

CYNLLUNIO / PLANNING
AGENDA AM CYFARFOD I'W GYNNAL AR-LEIN ar 22^{ain} GORFFENNAF 2024 am 7yh
AGENDA FOR THE MEETING TO BE HELD ONLINE on 22nd JULY 2024 at 7pm

You are hereby summoned to attend an online meeting of Newport Town Council for the purpose of transacting the following business.

If a member of the public/press wishes to attend the online meeting, please email the Clerk on npclerk@newport-pembs.co.uk by **18th July 2024**.

Link to view planning applications:

<https://planning.agileapplications.co.uk/pcnpa/search-applications/>

- 1. Ymddiheuriadau am absenoldeb / Apologies for absence**
- 2. Datganiad o ddiddordeb / Declarations of Interest**
- 3. Cofnodion drafft o'r cyfarfod a gynhaliwyd ar 17^{eg} Mehefin 2024 / Draft minutes of the meeting held on 17th June 2024**
- 4. Materion yn codi / Matters arising**
- 5. Ceisiadau Cynllunio / Planning Applications**

5.1	Application Number:- NP/23/0208/FUL – REVISED PLANS Site:- Midland Bank House, East Street, Newport, Pembrokeshire, SA42 0SY Proposal:- Erection of single storey extension following demolition of existing kitchen Comments:- Recommendation:-
5.2	Application Number:- NP/24/0330/S73 Site:- Ty Morlais, Parrog Road, Newport, Pembrokeshire, SA42 0RE Proposal:- Variation of condition No. 2 of NP/19/0423/FUL - Change in design to accommodate new layout. Comments:- Recommendation:-

- 6. Gwaith ar Coed / Tree Works**
- 7. Gwaith coed mewn ardaloedd cadwraeth / Treeworks in conservation areas**

7.1	<p>Application Number:- NP/24/0305/TCA (Ext refused)</p> <p>Site:- Parcymor, Long Street, Newport, Pembrokeshire, SA42 0TJ</p> <p>Proposal:- Remove large Leylandi Conifer Tree</p> <p>Comments:-</p> <p>Recommendation:-</p>
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8. Materion Gorfodaeth / Enforcement Matters

9. Cymeradwyaethau / Approvals

- 9.1. Applicant name: Mr Harries. Application number: **NP/24/0149/LBA** and **NP/24/0149/FUL**. Application type: Listed Building. Decision: Approved with Conditions. Decision date: 05-Jun-2024. Proposal: Renovations and extension. Location: Penfeidr Farm, Newport, Pembrokeshire, SA42 0QZ Parish: Newport. Registration Date: 11-Mar-2024. Ward: Newport

10. Parrog land

- 10.1. NTC to discuss/agree to the request for a delay in closure and contents of John Griffiths proposed email to Katie Daly – **Appendix 1**
- 10.2. NTC to discuss/agree Summary of Proposal for NTC to acquire Parrog land etc – **Appendix 2**
- 10.3. NTC to discuss/agree Draft Background notes regarding the proposed acquisition - **Appendix 3**

11. Apeliadau / Appeals

12. Diweddariadau / Updates

13. Gwybodaeth / Information

14. Gorchymyn cadw coed / Tree preservation order

15. Gorchymynion Cadw Coed yn Nhrefdraeth a'r Parrog / Tree Preservation Orders in Newport and Parrog

16. Pwyllgor Rheoli Datblygu / Development Control Committee

17. Tynnu'n ol / Withdrawals

18. Gwrthod / Refusals

19. Gerddi Victoria Gardens

20. Gohebiaeth / Correspondence

- 20.1. Email from Clerk to PCNPA regarding non consultation on a Prior notification GDO6 - Agricultural Buildings for an application in Newport – Dol-rhanog Isaf.
- 20.2. Email sent to PCNPA regarding Discharge condition for Mr P Morgan, Morgan Construction Wales Ltd. Application number: NP/23/0617/DOC

- 20.3. Email from PCNPA re Pembrokeshire Coast National Park Authority Consultation on Camping and Caravan Site Developments, running until 20th September, further email received with PowerPoint presentation
- 20.4. Email from Emma Gladstone, PCNPA re Newport place plan – **Appendix 4**
- 20.5. Email from Gaynor Toft regarding a housing association interested in Mary's Farmhouse land

Appendix

Appendix 1

Good Morning Katie

Thanks to you and Councillor Rhys Sinnett for attending the meeting in Newport on Monday 15th July, and for contributing positively to the discussion.

I hope you felt it was worthwhile.

Regarding the proposed transfer of the toilet block to Newport Town Council, (and the Council's request that the date of closure be delayed from the end of September until the end of March next year), it was agreed that the Town Council email you to formally request such a delay, and to summarise the reasons for the request (the circumstances were discussed at length at the meeting).

