

## **Agenda Parrog Land Task and Finish meeting at Unit 3 on the 13<sup>th</sup> May 2025 at 7.00pm.**

### **1. Apologies**

- 1.1 Boat Club apologies.
- 1.2 Mayor's cttee invitation to the meeting on the 27<sup>th</sup> March 2025.

### **2. Notes from the Parrog Land Task and Finish meeting 27<sup>th</sup> March 2025. Appendix 1**

### **3. Matters arising.**

### **4. Notes from NTC Extraordinary meeting 14<sup>th</sup> April 2025. Appendix 1A**

### **5. Matters arising.**

### **6. Funding Issues (See Parrog Grant Applications attachment) Updated 9<sup>th</sup> April Grants meeting 8<sup>th</sup> April 2025 PH,NS, RM, JH See Attached**

- 6.1 Parrog Fundraising meeting notes 8<sup>th</sup> April 2025 See Appendix 2
- 6.2 Suggested email to Huw Murphy re Second Home Council Tax and EPF funding.  
See Appendix 3
- 6.3 Free energy advice supporting Community lead projects.
- 6.4 Offer of Artwork on Parrog Toilets?
- 6.5 DCWW Community Fund application NOT successful.

### **7. Parrog Cash Flow Forecast.**

No Change - Review

### **8. PCNPA Issues**

- 8.1 Nothing to report.

### **9. Edward Perkins**

- 9.1 Letter from NTC to Edward Perkins 15<sup>th</sup> April 2025. See Appendix 4
- 9.2 Reply from EP on the 30<sup>th</sup> April with maps. See Appendix 5
- 9.3 Letter sent from NTC to tenants of leases 2 and 3. 15<sup>th</sup> April 2025
- 9.4 Meeting with Tennant 25<sup>th</sup> April 2025.

### **10. PCC**

- 10.1 Publicity about keeping the toilets open?
- 10.2 Thanks to Huw Murphy Sent.

### **11. Moorings committee update. Regarding request to sell land.**

- 11.1 Confidential minutes issued to Cllrs of meeting on the 14<sup>th</sup> April 2025.
- 11.2 Email from NTC to the Moorings Association 15<sup>th</sup> April 2025. **Appendix 6**

### **12. Camelot and Gorwel**

- 12.1 Email from Moorings Association 23/04/25 regarding letter to Land Registry. Rec'd 29/04/25 **Appendix 7**
- 12.2 Email from NTC to Moorings Assoc. Requesting more information 30<sup>th</sup> April 2025.
- 12.3 Email to Edward Perkins requesting more information. 30/04/25.
- 12.4 Reply rec'd from Moorings Assoc. 30/04/25.
- 12.5 Reply from EP 6<sup>th</sup> May 2025.

### **13. Other items.**

- 13.1 Aberporth trip to view voluntary charging arrangements. 16/04/25 NTC still to arrange a visit.
- 13.2 Consideration of Parrog Management. NTC await T & F considerations.
- 13.3** Contact Zurich re insurance quote. 24/02/25 JG will draft a letter to the insurance Co. Done 26<sup>th</sup> and 27<sup>th</sup> Feb 2025.  
18/03/25 Email from Zurich requesting more info. Next steps?
- 13.4 Slipways
- 13.5 Signage and planning.
- 13.6 Voluntary payment signs on Toilets.

### **14. Date of Next Meeting**

## **Appendix 1**



## **DRAFT minutes for Parrog Land Task and Finish meeting at Unit 3 on the 27<sup>th</sup> March 2025 at 7.00pm.**

### **Present**

Councillors – Paul Harries, John Griffiths, Jake Holyfield, Sandra Bayes, Ros McGarry, Daron Paish.

Moorings Association – Glyn Rees, Alec James, John Harries.

Town Clerk-Lowri Evans

### **1. Apologies**

Cllrs. Lewis and Letten, Julie Dean.

Cllr. McGarry asked Cllr. Harries to chair the meeting.

**2. Notes from the Parrog Land Task and Finish meeting 4<sup>th</sup> March 2025.**

Glyn Rees's name was missing from the minutes, Clerk to rectify. The notes were agreed upon.

**3. Matters arising.**

No matters arising. Cllr. Harries thanked Julie Dean, Cllrs. Hollyfield, Griffiths and McGarry, the Clerk and Cllr. Huw Murphy for all their work since the last meeting.

