

ROSEMARKET COMMUNITY COUNCIL

Minutes of the monthly meeting held at the Dawn-to-Dusk Golf Club, Rosemarket, and also online via the Zoom videoconferencing platform, on Monday December 1st 2025

Present: C’llrs Rob Summons (Chairman), Clive Griffith, James Milne, Jackie Prest (vice-Chairman); County Councillor Danny Young; Peter Horton (Clerk).

Apologies: C’llrs Gery Rostan, Steve Davies.

Declarations of known interest

None

Approval of the minutes of the November 2025 monthly meeting

The minutes were approved as an accurate record and signed by the Chairman (proposer C’llr Rob Summons, seconder C’llr Clive Griffith).

Opportunity for public to address meeting / make representations on tabled agenda items

There were no members of the public in attendance who wished to make representations.

Address by / discussion with P.C.C. officers about council housing lettings policy, in connection with possible purchase by P.C.C. of housing development currently under construction at The Beacon

Dai Rogers, Gaynor Toft, and David Meyrick were in attendance from P.C.C., to provide information on the proposed acquisition of the ten properties currently under construction at Rosehaven, The Beacon, Rosemarket, for use as council housing.

Gaynor Toft addressed the council, by providing a brief overview of the proposals, and showing a brief slide presentation of main details of the proposals.

She explained that the development was planned to be let as council housing, under an ‘intermediate rental’ arrangement, whereby the rent charged would be around 30% above social rental rates. Tenants would be on open-ended tenancies, as for all council housing in the County, and some might or might not be beneficiaries of housing benefit and / or universal credit.

Members were invited to look over the proposed lettings policy drafted up for the development.

They were content with this, feeling that it provided a well thought out approach towards prioritising applicants with a local connection. Mr David Meyrick commented that it was hoped that the approach being taken would bring tangible community cohesion benefits to the village .

Regarding the Section 106 contributions required under a legal agreement attached to the planning consent for the development, it was confirmed that the developer would pay over the entirety of the Section 106 contributions on completion of the purchase by P.C.C.

A local resident present in the meeting was offered the opportunity to comment on the proposals.

They mentioned the particular need for one-bedroomed properties in the County, and questioned whether this development was a suitable fit for social housing, especially as it had been planned for use in the private sector, and had no one-bedroomed units available. Gaynor Toft responded to explain that the development was only one of many in the County, including many others currently in the pipeline. This meant that the development was only a small part of the overall picture in the County. She commented that the Authority needed to take the opportunity when it arose, as the relatively small size of the development, the considerable contribution available from the Welsh Government, the fact that the development met the requirement to class as a fossil fuel-free project, and other factors, meant that it was a good fit for the proposed use, meeting all the relevant criteria. The local resident also asked about the requirement in the planning consent for completion of a planting scheme on the development. It was pointed out in response that this would be carried out

by the developer in the normal winter planting season, prior to completion of the purchase. Finally, the local resident in attendance asked for confirmation that the purchase of the entire development by P.C.C. was definitely going ahead, as they said this had been contradicted by the estate agent. The P.C.C. officers present confirmed that the acquisition was definitely going ahead, with the expectation that the properties would be advertised in January / February for bids by people currently on the Authority's housing waiting list, with the expectation that they would be occupied shortly thereafter.

The Chairman mentioned the written answers to questions posed by local residents, and confirmed that the questions and answers would be placed on the community council website for public information.

Following the discussion, Members thanked the P.C.C. officers for attending, following which they left the meeting.

Matters arising

Memorial bench application. The Clerk had contacted P.C.C. to ask for a view on the likely acceptability of a further bench in Middle Street, but with no response to date.

Historic well, Johnston Road. C'llr Jackie Prest mentioned that the local history group had discussed the well in a recent meeting. One member of the group had claimed that the community council had agreed to take on responsibility for maintenance, at a community council meeting in the late 1970s or early 1980s. The history group had apparently said that, in the event that the community council was not willing to take responsibility for the well, then the history group would do so. Members discussed the situation, and concluded that, notwithstanding any possible previous decision that may have been made many decades previously, the decision made in the November meeting to leave the matter in abeyance would supersede this. C'llr James Milne offered to visit the well and carry out some clearance work around it. Members accepted this offer, while suggesting that he should be accompanied by someone from the local history group as well.

Community Christmas tree. Members noted that this was now up outside The Huntsman, and thanked C'llr Danny Young for arranging this.

New footpath at Rosehaven development. C'llr Jackie Prest raised concerns over protruding manhole covers in the pavement. It was pointed out that this was probably because the final pavement wearing course was still to be laid. Matter to be checked in a month's time.

Grass area on The Beacon. C'llr Jackie Prest raised concerns over the condition of the grassed area adjacent to the unpaved pull-in on The Beacon, recently used by the construction company involved in the Rosehaven development. This had been left in a damaged condition. Members noted that the work on the development was not yet complete, and expressed confidence that the contractors would carry out necessary remedial works to the grassed area and pull-in before leaving the area.

Planning matters

There were no planning matters for discussion this month

Correspondence

- 01) P.C.C. – Reminder to check grit bins for any necessary re-filling requests – this had been actioned, and both grit bins confirmed as being full.
- 02) P.P.S. Pembrokeshire – Operational playpark inspection reports – noted.
- 03) Local residents – Questions for P.C.C. in relation to proposal to purchase housing development at Rosehaven, The Beacon – dealt with in agenda item above.
- 04) P.C.C. – Messages regarding proposed purchase of properties at The Beacon – dealt with in agenda item above.

Accounts

Payments

Easy Websites (direct debit for website provision)	:	£ 36-96
Clerk (salary, October – December)	:	As per contract
H.M.R.C. (PAYE tax)	:	As per contract

The above payments were approved (proposer C’llr Rob Summons, seconder C’llr Clive Griffith).

Any necessary discussion of maintenance issues on community council-owned assets in village

Nothing to report this month.

Any necessary discussion of The Beacon

Nothing requiring discussion this month.

Update on position with replacement Village Hall project

No update available this month, as both Members involved with the hall committee were absent from the meeting.

Any other business

Inconsiderate car parking. C’llr Clive Griffith raised the issue of vehicles parking on the pavement and grass area around the junction between Middle Street / West Street / Westaway Park. Agenda item to be tabled for discussion in January.

The meeting concluded at 8-05pm. Next scheduled meeting Monday 5th January 2025, 7pm.