I attach two documents which were referred to at the meeting and which summarise the progress to date and give you some background:

- 1 Summary of the proposal for NTC to acquire Parrog land and associated buildings, car park and public toilets.
- 2 Draft background notes regarding the proposed acquisition.

Since the summary was prepared there have been a few developments:

- 1 Edward Perkins & Co have proposed an option period of three years (the Town Council wanted five).
- 2 Edward Perkins & Co have not yet received instructions as to the inclusion of the saltings in the proposed transfer.
- 3 Edward Perkins & Co have confirmed that the proposed terms are no longer confidential.
- 4 As outlined at the meeting Edward Perkins & Co are preparing a schedule of leases affected the land to be transferred and will begin the due diligence process.

I do not intend repeating all the information contained in the attached documents. Rather, I will highlight the reasons why the Town Council believes that PCC should delay the closure of the toilets.

Firstly, PCC does not have title to the toilet block which can be transferred to the Town Council. The lease in favour of PCC cannot be transferred, and PCC's registered freehold title of the land adjoining the toilet block includes just a very small corner of the block.

Secondly, the land on which the block has been built is unregistered and Alexander Hawkesworth (although he believes he owns the land) does not have any deeds to it. He claims possessory title.

Thirdly, Edward Perkins & Co have indicated that Alexander Hawkesworth is not prepared to deal with the toilet block in isolation.

Therefore, any transfer of the toilet block to the Town Council cannot take place unless and until the current lease is surrendered, and the transfer of the carpark by Alexander Hawkesworth to the Town Council is completed. It is anticipated that these transactions will take place contemporaneously.

Fourthly, the carpark is currently leased to PCNPA and the lease contains a provision preventing charging for car parking. The Town Council will require vacant possession on completion. The Town Council has approached PCNPA requesting the surrender of the carpark lease contemporaneous with the Town Council's acquisition of the freehold from Alexander Hawkesworth. This would enable the Town Council to generate an income immediately from voluntary contributions for car parking. The discussions have been positive and further discussions with the officers will take place shortly.

Fifthly, the acquisition of the carpark with vacant possession (and the consequent ability to generate an income) is fundamental to the Town Council's ability to operate the toilets.

Operating the toilets without such income would divert funds from the acquisition of Parrog and lead inevitably to delays.

Could you please treat this letter as a formal request to keep the toilets at Parrog open and funded by PCC until the end of March 2025.

If you require any further information please let me know.

Regards.

Appendix 2

Acquisition of Parrog land and associated building, Car Park and Public Toilets from the Barony Estate by Newport Town Council.

The Barony Estate is proposing to sell the Parrog land, the car park and the toilets. Newport Town Council has been offered first refusal and is working with the Barony in order to acquire the aforementioned land and buildings.

The Town Council is very keen to acquire the Parrog for the benefit of the community. The County Council plans to close the public toilets if the Town Council does not take over the running of this facility, which is so essential to the community and the tourists. In order to keep the Public Toilets open the Town Council will need to raise the funds to run and maintain them. The Car park would potentially bring in enough to do this if the council is able to receive revenue from this source. At a later stage the Green could generate income to maintain the Toilets, the Shelter and associated buildings and land.

Newport/Trefdraeth or Tydrath is a very attractive and busy small town with a rich history dating back centuries. Notable landmarks include a castle, a medieval fortress built in the 12th century, a fine medieval pottery kiln, Carn Ingli, an Iron Age Fort hillfort with Bronze Age hut circles and Carreg Coeten Arthur burial chamber, a neolithic dolmen dating back from around 3000 BC. Newport is a former marcher borough and still retains some of its ancient customs, such as Beating of the Bounds and electing a Mayor and Court Leet. The ancient port of Parrog contains much of historic interest, including some of the quay walls and two former lime kilns. The Pembro Coastal Path, part of the Wales Coast path runs along the coast in Newport, passing through Parrog on the way to Fishguard in the west and Cardigan in the north.

Parrog played a major part in Newport's maritime history as well as today being a major attraction for visitors to the town, therefore it is important that it is respected and is safeguarded from inappropriate development which would destroy this unique location. Newport Town Council would ensure that the Parrog retained its unique characteristics and qualities while putting it to best use for the community and tourists alike. The two major industries in Newport are Agriculture and Tourism providing much needed employment. Parrog needs to be preserved for the benefit of the visitors to the Town and the inhabitants of Newport. Newport's rich heritage needs to be preserved. Tourism also needs to be preserved for the local economy and the sustainability of the inhabitants. The Town Council is committed to ensuring that Parrog would be acquired and retained as a community Asset, and used for the benefit of the visitors to Newport and its inhabitants and the local economy.