**4. Funding Issues** (See Parrog Grant Applications attachment) **Updated 10<sup>th</sup> March**  
Grants meeting with Guy Jones People and Places 6<sup>th</sup> March 2025 PH,NS and RM  
Invitation to apply 10<sup>th</sup> March – 30 day deadline.

Additional funders suggested by Simon Reeves 9<sup>th</sup> March 2025

**See Attached**

4.1 18/03/25 Email from Huw Murphy re applying for EPF funding.

The funding group need to meet up. Simon Reeves has sent some additional info on possible grants-it does not look like the council are eligible for these. The Clerk reported that the council has received £1k funding from Planed. Cllr. McGarry has received an invite from Guy Jones (People and places funding), need to reply by the 9th April. Cllr. Huw Murphy is working hard on keeping the toilets open past 31st March deadline, Enhancing Pembs grant could be available to fund the toilets. He is putting in a notice of motion for the 2nd home tax to be used in the area that is been raised in. **ACTION:** The Clerk to call a fundraising group meeting, Cllr. Hollyfield agreed to join this group.

**5. Parrog Cash Flow Forecast.**

No Change – it needs updating.

**6. PCNPA Issues**

a. 9/03/25 Email background information sent to Julie Deane regarding Geldards (PCNPA) solicitors charges – Noted.

b. Waiting Draft email from Julie see 7.2 – Noted. It looks like the council will have to pay for PCNPA's solicitor. Cllr. Harries has spoken to Gary Meopham who has offered to help where he can.

**7. Julie Dean emails.**

a. 06/03/25 Pro Bono agreement signed and returned by Clerk. Noted

b. 12/3/25 JD contacted Geldards – “They won't be able to do this Pro Bono”  
– Noted.

**8. Edward Perkins**

8.1 06/03/25 Schedule of leases received Clerk. Received from EP 5/03/25

8.2 9/03/25 Email from John Griffiths outlining Lease matters. Appendix 2

8.3 10/03/25 Email to EP requesting preliminary clarification of leases.

8.4 11/03/25 Email from EP regarding leases sent by Clerk 18/03/25.

8.5 18/03/25 Email from EP with further details of Leases. (Sent to Clerk 13/03/25)

- Plan of Land being purchased
- Schedule of leases 18<sup>th</sup> March 2025
- Plan of Leases 18<sup>th</sup> March 2025

8.6 18/03/25 Email sent to EP requesting more information.

A full schedule of leases has now been received. Moorings lease was not sent in the first batch. Clerk checked with One Voice Wales regarding data protection, the council were advised to redact names on the list.

Variations of the plan since receiving the original plan have been received. Image 2, land registry plan-Mr. Hawksworth is seeking rights of way (coloured brown on the map), this would mean that no cars could park on this right of way. There are public rights of way over the car park. The plan includes the Lime kiln cottage which is not correct. Gorwel and Camelot are not included in the sale. The council need to be sure that all the land being purchased is shown on the plan. The layout between Gorwel and Camelot needs to be confirmed. Eversheds solicitors will do land searches. A. Hawksworth is retaining some land; this should be marked out.

**ACTION:** Council to ask Edward Perkins what land is being retained.

**Appendix 2- notes received from John Griffiths 7<sup>th</sup> March**

Leases - Lease 1 does not concern us. Lease 2 and 3 – we have received letters and information pertaining to private individuals, they are oral leases which is not ideal.

**ACTION:** The council to approach these individuals for an informal discussion.

Leases 4 and 5 are expired leases with the town council. The council employed a valuer to value the land without prior knowledge to any of these leases. Is the land now valued at the same price with this new information? Lease 6 is with the PCNPA and will be surrendered once the sale has gone through. Lease 7 and 8 are Camelot and adjacent ruin. Lease 9 is a garage, lease 10 are the toilets with PCC, lease 11 is with the Moorings association which ran out in 2017. Glyn Rees is looking for the latest lease. Clerk to forward the email from Isabelle Davies on the 18<sup>th</sup> March with 3 attachments to the Moorings.

Council needs to check with the valuer whether the issues disclosed affect his valuation. Eversheds will need to check what third party rights there are over the land and do the relevant searches.

## 9 PCC

9.1 6/03/25 Email sent to Katie Daly - re land adjacent to toilets and keeping the toilets open. Received notice on Tuesday that the toilets will remain open for now. PCC have not responded to our question about the land behind the toilet. The group to ask the council to publicise that the toilets are remaining open.

## 10 Moorings committee update. Regarding request to sell land.

10.1 Confidential minutes issued to Cllrs of meeting on the 27<sup>th</sup> Feb 2025 – the Clerk to send the section of the Moorings meeting to them.

