

At a meeting of Pembroke Dock Town Council held at the Pater Hall, Pembroke Dock on Thursday 5th July 2007.

PRESENT:

Councillor Paul Weatherall, Mayor
Councillors D Esmond, Mrs P E M Folland,
Mrs P E George, P G Gwyther, D L Jones,
Mrs V M J Roach, R G Watts.

IN ATTENDANCE:

Ian Jones, Town Clerk

44. APOLOGIES FOR ABSENCE.

Apologies were received from Councillor Ted Hissey.

The Mayor explained that the purpose of the Meeting was to discuss the two planning applications in connection with the Martello Quays Project (06/1416/PA and the subsequent application 07/0020 which dealt with the demolition of existing buildings). He reminded members that they had previously given provisional observations as shown in the Council Minutes for a meeting held on 15th March 2007. Since that time there had been a presentation to the Town Council and a Public Exhibition which was held from 21 to 23 June 2007. The developer had declined an invitation to attend a public meeting so it had been decided to hold a special meeting to discuss the two applications and to make such additional observations as members saw fit. Members were already aware of observations submitted by the Pembroke Dock Civic Society and Boat Owners.

The Mayor then opened the meeting for members' comments.

45. PLANNING APPLICATIONS - MARTELLO QUAYS PROJECT

Councillor Veronica Roach stated that from the documents she had read the developer was proposing to construct 146 homes which would cost approximately £230,000 each together with 304 Apartments at a cost of £120,000 each. This came to £33m and £36m respectively. Some £36m would be spent on civil engineering work and it appeared that the property development was more important than the marina. She was of the opinion that this was a case of over development and it was out of kilter with other properties surrounding the proposed development area.

Councillor Don Esmond was of the opinion that there were no guaranteed benefits for the town. The town would lose its last bit of waterfront if the development were to proceed. He expressed concern about the height of the buildings within the development area

stating that 5 storeys were too high. He believed that there was no problem with the redevelopment on the former Celtic Sea Supply Base side but there was clear over development elsewhere. He thought that those using the new accommodation would be in the main short term summer lets and there would be little permanent increase in the town population.

Councillor Phil Gwyther expressed the view that there would be a loss of view for those living in Front Street.

Councillor Sue Perkins stated that if the development was done properly then it would be a good quality development but there needed to be some redevelopment of the town to encourage people to shop there etc. Reference was made to trying to ensure that there was some form of section 106 Agreement which would be used for the benefit of the town. There was a need to link this development with the current town centre. She understood that the developer was stating that those visiting the exhibition had commented 2:1 in favour of the planning application. The Town Council needed to bear in mind that the application can only be turned down on planning grounds. At this stage there was a need to continue some form of dialogue to try and gain facilities / improvements for the town. The developer had made proposals for the provision of a Market Hall, Hotel, Cinema and Casino and it appeared these could be part of any section 106 agreement, however, were these types of things the town wanted to have? The liner berth was not coming to Pembroke Dock as there was insufficient draft of water at all states of the tide. She was disappointed that the developer had not really entered into some form of dialogue on the issues highlighted in the Town Council's initial observations.

Councillor Don Esmond indicated that the developer should provide alternative facilities for those which were being lost such as the long stay car park, play area, the relocation of the tank etc. Councillor Sue Perkins stated that the developer was providing a multi storey car park but it was assumed that there would be charge for its use.

Councillor Sue Perkins reiterated that if the developer had entered into some form of dialogue with the Town Council and other interested parties then questions like those being posed by Councillors would have been resolved. Instead there were many unanswered questions.

Councillor Ron Watts believed that there were more negatives than positives in connection with the development. He was concerned about the area becoming a separate "village" with little contact with the town. There was talk about traffic calming measures on Western Way but he wondered whether this would be introduced, given that it was the main thoroughfare to the Port? The Port Authority was keen to continue to develop the old Dockyard and this would bring additional traffic along this road.

Councillor Veronica Roach was of the opinion that once the concrete was down then the development was a fait accomplis, there would be no turning back.