The Town Council is investigating funding in order to put itself in a position to be able to acquire the Parrog. It has the support of the Mooring Committee and the Boat Club to achieve this. It sees the purchase in two stages, firstly the acquisition of the Car Park; the Toilets; the Shelter; Traeth Hogan and land adjacent to the property known as Camelot. Secondly, the acquisition of the Green. The phasing of the purchase would allow the council time to raise the necessary funds, and more importantly being able to keep the public toilets open. If the public conveniences close on Parrog, it will have a major impact on visitors, inhabitants and walkers of the coastal path.

During the consultation carried out by Pembrokeshire County Council regarding the closure of the Public Toilets on Parrog, Newport Town Council received several emails from concerned residents outlining the difficulties that this would present to them and concerns about the effect on tourism. It was also raised that people with health issues would not be able to cope without having a toilet on Parrog, it would prevent a walk from a home in the town to Parrog, affecting people's Health and Wellbeing.

Appendix 3

Summary of the proposal for Newport Town Council to acquire Parrog land and associated buildings, Car Park and Public Toilets.

(15th July 2024)

Last year the Town Council was informed by Edward Perkins that their client proposed disposing of his property at Parrog (including the car park).

They obtained two valuations which were disclosed to the Town Council and negotiations began. The Council has been assured that no negotiations are taking place with any other interested parties.

The current terms on offer are set out in Edward Perkins letter dated 15/02/24 (copy attached).

Briefly:

1 The initial purchase of the carpark etc for £45k subject to a restrictive covenant preventing charging for parking. Voluntary contributions will be allowed.

2 An option (for five years hopefully) to purchase the green on Parrog and the release of the restrictive covenant for £128k. If the option is not exercised then the right to receive voluntary contributions will end.

The Town Council has invited Edward Perkins to consider two amendments.

1 An extension of the option period to 5 years.

2 An amendment to the extent of the land to include an area of the saltings lying immediately to the east of the "green" adjoining the carpark.

A reply from Edward Perkins is awaited.

Further, the Town Council was informed by PCC that the County Council had decided not to continue funding the toilet facility at Parrog beyond 30/09/24.

The Town Council is hopeful that the deadline will be extended.

1. Dwr Cymru occupy part of the premises, and the nature and extent of Dwr Cymru's interests are still being clarified.

2. It has been established that Alexander Hawkesworth does not have any paper title to the freehold interest in the toilet block itself and will transfer his possessory title.

The Town Council's solicitor will ensure that Alexander Hawkesworth transfers a good and marketable title and that the lease of the toilet block is surrendered on completion of the freehold purchase.

Incidentally Edward Perkins have informed the Town Council that Alexander Hawkesworth is not prepared to deal with the toilet block in isolation.

The Town Council is therefore actively pursuing:

The purchase of Parrog (in two stages)

The contemporaneous surrender of the car park lease. The purchase of the toilets. The contemporaneous surrender of the toilet lease.

The Town Council has kept Newport Boat Club and the Moorings Association informed of progress. Both organisations actively support the Town Council's proposed acquisition on the terms outlined above.

They take the view that it would be preferable for Parrog to be owned by the Town Council answerable, as it is, to the community rather than by a private individual or commercial organisation. Seemingly (and fortunately for the community) Alexander Hawkesworth takes the same view.

Public consultations will take place as soon as Edward Perkins confirm in writing that the proposed terms are no longer confidential. Alexander Hawkesworth has recently informed Cllr Paul Harries verbally that the matter can now be put in the public domain. Written confirmation is imminent. Alexander Hawkesworth had, understandably, wanted matters kept confidential until he had explained the position himself to the aldermen and burgesses of Newport at a Court Leet. He has now done this.

On acquiring Parrog the Council will be accepting responsibility for:

Maintenance of the shelter (urgently required)

Maintenance of the other buildings described in the valuations

Grass cutting etc

Maintenance of the surface of the car park.

Marking of parking bays

Administration of the voluntary payment scheme

Setting up and administering a scheme for charging for parking (if implemented)

Insurance costs

Sea wall maintenance

Signage Provision and maintenance of toilet facilities (currently £13k approximately)

Legal and valuation costs Ongoing administrative costs.

The Town Council favours the staged purchase procedure for a number of reasons:

The Town Council has reserves which will facilitate the initial purchase with a modest grant or loan.

The option period will give the Town Council more time to raise further funds.

The Town Council is keen to conclude a legal agreement as soon as possible so as to reduce the risk of a commercial buyer stepping in.

