



FREYSTROP COMMUNITY COUNCIL

Minutes of the meeting held on Monday 14 April 2025 in the Village Hall at 19:00

1. Attendance & Apologies

- Freystrop Community Councillors: W D Thomas (Chair), E Utting (Vice Chair), A M Simpson, T F Holder, D S Harries, M R Harries
- Freystrop Community Council Clerk: R D Lavis
- Pembrokeshire County Councillor (Llangwm Ward): M J John
- Members of the public: Mrs Z Thomas

2. Welcome

- The Chair welcomed all to the meeting

3. FCC Policy on Declarations of Interest

- It was requested that interests are declared at appropriate points in discussions

4. Minutes of the 10 March 2025 Monthly Meeting

- The minutes of the meeting were passed as a true representation
 - Proposed: T F Holder Seconded: A M Simpson

5. Matters Arising

- No matters were raised

6. Presentations & Questions from the Public

- There were no public presentations and no questions had been submitted in advance

7. County Councillor's Report

- Pembrokeshire County Councillor M J John update
 - PCC has bought 10 houses in Hook for letting firstly to local residents (local is equivalent to Llangwm ward)
 - National Qualification to be launched later in the year
 - Substantial works done on potholes within the ward
 - The death of Matt Christopher at Black Hill Quarry has been reported. Council expressed its sadness at the news
 - Reports of break-ins at Little Milford House
 - A tour of the ward was made with PCSO Adam Thomas

8. Community

- Haverfordwest Committee to support Eisteddod y Garreg Las
 - Area committees set up. Everything is bilingual
 - Councillor M J John is raising the subject of involvement for fundraising with all 3 Llangwm ward CCs
- PCC consultation on school transport
 - Post 16 transport is an issue
 - Councillor M J John urged people to join in
- PCC Business Growth Grant
 - A range of grants available
- Welsh Government Democratic Engagement Grant
 - This grant is for projects aimed at expanding the diversity of people involved in local government
- Time Out for Carers Fund Round 3
 - A fund for projects to assist with respite for carers
- Additional defibrillators
 - The Chair asked Councillors to consider defibrillators for all 4 Freystrop Community areas.
 - There is a mobile defibrillator in Troopers Inn.
 - The What3Words location has been noted on the defibrillator at the hall
 - It was noted that the BHF supply free open access defibrillators
- Green waste bin for Freystrop Cross
 - The land outside the terrace of cottages at Freystrop Cross appears to be public
 - A unanimous decision was made to buy a green waste bin for the removal of grass cuttings was made. The locked bin would be located at the Village Hall
- White House Farm Solar and Storage Facility
 - Councillor A M Simpson declared that she is currently renting a property from the family of the landowners
 - The opinion of Council is that there was not enough information available about the company's plans to make a statement of the Council's stance on the project. It is hoped things will be clearer at the second consultation to be held in the autumn
 - Mrs Z Thomas wished her opposition to the whole project be recorded



9. Correspondence

- The Democracy and Boundary Commission Cymru Final Determinations for the 2026 Review of Senedd constituencies
- Enquiries relating to LDP2 from A Brown following his attendance at the March meeting
 - An email trail of clarifications was copied to all Councillors
- Statement of his role as agent for LDP/LDP2 from W D Thomas
 - In his role as agent for several landowners with candidate sites for LDP2 Mr W D Thomas distributed to all Councillors a copy of his view of his role in discussions about LDP2
 - A copy would also be given to A Brown
 - In the discussion that followed it became evident that several misconceptions had muddied discussions. It was generally agreed that proceedings could have been handled better by Councillors and the clerk
 - It was agreed that no discussion of Whim Hill, as a part owner, should be entered into by Council until documentation confirming ownership had been received
 - Councillor M J John suggested that clarification should be sought from the Monitoring Officer

10. Highways & Rights of Way

- Targate Road Traffic Calming Minor Works Fund Application
 - The application has been submitted

11. Planning Matters

- 24/0567/PA Greenfields
 - Consultation extended to 30 April 2025
- 24/1039/PA – Bower House
 - Proposed replacement and repositioning dwelling with additional design changes to previous approval 20/0895/PA and with ecological enhancements (Resubmission)
 - Refused
- 24/1055/PA – Windyridge
 - Air Source Heat Pump
 - Conditionally approved
- Targate Corner replacement cesspit installed
 - No action required

