

At a meeting of Pembroke Dock Town Council held at the Meyrick Suite, Pater Hall, Pembroke Dock on Thursday 15th March 2007.

PRESENT:

Councillor S Perkins, Mayor
Councillors D Esmond, Mrs P E M Folland,
Mrs C Fortune, Mrs P E George, P G Gwyther,
K Higgs, D L Jones, Mrs V M J Roach,
R G Watts, P Weatherall

IN ATTENDANCE:

Ian Jones, Town Clerk

164. APOLOGIES FOR ABSENCE.

Apologies were received from Councillors Mrs Jan Rees and Ted Hissey.

165. PLANNING APPLICATION 06/1416/PA – PROPOSED DEVELOPMENT OF A LEISURE MARINA WITH ASSOCIATED INFRASTRUCTURE AND RELATED RESIDENTIAL, COMMERCIAL, RETAIL, LEISURE, HOTEL/CASINO AND CAR PARKING USES; TOGETHER WITH PUBLIC REALM WORKS ON LAND ADJACENT TO FRONT STREET, CRITERION AND WESTERN WAY, PEMBROKE DOCK.

The Mayor, Councillor Sue Perkins, explained that this was a special meeting of the Council called to look specifically at the Martello Quays Project. Members at this stage were being asked for their initial thoughts since there are to be a number of presentations by the developers over the next few months to interested groups such as the Town Council as well as a general Public Meeting.

In general members of the Council were in favour of the development but expressed concerns about the following issues:-

There was a perception that there may be overdevelopment in this case given that there will be 146 housing units and 304 apartments. A comment was made that the site was “smothered with housing”. It was suggested that the reasons why there were so much housing was because the scheme had to be viable.

Concern was expressed at the lack of affordable housing for people already in the area.

Members were concerned that the facilities should enhance the town centre and there needed to be a planning gain if the proposals were to be accepted.

Members welcomed the fact that a Cinema was part of the scheme but wondered whether there was a need for a public house. Some concern was expressed about the fact the plans showed that there was the possibility of having a casino.

The height of the apartment blocks (5 storeys) was generally considered as being too high in that these would not blend in well with the landscape. The view of the development from the Neyland area of the quay wall and the houses / apartments appears to have an adverse impact taking into account the Montages produced by the developer. On the other hand Councillors were pleased to note that it would be possible to walk around the walled area.

Concern was expressed about the fact that those who currently had moorings off Front Street would not be guaranteed a new mooring once the development was complete as moorings were linked to the apartments / houses. There was a suggestion that existing mooring holders would be accommodated elsewhere for example at Warrior Way / Cosheston Pill.

Comment was made about the additional traffic along the main routes into / from the town during the construction period possibly up to 2900 per day. Given problems with surface water drainage in Front Street in the past members wished to be assured that there would be no problems if the development was to proceed. Comment was made about the need to have a robust and effective lock system which would allow regular exchange of water from / into the marina area.

The population of Pembroke Dock could increase by 900 people once the development was completed an increase of 10.6% over its current figure therefore there will be a major impact on the town which needs to be properly assessed.

It was agreed that the Town Clerk write to the County Council giving these preliminary thoughts but informing them that a fuller response would be made once a formal presentation had been received from the developer and once the Public Meeting had been held. In the meanwhile the Town Council were willing to receive comments from members of the public and organisations from the town.

The meeting closed at 1930hrs and was followed by a training session for members on section 106 of the Town and Country Planning Act 1990 which was conducted by the Town Clerk.

Mayor