

**COFNODION AM CYFARFOD ANGHYFFREDIN HYBRID A GYNHALIWDYD ar 9<sup>fed</sup> MEDI 2024  
am 7yh  
MINUTES FOR THE EXTRAORDINARY HYBRID MEETING HELD on 9<sup>th</sup> SEPTEMBER 2024 at  
7pm**

<b>Pobol yn presennol:</b>	Cllr. Morgan Lewis (Chair)	Cllr. Sandra Bayes
<b>Persons Present:</b>	Cllr. Ros McGarry (Vice Chair)	Cllr. Jon Letten
	Cllr. Paul Harries	Cllr. John Griffiths
	Cllr. Jackie Morris	Cllr. Daron Paish
		Miss L Evans (Town Clerk)
<b>Ymwelwyr / Visitors</b>	Cllr. Huw Murphy	

**1. Ymddiheuriadau am absenoldeb / Apologies for absence**

1.1. Apologies received from Cllrs. Lloyd and Shevlin.

**2. Datganiad o ddiddordeb / Declarations of Interest**

2.1 No declarations of interest.

**3. Pembrokeshire County Council – Place plans**

3.1 Everyone introduced themselves. Sara Morris is the Director of placemaking and Emma Gladstone is the Strategic Policy Manager. Both work for PCNPA.

Emma confirmed that this was the first enquiry they have received regarding a place plan in the National Park. Sara advised that the first step is to gather evidence, value, draft it and then agree it. Set up a team of people with varied skills, Planning Aid Wales can help, engage with community groups like the local school, sports clubs etc and other communities who have set up a place plan like Bannau Brycheiniog.

Cllr. Harries asked the question 'Why do a place plan?' It could be adopted as supplementary planning guidance (SPG) for the Local Development Plan. Cllr. McGarry advised that the council could request a developer for a higher percentage of affordable housing. Sara advised that it has to be in accordance with the LDP, you couldn't request that an open space be used for development. Sara advised that Newquay council are looking at a place plan.

Where is the value of a place plan? You could have a detailed plan for open spaces, housing, community needs. Sara advised that there are many planning consultants that could help. Cllr. Bayes advised that Planning Aid Wales can help initially for free.

Emma advised that the group that was set up to look at place plans have a constitution, have a separate place plan group, include community members, school governor, sports group representative, chamber of trade as well as having councillors as representatives. Sara advised she is happy to be a critical friend and comment on the draft place plan. Cllr. Harries advised that the council need to work with PCNPA so that they keep on the right track and not include ideas that will not be possible within the Parks. Cllr. McGarry asked whether the place plan in Bannau Brycheiniog went through the council, it was confirmed that it did.

Cllr. Bayes advised there are many issues in Newport: climate crisis, renewable energy, water quality, high proportion of 2<sup>nd</sup> homes, parking, age friendly matters, community facilities, rising sea level in Parrog, biodiversity. Cllr. Harris reported that the Burma Road (path from Parrog to the Iron Bridge) is currently for sale with the Barony but PNCPA have confirmed that they are not going to buy it. Cllr. McGarry advised that PCNPA are already maintaining this path and land. Cllr. Harries confirmed that Newport are included in the Green infrastructure plan. The council also instigated the CLEAN river project and that Dwr Cymru are changing their pumping station next year. The SPG can influence what is built in Newport.

Cllr. McGarry voiced her disappointment in recent housing developments in Newport which does not reflect elements of the local vernacular. The affordable social housing did but not the open market houses. How do we preserve Newport and its uniqueness?

**LE left at 2000 and ML took over taking notes.**

Flats are going into second homes in Tenby.

Detached homes more fully occupied.

There is information on second home zones that could be put into a place plan.

Council numbers on second homes are an underestimate.

Information on where clusters of second homes are in Newport.

Aspiration for two and three bed homes.

Can get information from PCNPA regrading second homes in Newport.

Disability access could be an issue.

Maes Ingli development would be part of the place plan.

More sheltered accommodation needed.

Need for smaller houses with 1-2 bedrooms.

Could obtain data from Bro Ingli regarding children's numbers from Newport. This would indicate how many families in Newport.

Housing survey indicated need for family housing in Newport.

Low-cost housing and shared ownership a possibility.

There is a shortage of housing in Newport and across Wales.

If building affordable housing, there will be a requirement to comply with space standards.

Design of social housing is different to on the market housing.

One planet development is quiet at the moment

Need to have confidence that all our hard work is used and valid.

Emma and Sara are happy to be critical friends and catch up in the future. They would also be our contact.

Jessica Morgan will also be involved.

Place plan for SPG or place plan to lobby.

There have been place plans before but under a different name.

The meeting finished at 20:26.