12. Cemetery, Bus Shelters, Kiosk & Other Assets

- Safety Mirror on Bus Shelter
 - Improvements to bracket required

13. Training/Seminars & Presentations

- Section 6 Reporting Webinar
 - Councillor A M Simpson attended another excellent biodiversity presentation
- Working Better Together 18
 - Copies of presentations received
- Free Asbestos Awareness Training
 - Councillor T F Holder expressed an interest and would attend if possible
- Compassionate Communities in Wales event 8 May 2025
- Future Generations Conference 2025 14 June

14. FCC Administration

- Zurich Insurance renewal due June
- OVW feedback on Chair's allowance
 - There are no guidelines for the payment of a Chair's Allowance. Councillors may approve a Chair's Allowance for anything they wish
 - The remuneration policy for FCC states that no allowance will be paid in 2025/26
- Council attendance 2024/25
 - Attendance was improved when compared to 2023/24
- Financial Regulations Approval
 - Delayed from the March meeting to allow Councillors more time to read the document
 - The updated regulations were approved for adoption
 - Proposed: M R Harries Seconded: D S Harries
- OVW Digital Guidance Documents received
 - Data Protection
 - Using QR Codes
 - Management of Council Information Technology
- PCC Electoral Services team now at County Hall
- IRPW now a part of the Democracy and Boundary Commission Cymru



15. FCC Financial Matters

- Audit 2024/25
 - The documents required for the basic audit have been received
- Draft Accounts 2024/25
 - These were circulated to Councillors prior to the meeting. There were no issues for discussion
- Receipts March/April 2025
 - Deposit Account Interest £16.00
- Payments March/April 2025
 - Bank charges £5.00
 - Councillors' Annual Allowance - £156.00 x 6:£936.00
 - Chair's Allowance £250
 - Clerk salary 1 January – 31 March 2025 £770.09
 - Clerk use of home as office £312
 - Reimbursement to clerk for Section 106 training - £40.00
 - Donations 2024/25 £300.00
 - Grass cutting £100.00
 - OVW Subscription £113.00
- Upcoming Payments April
 - TF Holder Safety Mirror reimbursement - £23.99
 - PHFRP Inspection – April £50.00
 - CLT Registration £150 (Grant funded)
 - Grass cutting – anticipated 2 cuts - £200
- Bank accounts
 - Current Account Balance: £638.90 at 12/04/25
 - Deposit Account Balance: £10,719.71 at 12/04/25

16. Other Matters

- Freystrop Community Land Trust
 - The Co-op is finalising the submission in preparation for forwarding to the FCA
- One Voice Wales
 - Area Committee Survey
 - Forwarded to Councillors
 - New OVW website launched
 - National Awards Conference Wednesday 30 April
 - AGM motions to be submitted before 20 June
 - Councillor W D Thomas report
 - Councillor W D Thomas attended the 27 March area meeting
 - Presentation from the new PAVS CEO
 - 100 unfilled vacancies within Hywel Dda

17. Councillors' Requests

- There were no requests from any Councillors

18. Date of Next Meeting

- Next scheduled meeting 12 May 2025 in Freystrop Village Hall at 19:00
 - Items for inclusion on any agenda should be received by the clerk by the Wednesday prior to the meeting

R D Lavis

Clerc & Swyddog Ariannol Cyfrifo, Cyngor Cymuned Freystrop/
Clerc & Responsible Financial Officer, Freystrop Community Council
Ysgrifennydd, Neuadd Bentref Freystrop/Secretary, Freystrop Village Hall
Epost/Email community.clerk@freystrop.wales

Approval proposed by: *A Simpson*

Seconded: *E Atkey*

Signed: *[Signature]*

Date: *9/6/25.*

**Statement of Agent's role in respect of C/S 051 & C/S 053
for the purposes of PCC LDP 2**

In December 2018 I was asked by Mr. D. Roy John of Cross Farm Freystrop to act as his Agent and to submit applications for a number of parcels of land in his ownership for consideration by PCC for housing development as part of the Local Development Plan process (which had come up for review for the period 2017-2033). One parcel was the "Three corner field" at the junction of Moorland Road and Targate Road and the second was "The Whim Hill" north of St. Clements Park. I made the submissions for these sites in December 2018.
nb. There was no requirement under the LDP process for these submissions to be made public.