Importantly, if it becomes necessary to charge for car parking, the public will be more likely to accept the position if voluntary contributions have been tried and failed.

The public would have had the benefit of the toilet facilities under the management of the Town Council and would be more likely to appreciate the need to raise funds to continue the facility.

During the public consultation the Council would ensure that the community appreciates that the parking voluntary donations could turn into charging. The community would be made aware that the status quo is not an option in view of Alexander Hawkesworth's decision to sell and PCC's decision to cease funding the toilets.

The Town Council will shortly obtain its own professional valuation and conclude its investigation of funding streams.

Appendix 4

From: Emma Gladstone <emmag@pembrokeshirecoast.org.uk>

Sent: 05 July 2024 15:38

To: npclerk@newport-pembs.co.uk

Cc: morganjlcouncil@gmail.com; rosmcgarry@aol.com; Sara Morris <saram@pembrokeshirecoast.org.uk>

Subject: Newport Place Plan

Hi Lowri,

Thank you for your email on 12 June regarding Newport Town Council considering writing a Place Plan for Newport with the community.

Place Plans and experience in Bannau Brycheiniog / Brecon Beacons National Park

We haven't previously had proposals from city, town and community councils regarding the preparation of a place plan and have done some research and have also had a meeting with colleagues in Bannau Brycheiniog/ Brecon Beacons National Park to inform our response. Bannau Brycheiniog have published guidance for communities on how to prepare Place Plans which you may find helpful.

[Place Plans | Bannau Brycheiniog National Park Authority](#)

A number of communities have prepared place plans which have been adopted as Supplementary Planning Guidance. The Hay Town Plan, Crickhowell Community Plan and Llanspyddid Village Plan are all available on their website.

[Supplementary Planning Guidance | Bannau Brycheiniog National Park Authority](#)

From our discussion with Bannau Brycheiniog, some key pointers to help start and inform preparation of a Place Plan are:

- **Resources:** The Place Plan would be a plan for Newport and is an opportunity to involve wider stakeholders including representatives from Ysgol Bro Ingli, sports groups, businesses, Pembrokeshire County Council and the National Park Authority. The Community Council could consider whether it would need to fund consultants to prepare the plan or if there is sufficient expertise in the community.
- **Scope of the Place Plan:** The scope of the Place Plan can be broad to address the community's needs and could consider a number of issues, for example, retail, green space, housing, parking, active travel routes and pedestrianisation, energy, water quality etc.
- **Status of the Place Plan:** A Place Plan could be developed and published by Newport Town Council, or the intention may be for the National Park Authority to adopt the Place

Plan as Supplementary Planning Guidance. To adopt as SPG, the plan must be directly related to and in conformity with policy in the adopted Local Development Plan 2. It cannot introduce new policies. The purpose of SPG is to add detail to the existing policies. It could be that the community prepares a Place Plan to encompass all of the community's aspirations and only certain elements are adopted as SPG and we can discuss this further, as the plan is developed.

- **Delivery:** Bannau stressed to us that it's important to also consider implementation of the plan during preparation.

Second Homes

It is also worth informing you about work the NPA has been doing in relation to second homes and holiday lets. A report went to National Park Authority in March 2023 outlining the implications of recent Welsh Government legislation and changes to planning policy regarding second homes and short-term lets. The report outlines changes to the Use Classes Order, the ability to use an Article 4 Direction and the proposal to consider the use of conditions for planning applications in the NP. [08_23-Planning-Policy-Changes-re-Second-Homes-and-Short-term-lets.pdf](#) (pembrokeshirecoast.wales)

Planning conditions for new residential developments

The Authority has imposed planning conditions on new residential developments to restrict the use of the development for primary residence only (Use class C3) and to remove permitted development rights to prevent second homes and short term lets (use class C5 and C6). The link to the report below details the approach taken by the NPA for a proposed development in Tenby. It outlines the considerations regarding prevalence of second homes and holiday lets in Tenby compared with the prevalence in the NP as a whole, areas within Tenby where there are clusters of second homes, information from recent completions on large sites and for similar types of flatted development and the impact on the financial viability of the site.

[NP_21_0593_FUL.pdf](#) (pembrokeshirecoast.wales)

Sara Morris (Director of Place and Engagement) and myself would be happy to attend a meeting with Newport Town Council and do a short presentation on Place Plans and what the NPAs requirements would be if the community would want the place plan to be adopted as Supplementary Planning Guidance. We could also provide an update on evidence we have on second homes and holiday lets and how this is informing the use of planning conditions on new residential developments.

We look forward to hearing from you as to whether it would be beneficial for us to attend a future meeting of Newport Town Council.

Kind regards,
Emma Gladstone

Emma Gladstone
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