeting

The next meeting was set for Tuesday 10th May at 7pm in the Coronation Hall, Dale. This will include the AGM with the newly elected Councillors.

Meeting was closed at 9.35 pm.