On 14th January 2020 I was advised that the submissions for these two sites had been successful in the LDP2 "screening process" and the sites would be allocated for inclusion for housing in LDP2. The "Three corner field" was allocated Candidate Site number C/S 051 and "Whim Hill" C/S 053 by the LDP2 Team. The indicative housing allocation was given as 18 units in the latter part of the plan period ie. 2028-2033.

My Client was naturally pleased at this outcome as it was the first time since c2006 that any sites had been allocated for housing in Freystrop.

In March 2020 I was required to submit a viability assessment for C/S 051 and C/S 053 covering topics such as:-

- housing allocation achievability
- local housing market assessment
- affordable housing provision
- site access arrangements (off St. Clements Park)
- site amenities
- Planning Policy Wales edition 10 viability test.

Sadly Mr. John passed away in November 2020. I advised Mrs. Deborah Platten (Roy John's daughter) in January 2021 that I had made a submission to the LDP 2 Team on behalf of her late father and handed her a copy of the submission.

In 2020 the Covid 19 pandemic took hold causing substantial disruption to the LDP2 process. The process was further delayed by the NRW's Interim Directive on Phosphates and Nitrates in vulnerable watercourses- the River Cleddau being one of these.

As a result of these delays the LDP2 Team decided that the 2020 issue of the LDP (called Deposit 1) would be "cancelled" and a Deposit 2 version prepared. For this

new version no new candidate site submissions were invited by the LDP Team and they went through a second screening process of the candidate sites submitted under Deposit 1.

The draft LDP Deposit 2 was issued in the Autumn of 2024 with a consultation period running from 21st October to 16th December 2024.

This draft LDP2 Deposit 2 had “downgraded” both of the previously successful sites C/S 051 and 053. The reason for the change in status of both sites is given as “Not required. Alternative site with planning permission (**housing commitment**) provides level of growth appropriate for settlement”...

This “**housing commitment**” refers to the Wil Meadows Development off New Road which relied on a historic planning permission of March 1974 together with a Certificate of Lawful Development of 2012 thus preceding requirements to provide any affordable housing and/or to contribute funds under S106 to provide benefits for the local community.

This development of 28 Executive houses commenced in the Autumn of 2020.

The probate process regarding the estate of the late Roy John commenced in 2022 and is still understood to be ongoing in some respects. However the two candidate sites were now to be in split ownerships with C/S 051 ultimately transferring to Mr. Richard Morgan and C/S 053 transferring to three parties Messrs K & K Locke , Bethel Middle Hill Chapel and Freystrop Community Council .

A representative of Bethel Chapel and Messrs K & K Locke asked me to act for them to submit an appeal against the “downgrading” of C/S 053 but I advised those parties that I needed to get the permission of FCC in view of the Council’s potential ownership of a portion of that land.

At the Community Council meeting on 11th November 2024 I declared an interest and requested approval to act as Agent in the interests of the FCC together with the other parties. This was approved and as a result a submission was made to the LDP2 in respect of all three parties involved in C/S 053 on 14th November 2024

nb. I also received a request from Mr. Richard Morgan to act on his behalf in respect of C/S 051 and so a submission was also made for him on 14th November 2024.

The outcome of these submissions is awaited.

nb. The consultation period was widely advertised for any person or body to make their own representations. Again there was no requirement under the LDP 2 procedure for submissions to be made public.

I advised all clients that I would not be making any charge for preparing the submissions on their behalf.

When eventually published LDP 2 Deposit 2 will be the subject of a public enquiry chaired by a Planning Inspector appointed by the Welsh Government. This is anticipated to take place in late 2025 / early 2026. I have reserved the position of all clients to submit verbal arguments to the enquiry if necessary.

W. David Thomas B.Sc. MICE

Chartered Civil Engineer

March 2025.

Email:wd.thomas1@btopenworld.com

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