The Mayor expressed the view that the "turning area" for the Irish Ferry when it arrived at the Port was such that it manoeuvred very close to the new development. In the past

there had been some instances of it coming aground (three times) and he expressed concern about any possible accidental impact with the coffer dam which was to be constructed. He hoped that this had been addressed by the Port Authority and the developer but was not sure it had been.

Councillor Don Esmond wondered whether the fact that the County Council were a party to the development whether the National Assembly Government would “call in “ the planning application.

Concern was expressed by Councillor Veronica Roach as to the amount of disturbance which would be created within the town whilst the construction work was carried out.

Councillor David Jones declared an interest as he was a resident of Front Street, Pembroke Dock. Given that the Town Council were only debating the issues he was permitted to address members. He stated that he was in favour of an Eastern Marina but was concerned about the height of the apartments / housing which had been proposed. He asked what was the planning gain for the town as the result of the development?

Councillor Ron Watts made reference to the development being part of the JUDP Report but he expressed concern about the number of houses which were to be constructed.

Councillor Sue Perkins stated that the planning consultation had been thrown into disarray as the result of the developers’ decision not to attend any public meeting.

The Town Clerk at this stage reminded members that they were here to give observations on the plans which had been submitted to the County Council. At the Town Council meeting held on 15th March 2007 members had indicated that they were broadly in favour of the development but had expressed certain concerns which had been submitted to the County Council. It was important that the Town Council was consistent in its approach with the County Council and should not give mixed messages. Were there any other matters in addition to those given at the meeting on 15th March which we should now bring to the County Council’s attention? In addition there would be costs associated with the relocation of the tank, the bandstand, the play area as well perhaps money to be set aside to maintain the public areas within the marina and to pay for possible regeneration within the town. (Section 106 agreement, Town and Country Planning Act 1990)

Councillor Don Esmond stated that the idea of a multi screen cinema perhaps was not viable since there was no cinema like this west of Swansea and was there sufficient interest from local residents to support such a venue.

Councillor Sue Perkins then proposed and it was seconded by Councillor Don Esmond that :-

The Town Council was unable to make a final decision on the application for planning permission given that the developer has not responded to all the initial observations made by the Town Council. The Town Council remain concerned with the development of the

housing area which was 5 storeys high. The Council remain convinced that the plans as set out were not a sympathetic addition to the town. The fact that there are no section 106 agreements in relation to this development, for which the Town Council have had some input, was also a concern in that there will be an impact on the town which needs to be addressed as part of the planning process.

All members were in agreement with this resolution.

46. AGE CONCERN PEMBROKESHIRE BRANCH CONSTITUTION.

The Town Clerk had been given a copy of the new constitution for the branch by Councillor Veronica Roach who was the Town Council's representative on the Committee. The Town Clerk was of the opinion that the new constitution was in order. Members agreed to advise the branch that it would be in favour of the resolution to introduce the new constitution.

47. DOG CONTROL ORDERS.

The Town Clerk brought to members' attention a letter from Mr Hayes the Domestic Public Health Manager, Pembrokeshire County Council about the above scheme. Councillor Sue Perkins reminded members that they had also received correspondence from a member of the town concerning the above scheme which was referred to at the previous meeting and asked if Councillors would like a short presentation from this resident. It was agreed that an invitation be extended for Ms Saunders to attend the next Town Council meeting and make such a presentation.

48. FINANCIAL REPORT.

The Town Clerk requested that members approve a short number of financial payments due, given that the next meeting would not be held until the end of the month.

The following payments were approved:-

49	Completely PC – Computer Sundries	£14.99
50	I Jones – Replacement Wheel for Water Carrier	£23.27
51	Stephen Insell Jewellery – Engraving Mayoral Chain	£240.00
52	Jewson Ltd – Tower Assembly Platform	£1,253.54

PROPOSED by Councillor Mrs Pam George
SECONDED by Councillor Phil Gwyther

RESOLVED

That Accounts numbered 49 – 52 be approved for payment.

The meeting closed at 1945hrs

Mayor