

**COFNODION AM CYFARFOD ANGHYFFREDIN HYBRID A GYNHALIWDYD ar 18<sup>fed</sup>  
CHWEFROR 2025 am 7yh**

**MINUTES FOR THE EXTRAORDINARY HYBRID MEETING HELD on 18<sup>th</sup> FEBRUARY 2025 at  
7pm**

<b>Pobol yn presennol:</b>	Cllr. Morgan Lewis (Chair)	Cllr. Paul Harries
<b>Persons Present:</b>	Cllr. Ros McGarry (Vice Chair)	Cllr. John Griffiths
	Cllr. Jon Letten	Cllr. Sandra Bayes
	Cllr. Jake Hollyfield	Cllr. Jackie Morris
		Miss L Evans (Town Clerk)
<b>Ymwelwyr / Visitors</b>	County Cllr. Huw Murphy, Newport and Dinas ward County Cllr. Jon Harvey, leader of PPC council County Cllr. Michelle Bateman (online), County Cllr for Letterston and Cabinet member for housing Gaynor Toft, PCC Head of Housing and Public Protection Services Ben Lake, MP for Ceredigion Preseli	
<b>Members of the public</b>	T. Williams, V. Orr, R. Atkinson, Tom (Castle Inn), G. Davies (online), N Havard (online)	

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

1.1. No apologies received.

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

2.1. No declarations of interest.

**3. Datblygiad Maes Ingli Development**

3.1. Cllr. Lewis introduced himself as the Chair of Newport town council and invited everyone to introduce themselves:

Jon Harvey, previously in planning and now head of the council, Cllr. Bayes, town councillor and member of Newport Forum, Cllr. Harries, town councillor, ex county Cllr and concerned over the length of time this development is taking, Cllr. Morris, town councillor and secretary for the Maes Ingli residents' association and disgusted that this development is taking so long, Cllr. Letten, town councillor, Cllr. Griffiths, town councillor, Tyrone Williams, chair of Maes Ingli residents' association, disgusted that it has taken 6 years to this point, previous residents were moved out who didn't wish to leave but had no choice, County Cllr. Huw Murphy, Newport and Dinas Ward, appreciate the PCC

leader's attendance tonight, Cllr. Jake Hollyfield, town councillor, Cllr. McGarry, Vice Chair for the town council, Vanya Orr from Cilgwyn, Reg Atkinson, Tom from the Castle Inn, Gaynor Davies, part of the 50+forum for Pembrokeshire, Nicola Havard and Ben Lake, MP for Ceredigion Preseli.