10.2 06/03 25 Email sent to OVW

10.3 Awaiting a response from OVW matter to be discussed at NTC meeting 31<sup>st</sup> March 2025.

- 10.4 12/03/25 Response from OVW sent by Clerk 18/03/25 – To be discussed by NTC on the 31<sup>st</sup> March 2025.  
Item 10.2/10.3 and 10.4 – a response has been received from OVW, the council will be discussing this at their meeting on Monday.

## 11 Other items.

- 11.1 Aberporth trip to view voluntary charging arrangements. 24/02/25 NTC will arrange a visit – Clerk needs to phone them.
- 11.2 Consideration of Parrog Management. NTC await T & F considerations – need some ideas, keep on the agenda. **ACTION:** Cllr. Hollyfield propose that the group ask the council to schedule a specific meeting to discuss this in a month or two, Cllr. Harries seconded, all agreed.
- 11.3 Contact Zurich re insurance quote. 24/02/25 JG will draft a letter to the insurance Co. Done 26th and 27<sup>th</sup> Feb 2025 – noted.  
18/03/25 Email from Zurich requesting more info.
- 11.4 Vision Statement. Done – 6<sup>th</sup> March 2025 - Revised statement to be discussed by NTC 31<sup>st</sup> March 2025 – this is on Monday night’s agenda.
- 11.5 Terms of Ref to update. Updated 6/03/25 – these have been updated.
- 11.6 PV panels and EV charging points – Boat Club – noted.
- 11.7 Slipways – there could be issues, the slipway by Morawelon is not for sale.
- 11.8 Signage and planning – need planning for signs, how many and where will they go? **ACTION:** Ask the council to do a site visit.
- 11.9 Voluntary payment signs on Toilets – all agreed this is a good idea.

## 12 Date of Next Meeting – to be confirmed

### Appendix 1A

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

Uned 3, Yr Hen Ysgol, Heol Isaf Sant Mair, Trefdraeth, Sir Benfro. SA42 0TS  
Unit 3, The Old School, Lower St Mary St, Newport, Pembrokeshire SA42 0TS  
Ffon/Tel: 01239 821127 Gwefan/Web: www.newport-pembs.co.uk E-bost/E-mail: npclerk@newport-pembs.co.uk

**COFNODION DRAFFT AM CYFARFOD ANGHYFFREDIN HYBRID A GYNHALIWDYD ar  
14<sup>eg</sup> EBRILL 2025 am 7yh  
DRAFT MINUTES FOR THE EXTRAORDINARY HYBRID MEETING HELD on 14<sup>th</sup> APRIL  
2025 at 7pm**

**Pobol yn presennol:** Cllr. Morgan Lewis (Chair) Cllr. Paul Harries  
**Persons Present:** Cllr. Ros McGarry (Vice Chair) Cllr. John Griffiths  
Cllr. Jake Hollyfield Cllr. Sandra Bayes  
Cllr. Jon Letten Miss L Evans (Town Clerk)

### Ymwelwyr / Visitors

### 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. Y cyngor i bleidleisio ar y penderfyniad a ganlyn: / The council to vote on the following resolution:

Ar ôl ystyried cyngor Un Llais Cymru a nodir mewn e-bost dyddiedig 30/03/21 a darpariaethau adran 1(2) o Ddeddf Cyrff Cyhoeddus (Derbyn i Gyfarfodydd) 1960, mae'r Cyngor yn penderfynu gwahardd y cyhoedd o'r rhan honno o'r cyfarfod hwn sy'n ymdrin ag eitem 3.1 a 3.2 gan y byddai cyhoedduswydd yn niweidiol i'r budd cyhoeddus sy'n cael ei drosglwyddo oherwydd natur gyfrinachol y busnes sydd i'w drafod gan ei fod yn ymwneud â chynigion wrth drafod contract i brynu tir / Having considered the advice of OVW set out in an email dated 30/03/21 and the provisions of s1(2) of the Public Bodies (Admissions to Meetings) Act 1960, the council resolves that the public be excluded for that part of this meeting that deals with item 3.1 and 3.2 as publicity would be prejudicial to the public interest by reason of the confidential nature of the business to be transacted in that it relates to proposals in negotiation of a contract to purchase land

### 3.1. Parrog draft notes for 27<sup>th</sup> March meeting

Cllr. Harries advised that the council do not enter into a private session for item 3.1, and that the above resolution is amended to exclude item 3.1, Cllr. Griffiths proposed this amended resolution, Cllr. McGarry seconded, all agreed.

