

**CYNGOR TREF TREFDRAETH**  **NEWPORT TOWN COUNCIL**

Uned 3, Yr Hen Ysgol, Heol Isaf Sant Mair, Trefdraeth, Sir Benfro. SA42 0TS  
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**COFNODION AM CYFARFOD RHYFEDDOL A GYNHALIWDYD ar 28<sup>ain</sup> RHAGFYR 2017 am  
 7.00 yh  
 MINUTES FOR THE EXTRAORDINARY MEETING HELD on 28<sup>th</sup> DECEMBER 2017 at 7pm.**

**Pobol yn presennol:** Cllr. Mike Phillips (Chair) Cllr. Jano Williams  
**Persons Present:** Cllr. John Griffiths (Vice Chair) Cllr. Barbara Young  
 Cllr Paul Harries Cllr. Jon Letten

**Ymwelwyr / Visitors**

**Ymddiheuriadau** Cllr. Bryce Barrett Cllr. Elaine Lloyd  
**wrth:** Cllr. Ros Cleal

**Apologies received  
 from:**

Rhif No.	Eitem Item	Gweit' Action
1.0	<b>Datganiad o ddiddordeb / Declarations of Interest</b>	
1.1	Cllr. Harries declared that Pembrokeshire County Council has a financial interest in the proposed sale. Therefore as a County Councillor, he declared a personal interest.	
2.0	<b>Datblygiad Iard Parrog / Parrog Yard Development</b>	
2.1	The Chair agreed to take item 26 first. Cllr. Williams proposed that Cllr. Griffiths report dated 26.12.17 be accepted, Cllr. Phillips seconded, all agreed.	
2.2	Cllr. Phillips proposed that the following emails are noted, and also to note that the email from One Voice Wales is dated 08.11.17 (it was forwarded to Councillors on the 11.11.17) 1) 20.11.17 from Nick Haggard of Pembrokeshire County Council 2) 27.11.17 from Nick Haggard of Pembrokeshire County Council 3) 11.12.17 from One Voice Wales. Cllr. Williams seconded, all agreed.	
2.3	It was unanimously agreed to note that Newport Town Council had considered the District Valuers report dated 10.03.17.	
2.4	Cllr. Williams proposed that Newport Town Council now proceed to sell the Parrog Yard site for £41,250 for social housing for rent in perpetuity to West Wales Housing Association, subject to the following condition: Subject to the sale being completed contemporaneously with the acquisition by WWHA of part of the pottery site so as to deliver the building of 8 affordable units for rent in perpetuity. Cllr. Phillips seconded, all agreed. The condition was imposed following a detailed discussion concerning the fact that a 'For sale' sign has been erected at the pottery site. It was unclear at the meeting whether this sign	

	<p>related to the pottery site or the individual dwellings to be constructed on it. The sign has been erected by local estate agent Nick Rees trading as Fred Rees &amp; Son.</p>	
2.5	<p>Cllr. Letten proposed that Newport Town Council proceed on completion of the sale to pay £18,250 to Pembrokeshire County Council to vary the existing restrictive covenant to allow the sale to proceed, seconded by Cllr. Phillips, all agreed.</p>	
2.6	<p>Cllr. Letten proposed that NTC note that the sale is proceeding at an undervaluation as referred to in the District Valuers report, Cllr. Phillips seconded, all agreed.</p>	
2.7	<p>Cllr. Letten proposed that NTC authorise the Chair and Vice Chair to sign the following documents:</p> <ol style="list-style-type: none"> <li>1) Contract for sale</li> <li>2) Transfer for sale (as amended)</li> <li>3) Deed of release of covenant</li> <li>4) Overage Deed</li> </ol> <p>Subject to the following condition:</p> <p>The Council's solicitors are to be instructed not to exchange contracts until:</p> <ol style="list-style-type: none"> <li>1. The Council receives a satisfactory reply from its external auditors (who will now be informed of the Council's decision to sell)</li> <li>2. Compliance with the condition referred to under item 2.4 to the satisfaction of the Council's solicitors</li> <li>3. The agreement of WWHA to the amendment of clause 11.2 of the transfer as noted in manuscript on the print signed by the Chair and Vice Chair. This amendment was made following a detailed discussion led by Cllr. Harries during which Councillors expressed concern that the two parts of the restrictive covenant should be highlighted.</li> </ol> <p>Seconded by Cllr. Phillips, all agreed</p>	
3.0	<p><b>Unrhyw fusnes arall / Any other business</b></p>	
3.1	<p>The Chair and Vice Chair were unanimously authorised and requested to sign the Licence to occupy received from the Council's solicitors. Certain typographical errors were rectified. Proposed by Cllr. Young, seconded by Cllr. Letten, all agreed.</p>	
3.2	<p>It was unanimously agreed that the Council's Clerk should inform the Council's external auditor of the Council's decision to sell Parrog Yard at an undervalue and to send to the auditor such documentation as may be required in consultation with the Chair and Vice Chair. Proposed by Cllr. Letten, seconded by Cllr. Williams, all agreed.</p>	
	<p>There being no further business the meeting closed at 7.45pm.</p>	