- 3.2. The chair thanked everyone for coming. There has been a public meeting about Maes Ingli, development plans were shared with the community but now everything seems to have stalled. Cllr. Jon Harvey suggested that Gaynor Toft update the meeting on where things stand now.
- 3.3. Gaynor reported that PCC came to the community 12 months ago when they had the open session at the hall, presented a couple of design options. When these were presented to PCNPA these plans were not the design that they felt comfortable with supporting from a planning perspective, so PCC had to go back to the drawing board. PCC have kept in mind the strong feelings and concerns from the community regarding matters such as parking. They have tried to bring forward a scheme that works for everyone. PCNPA did not like the design of a flat roof so the current design has a dormer roof, we are now looking at 16 units instead of 19, this is from a cost plan perspective. We have tried to make sure there is formal parking, 4 bays above what is currently available. It has taken longer than expected to get to this point, we are now doing cost planning to profile what potential social housing grant assistance we can secure. Financial contribution comes from PCC and Welsh Gov. We hope to submit the planning application in June/July. It will be up to PCNPA how long they consider the application. We will then look at the next phase. PCC are not quite ready to show the plans to the community yet. Cllr. Jon Harvey advised that they have to go through the pre-planning process as the development is above 10 units. The town council and community will have time to feed into this and it will be widely publicised.
- 3.4. Cllr. McGarry asked whether it will be subject to Welsh gov approval? Gaynor confirmed it will be. The Welsh Gov will look at technical requirements and is it value for money. Flats tend to be very expensive to build. We have to have minimum space standards, a lot of design requirements.
- 3.5. Cllr. Michele Bateman spoke to say that she completely understands the council's and community's disappointment that PCC haven't made more progress. She shares our frustrations. PCC have to balance costs, planning, local views. The scheme has to be financially viable. Inflation in the building industry has gone up in the last 5 years. We don't have control over rental income, this is regulated by the Welsh Gov. Lining everything up at the same time has been challenging. There is still a lot of activity going on behind the scenes when you don't hear from us. It is a difficult site which can't be expanded but we are still passionate about delivering this scheme and want to keep working with the council and wider community.
- 3.6. Cllr. Harries asked if PCC could give their assurance that the previous consultation with the community will be taken into full consideration? Gaynor confirmed that this is the case. The community room/lounge has had to be scaled back on size, not as multi-functional as they originally wanted it to be. The footprint is smaller and so the room won't be split as previously hoped.
- Cllr. Harries stated that the council appreciate PCC attending this meeting but need to look at the reasons of why we are no further on 5 years down the line. Lessons need to be learnt.
- Cllr. Harvey stated that he was a town planner by profession, 25 years in construction. House building in the public sector can develop quickly unlike local authority. Other developments have taken too long as well. We have a good team who are working hard. We want to get this development moving.
- Tyrone stated that in the past they were told that money was ringfenced for the project, is that still the case and can we have a proposed time schedule?

Gaynor confirmed that PCC use their own money but also receive grants from the Welsh Gov, this pot of money is shared between all developments. We have to balance what the housing associations are putting forward as well as local authority developments. Very hard to give a straight answer as social grant money is constantly changing and dependant on Welsh Gov funding. Cllr. Harvey confirmed that it is within the council development.

V. Orr asked whether there are designated people to demolish the site or does that go out to tender? Could the building be demolished now?

Gaynor advised that they have received strong advice that it should not be demolished until they have received planning permission. Conversations with contractors will happen the same time as the planning application.

V. Orr asked whether it is PCC's interest to provide services in the building to help with the wellbeing side of things, hire out the kitchen etc. Gaynor advised it is dependant on space and viability. There is no space for a restaurant.

Cllr. Morris asked when was the site visited last? Gaynor confirmed that Andrew Briggs from the development team visited a few weeks ago after storm Darragh. Cllr. Morris reported that the roof is open, insulation is flying about, there are lights in the building, and distributed photos to the people in the meeting. Who is liable for insurance if damage is done from tiles falling off? PCC is liable for any insurance claim.

Cllr. Bayes stated that the forum was hoping that this site would contribute to integrated health and care services. Could other sites be looked at like land at Pen y Bont, why not accept that this site is not suitable.

Cllr. Harvey advised that this site isn't viable for the Forum's suggestions.

Gaynor advised that Maes Ingli closed 5 years ago as it was not fit for purpose. PCC are confident that the new development will be a build of high standard accommodation. They have had discussions with the health board who have confirmed that they are investing in Fishguard and other community hubs.

Cllr. Bayes asked why choose 55 as the age? Cllr. Bateman advised that what tenants now require from a sheltered scheme has changed, they don't necessarily require all the health options, many are independent. It is a needs led allocation, there is an assessment to determine what that person's support needs are.

Cllr. Harries asked that the council be sent a monthly update report, we need more regular information coming from PCC. Gaynor will ask Lauren Price to provide this.

Ben Lake commented that one of the things to be raised is that communication needs to be improved, suggestion of a monthly report is a good one and is happy to facilitate with any issues and problems arising and any funding requests to Welsh Gov.

Gaynor confirmed that the building has been de-registered and they are no longer paying the empty homes tax.

Cllr. Lewis closed the meeting, thanking everyone and Cllr. Harvey thanked the council for the invite and advised that PCC will do all that they can to get this development moving in the right direction.

The meeting closed at 8.11pm.