Draft notes - Item 4.1, the Clerk has called a Parrog fundraising meeting, the group have met, 3 actions came out of this meeting: need to ask about the Enhancing Pembrokeshire grant, how much is predicted to be collected in 2025-26 and how will it be spent. Is it operating for 2025-26 and how much will be available? Is there another grant funded by the Welsh Government for the toilets. The council to consider a public appeal for future funding of Parrog. Cllr. Huw Murphy's Notice of motion regarding the 2<sup>nd</sup> homes tax and asking the uplift to be given back to the town. Cllr. Harries reported that the bid for the Dwr Cymru fund was turned down. Item 8.6, Cllr. Griffiths will draft an email to Edward Perkins. There are 2 leases which have oral and not written agreements. The council agreed that they need to meet with these individuals to establish what agreement they have in place, what is their maintenance responsibility, when is their lease coming to an end. 2-3 councillors to meet with them onsite. Cllr. Griffiths will draft a letter for the Clerk to send.

The current active leases are with PCNPA (car park) and PCC (toilets). Cllr. Harries advised that the council should be sensitive to all present lease holders. Cllr. Griffiths advised that the council should go back to their valuer and check with them regarding whether these 11 leases that have now been disclosed affect his valuation as the council are using public money to purchase Parrog. All agreed. 2 councillors to meet with the 2 private individuals with the 2 leases first to ascertain as much information before contacting the valuer.

Item 11.2, consider a Parrog management group. This to be kept on the agenda.

Item 11.3 regarding insurance. OVW have advised 3 different insurers, Zurich being one of them who the council insure with. Zurich have responded asking for answers to several questions. This to be actioned.

Item 11.8 re signage and planning. Cllrs. Lewis and McGarry to do an onsite visit, map out what signs are currently in Parrog. The council will need signs for QR codes, information explaining what the council are doing.

Item 11.1 re Aberporth visit. The Clerk has left an answer message with Aberporth village hall.

3.2. To consider the offer to buy a portion of Parrog from Newport Moorings Association

Cllr. Lewis proposed that having considered the advice of OVW set out in an email dated 30/03/21 and the provisions of s1(2) of the Public Bodies (Admissions to Meetings) Act 1960, the council resolves that the public be excluded for that part of this meeting that deals with item 3.2 as publicity would be prejudicial to the public interest by reason of the confidential nature of the business to be transacted in that it relates to proposals in negotiation of a contract to purchase land, Cllr. Griffiths seconded, all agreed.

The council moved into private session.

The meeting closed at 8.31pm.

## Appendix 2

### Email to the Clerk 9<sup>th</sup> April 2025

Hi Lowri,

Please see an update on items discussed at the Parrog Fundraising meeting on the 8<sup>th</sup> April.

Attended by – Jake, Sandra, Nia, Ros and Paul.

1. Updated Parrog Grant Application RAG sheet.
2. Suggested letter to Huw regarding Second Home Council Tax and Enhancing Pembrokeshire Fund. Could this be sent with the approval of the Chair?
3. People and Places Grant application progressing. We will have another meeting soon to monitor progress/complete.
4. We thought that it would be a good idea to write a “pitch” for a public appeal for funding in the future. To be progressed.

If anyone wishes to add more please do.

Regards,

Paul

## Appendix 3

Email to Huw Murphy on the ????

Dear Huw,

Thank you for all your work in helping to keep the Parrog toilets open for the year 25-26 and in your efforts to ensure that the second home council tax (SHCT) money is secured for communities impacted by second homes.

Could you clarify the following for us:-

1. How much has the SHCT raised in the last financial year 24-25
2. How much is predicted to be collected from the SHCT in 25-26
3. How was this money spent (24) and how is it predicted to be spent in the years 25 and 26.
4. Is the Enhancing Pembrokeshire Fund (EPF) operating 25-26 and if so how much is available and who can apply.
5. Is the EPF available in addition to the funding put into place already to keep the toilets open 25-26.
6. We note your Notice of Motion regarding the

*“SHCT element raised by each Town and Community Council from their own precept is now allocated to them by PCC to be used as deemed appropriate by the respective Town and Community Councils”.*

We would appreciate being kept informed on how this is progressing and how much in financial terms could Newport Town Council benefit.

[Appendix 4](#)

Thank you for your emails dated 13th and 18th March and the attachments.

