

Operational Review Committee 04 March 2026

Present:

Councillor S Alderman, Councillor M Bowen, Miss F Day, Councillor T Evans, Councillor S Hancock MBE, Dr M Havard (Observer), Mrs S Hoss, Mr G A Jones, Councillor A Tinley and Councillor C Williams BEM.

Also in attendance:

Steffan Davies (Planning Officer), Emma Gladstone (Strategic Policy Manager), Georgia Jones (Democratic Services Officer), Tegryn Jones (Chief Executive), David Meyrick (Pembrokeshire County Council), Sara Morris (Director of Place and Engagement), Gareth Thomas (Wales & West Housing), and Mair Thomas (Performance and Compliance Officer).

(Virtual Meeting: 10.00am – 11:50am)

[Due to the departure of Dr R Plummer, Councillor S Alderman took the Chair for the meeting as Deputy Chair.]

1. Apologies

No apologies for absence were received.

2. Disclosures

No disclosures of interest were received.

3. Minutes

The minutes of the meeting held on the 10 December 2025 were presented for confirmation and authentication.

On the proposal of Mr GA Jones, seconded by Councillor M Bowen, it was **resolved** that the minutes of the meeting held on 10 December 2025 be confirmed and authenticated.

4. Action Log and Matters arising

The action log was noted.

Noted.

5. Well-being Objective Deep Dive/Self-Assessment: Communities

The Strategic Policy Manager presented a deep dive report and self-assessment on the wellbeing objective of Communities, with specific focus on the topic of affordable housing. It was reported that the Communities objective focused on delivering vibrant, sustainable and prosperous communities in the Park that were places that people could live, work and enjoy. The report focused on providing a deep dive into the delivery of affordable housing in the National Park which contributed to a range of outcomes under the Communities objective.



The report provided further information regarding the National policy requirements on affordable housing, the affordable housing need in the National Park, a progress assessment and mechanisms for delivery of affordable housing.

Noted.

6. Case Study: Social Housing Grant

The Chair welcomed Mr D Meyrick (Pembrokeshire County Council) who provided Members with an overview of the Pembrokeshire County Council (PCC) Social Housing Grant. The presentation detailed how the grant was calculated, the Pembrokeshire allocation, the programme development plan, a list of live developments, the number of past completions, additional grants available for affordable housing and the process by which sites were proposed to the scheme.

Members discussed the challenge of balancing the Authority's statutory conservation duties with the socio-economic need of providing housing for communities in Pembrokeshire. Officers acknowledged that land was a finite resource and confirmed that the landscape impact was an element considered when assessing exception sites. Officers highlighted that despite these challenges, previously developed land offered opportunities in this area. Mr D Meyrick added that PCC actively targeted areas with limited stock, with the aim of purchasing ex-authority properties to increase the provision of affordable housing in that area.

It was noted that as part of the National Planning Policy, Local Development Plans were required to secure affordable housing in perpetuity for subsequent occupiers, and a Member queried how this would be ensured. It was confirmed that Section 106 agreements would be utilised and the condition would be highlighted during the legal process when selling the property to ensure only eligible individuals would be considered.

It was noted that the Welsh Language had been considered as part of the affordable housing scheme and the Member queried which mechanisms had been used to ensure affordable houses would be available to local individuals. The Director of Place and Engagement confirmed that the relevant policy identified Welsh Language sensitive areas with local lettings policies utilised to ensure local individuals with local ties to the area would be prioritised.

Noted.

7. Case Study: Affordable Homes on Rural Exception Sites

The Chair welcomed Mr G Thomas (Wales & West Housing) who gave a presentation that provided an overview of the delivery of 31 affordable homes in a rural exception site. The presentation featured statistics of the affordable housing delivered, an overview of scheduled work, the identified housing

need, the specification and standards of the construction delivered, the development process map, and details of funding available. Mr G Thomas highlighted the key messages from the case study report and clarified that only affordable housing that would be held in perpetuity would be permitted on exception rural sites.

A discussion ensued regarding the mix of affordable housing property types provided on site. In response to a Members' query, it was confirmed that the mix of property types available had been informed by PCC's housing register.

Noted.

[Councillor C Williams joined the meeting at this juncture].

8. Well-being Objectives Performance Report

The Performance and Compliance Officer presented the Well-being Objectives Performance Report that detailed progress made against priority indicators/projects/work programmes for the period ending 31 December 2025 included quarter 3 statistics for some measures. The performance report set out the Authority's performance against its four Well-being Objectives (Conservation, Climate, Connection and Communities) as set out in the Authority's Corporate and Resources Plan 2023/24 – 2026/27.

It was noted that the Authority had several staff vacancies at present and a Member queried whether these vacancies had an impact on performance. It was confirmed that several posts were vacant at present as the Authority sought to restructure to deliver cost savings.

It was reported that the Authority had seen a decrease in the number of learning programme participants from Pembrokeshire Schools compared to previous years and a Member requested further details. The Officer confirmed that the change had been in part due to the current focus of the Education Team on the Tirlun project and increased transport costs. The Officer agreed to liaise with the team to establish their focus moving forward.

Noted.