1 The lease in favour of CGANAHT seems to have expired. What is the position in that regard please?

2 There is a “pinch point “ highlighted blue on the attached plan .

Can the eastern boundary of the land be moved a few metres to the east please to enable access to the land to the north and west of Camelot, which land is included in the sale to the Town Council?

3 Please identify by reference to a plan the land retained by your client at Parrog whether forming part of title CYM 415346 or not ?

4 Will the right of way that your client is seeking to reserve benefit any other land apart from that referred to in point 3?

5 The Town Council appreciates that your client will require a right of way to his retained land . However, your client will appreciate that in the summer months Parrog (and the car park in particular) is very busy, and it seems inevitable that the defined route marked on the plan will be obstructed occasionally.

Would your client be prepared to consider a general right of way rather than a defined route?

6 It is unclear to the Town Council whether the plan provided is land registry compliant. Eversheds will, no doubt, address that issue. In the meantime there is one obvious error. The Limekeeper’s cottage is shown as included in the sale. In fact it is not on your client’s title and the Town Council believes that it is owned by CGANAHT.

The cottage is coloured green on your client’s title plan CYM415346.

7 Regarding your email of 5th March:

The Town Council has a copy of the easement dated 05/12/96 , but does not appear to have a copy of the Deed in favour of Dwr Cymru dated 17/10/13. Could you provide a copy please?

8 You mention that your client has instructed a new solicitor. Do you have details yet?

9 Here are the Town Council’s comments on the schedule of leases:

1 Could you clarify please the extent of the land included in the lease?

Could you clarify the comment “new licence created 1st September 2024 to 31st August 2025”?

Please disclose any relevant documents and clarify the precise terms.

2 & 3 Thank you for the information provided.

4 & 5 The leases have expired. The Town Council believes that they should be deleted from the schedule.

7&8 Please see the comments about the pinch point in para 2 above.

4 The Town Council does not understand the reference to PCC

9 Thank you for the information provided.

Do you have any other documents regarding this agreement?

4&6 Should this entry be deleted?

11 Please see the comment in para 1 above.

Thank you for all the information provided to date. Hopefully this will expedite matters when the conveyancing process begins.

As previously mentioned the Town Council has instructed Eversheds to act for the Council. The conveyancing process can begin as soon as your clients’ solicitors are ready to proceed and are in a position to submit the contract and other papers to Eversheds.

Regards.....

## Appendix 5

Email from EP 30<sup>th</sup> April 2025

Hello Lowri,

Thank you for your email and I respond as follows:

1. The lease in favour of CGANAHT seems to have expired. What is the position in that regard please?

I am obtaining clarification of this lease from Mr David Cole of George Davies and Evans.

2. There is a “pinch point “ highlighted blue on the attached plan. Can the eastern boundary of the land be moved a few metres to the east please to enable access to the land to the north and west of Camelot, which land is included in the sale to the Town Council?

The area shaded blue on the plan shows the lease present and does **NOT** represent the area being purchased by the Town Council. Therefore no amendments can be made to the pinch point which you are referring to. Please clarify what you are referring to?

3. Please identify by reference to a plan the land retained by your client at Parrog whether forming part of title CYM 415346 or not?

Please see attached a screenshot of the land being retained by our client. Areas shaded green related to the purchase discussions & the area shaded yellow to be retained and not planning on selling.

4. Will the right of way that your client is seeking to reserve benefit any other land apart from that referred to in point 3?

Not that we are aware of.

5. The Town Council appreciates that your client will require a right of way to his retained land. However, your client will appreciate that in the summer months Parrog (and the car park in particular) is very busy, and it seems inevitable that the defined route marked on the plan will be obstructed occasionally. Would your client be prepared to consider a general right of way rather than a defined route?

We see no issue with this. A right of way over the whole of the area shaded red therefore seems sensible. We will have to ensure solicitors draft the right of way correctly/sufficiently.

6. It is unclear to the Town Council whether the plan provided is land registry compliant. Eversheds will, no doubt, address that issue. In the meantime there is one obvious error. The Limekeeper's cottage is shown as included in the sale. In fact it is not on your client's title and the Town Council believes that it is owned by CGANAHT. The cottage is coloured green on your client's title plan CYM415346.

The plan as previously mentioned is **NOT** land registry compliant. Our client is not prepared to incur the cost of producing land registry compliant plans until such time as we have clear confirmation of all matters and instructions. I note your comment in relation to Limekeeper's cottage, I have now amended this on the attached plan 'Updated plan of land being purchased' and it is shaded black and therefore does not form part of the sale.

7. Regarding your email of 5th March: The Town Council has a copy of the easement dated 05/12/96, but does not appear to have a copy of the Deed in favour of Dwr Cymru dated 17/10/13. Could you provide a copy please?

We do not hold a copy of this deed, I shall see if David Cole holds a copy.

8. You mention that your client has instructed a new solicitor. Do you have details yet?

I am awaiting further confirmation of this. I understand a new solicitor has been contacted however I am unaware of whether they have yet been instructed

#### Town Council's comments on the schedule of leases:

Plan 1 - Could you clarify please the extent of the land included in the lease? Could you clarify the comment "new licence created 1st September 2024 to 31st August 2025? Please disclose any relevant documents and clarify the precise terms.

The land as part of this lease is shaded red on the attached 'plan of Leases Present on the Parrog'. Please note however this lease does not form part of the area being purchased. It has only been included as it adjoins the purchase area. We therefore do not think it necessary for NTC to have any documents relating to this lease.

Plan 2 & 3 - Thank you for the information provided.

Plan 4 & 5 - The leases have expired. The Town Council believes that they should be deleted from the schedule.

Happy to remove. Please note this plan was just for identification use only.

Plan 7 & 8 - Please see the comments about the pinch point in para 2 above.  
Please see 2 above.

Plan 4 - The Town Council does not understand the reference to PCC?  
I am awaiting further confirmation of this.

Plan 9 - Thank you for the information provided. Do you have any other documents regarding this agreement?

This office does not hold any further details of his lease. I have requested further information from David Cole.

4 & 6. Should this entry be deleted?

Happy to remove from lease plan. Please note this plan was just for identification use only.

11. Please see the comment in para 1 above.

I trust the information provided is satisfactory. I will endeavour to obtain any further necessary details from Mr David Cole at George Davies & Evans Solicitors and report back in due course. Kindly note that my final day at Edward H Perkins will be 16th May, after which a colleague will assume responsibility for this matter.

Kind regards

Isabelle

### Appendix 6

Email from NTC to the Moorings Assoc 15<sup>th</sup> April 2025

The Town Council has carefully considered the offer from Cymdeithas Gychod Afon Nyfer a Harbwr Trefdraeth to purchase a portion of land at Parrog, to coincide with the Council's anticipated acquisition of the land from Alexander Hawkesworth.

At its meeting yesterday, the Council decided not to accept the offer and not to consider any further offers at this time.

In reaching this decision, the Council took into account the following key considerations:

- Legal advice received

- The Council’s stated ambition—shared during the public meeting—to retain the land for the benefit of the community following centuries of private ownership
- A reluctance to fragment the Council’s anticipated holding at Parrog.
- The view that the public, who have strongly supported the Council’s planned acquisition, would not currently support the sale of any part of Parrog.

The Council recognises that this decision may disappoint the Cymdeithas. However, once the anticipated purchase is complete, the Council is committed to working closely with the Cymdeithas and others to manage Parrog in line with its mission statement and the community mandate for this special place.

## Appendix 7

Email from Company Secretary, Cymdeithas Gychod Afon Nyfer a Harbwr Trefdraeth to NTC rec’d on the 29<sup>th</sup> April 2025.

To the members of the Court Leet, Regatta Committee, Boat Club, Town Council, We have had meetings with the Town Council regarding the purchase of land from Mr Hawksworth. It has recently come to our attention that the land to the north of Gorwel and Camelot , to the quay wall, and partially to the south with boundaries to the boat tender and kayak park, has been submitted to the Land Registry for registration. We understand that this land has possibly been sold by Mr Hawksworth to the owners of these properties.

The land in question has had public access for over a 100 years. The Cymdeithas is concerned that this vital access could be in jeopardy . To this end, we have undertaken legal advice and have been informed that a Statement bringing this matter to the attention of the Land Registry be made by us, to ensure that public access is maintained over all the land in question,

We have copied in all parties concerned, Regatta Committee, The Boat Club and the Town Council asking for their support in this matter to bring this to the attention of the Land Registry. A letter to the Land Registry would be sufficient in order to state our concern regarding maintaining public access over this land.

I am sure that you would wish public access to be maintained to ensure that lands on the Parrog remain completely open to the public, as it has been for over a century. This is a matter of urgency, and stress that action should be taken immediately, as there are time limits involved. I would be obliged if all parties could inform us of your intentions regarding this matter. A very prompt reply would be appreciated..

Kind regards,

AlunY Davies, Company Secretary, Cymdeithas Gychod Afon Nyfer a Harbwr Trefdraeth.

