

TENBY TOWN COUNCIL
MINUTES OF THE TENBY TOWN COUNCIL MEETING HELD 29th November 2016

PRESENT

Councillor L Blackhall Mayor
Councillor Mrs. S. Lane
Councillor Mrs. C. Brown
Councillor Dr. P. Easy
Councillor W. Rossiter
Councillor P. Rapi
Councillor T. Hallett
Councillor Mrs. C. Thomas

IN ATTENDANCE:

Mr A. Davies Clerk to the Council/Financial Officer
Mrs. Sharon Thompson Assistant to the Town Clerk designate

Prior to the start of the meeting The Mayor apologised to Mrs. Thompson for not formally welcoming her at the last meeting and asked councillors to introduce themselves.

278 APOLOGIES

Apologies received from Councillors Mrs. S. Williams, B. James. Mrs. T. Rossiter and Mrs. K. Durham

279 DISCLOSURE OF PERSONAL INTERESTS

Councillor Dr P Easy a personal interest in Item 6a and 13 and a personal and prejudicial interest in 9 a. Councillor Mrs. S. Lane declared a personal and prejudicial interest in 10a and 10b. Councillor Mrs. C. Brown declared a personal and prejudicial interest in 9a. Councillor P Rapi declared a personal interest in 6a.

280. ITEMS TO PRESS

Proposed by Councillor Trevor Hallett, seconded by Councillor Mrs. C. Brown

Resolved that items of Correspondence and Committee Minutes other than those items marked Not for Publication be given to members of the Press present.

281. CONFIRMATION OF MINUTES

Resolved that the Minutes of the Tenby Town Council held 15th November 2016 be confirmed and signed as accurate.

282. MATTERS ARISING

259 - 235 (112(218b) Street Trading and Service Providers

Councillor Hallett asked for an update on progress in this matter.

The Mayor indicated that we were still awaiting an initial meeting of the Task and Finish Group. We had received replies from our AMs in relation to this matter but it appeared that differing advice had been given dependant on who our AMs had approached at the Assembly. Some of the advice was that neither PCC nor the Assembly had the powers to deal with this and it could be that UK Government needed to determine the situation.

Councillor Mrs. Lane was of the opinion that we had asked to introduce an Act and felt that progress was needed urgently. Councillor Mrs. Thomas felt our MP Mr. Simon Hart should be contacted to see if he could assist.

Councillor Hallett felt there was no strategy and something needed to be resolved sooner rather than later.

The Mayor agreed but this was why he felt we needed to get everyone around the table to see exactly how a resolution could be achieved.

Councillor Mrs. Lane felt the town council should be listening to the views of the people of Tenby who had had enough of the situation rather than setting up another talking shop and proposed that we write to Mr. Hart. Councillor Mrs. Thomas seconded.

The Mayor understood the frustration and that there was a need to hold people to account but we needed direction as to how we could achieve our aims as there was a question mark as to whether this could be legislated by Welsh or UK governments.

Councillor Mrs. Brown felt that this was an opportunity for the Welsh Government to take a lead as the problem was not unique to Tenby.

Resolved that TTC write to Mr. Hart for his assistance in this matter.

259 - 238 PCNPA – Update on Local Development Plan Land Allocations

Councillor Mrs. Brown inquired if the Clerk had received a reply from PCNPA on this matter.

The Clerk admitted that he had not pursued this as he thought Councillor Evans had explained the situation at the last meeting.

Councillor Mrs. Brown said that she had not been satisfied with Councillor Evans' answer and still wanted to know why PCNPA had come their decision as she did not want a similar situation arising on other developments in the town e.g. Brynhir.

Councillor Mrs. Thomas proposed, seconded by Councillor Hallett and

Resolved that PCNPA officers be invited to meet with the Town Council to explain the situation regarding Kinloch Court, affordable housing and Section 106 negotiations.

259 -244 Tenby Masterplan

Councillor Rapi asked if a meeting had been arranged.

The Mayor replied that he had had a conversation with PCC Chief Executive Mr. Ian Westley and others including our PCC Senior Management Link Officers Mr. Richard Brown and Mr Jonathan Griffiths as to how to take this forward. He felt further conversations were needed.

Councillor Rapi felt progress on this was vital as a Masterplan would give a steer to potential future investment in the town.

259 - 245 Dead House Steps

Councillor Mrs. Thomas asked for an update in light of the letter about the Steps that had appeared in the local press. She added that the problem had worsened as two lights on the steps were now not working. .

The Clerk said that he had again asked Mr. Darren Thomas, head of Highways and Construction, who was dealing with the matter for a progress report. Mr. Thomas had reiterated that it did involve co-ordinating several departments at PCC which raised questions in regard to budget responsibility but Mr. Thomas was of the view that action was needed and these questions could be resolved internally later. He would be taking this forward.

Councillor Rapi added that lights on the steps to the Paragon were also not working. The Clerk reminded councillors that, if they could supply him with the numbers of the lights, he could report them directly to the officer responsible at PCC.

267 Public Seats

Councillor Mrs. Thomas said that members of the public had suggested that if the benches on the Parade were moved forward six inches it may resolve the problems regarding pigeon droppings.

The Clerk said he would make inquiries with the relevant officer at PCC.

The Mayor added that the Civic Society had agreed to carry out a survey on street furniture which would be presented to Council when complete.

268 – Mobility Scooter Access

Councillor Mrs. Thomas thanked Mr. Hunt for meeting with members for what had been a very interesting walkabout. She also thanked Mrs Maureen Ward for highlighting the problems as a mobility scooter user. Mr. Hunt had listened to what had been said and she hoped that this would lead to an improvement in the situation.

The Clerk confirmed that Mr. Hunt had felt that some of the issues could be resolved quite easily, but others required more thought.

269 – Town Crier, Sergeant at Mace and assistant mace bearers.

Councillor Mrs Thomas asked if there had been any response in relation to this.

The Mayor said there had been some expressions of interest but added that he would be placing a formal advertisement in the local press in the near future.

NP/16/0583/TPO

Mr. Phillips, The Chalet, Narberth Road, Tenby – 2 x lime trees – pollard to 8 m – The Chalet, Narberth Road, Tenby.

Councillor Hallett felt that the proposed pollarding was too severe and a scheme similar to that undertaken by PCC on South Parade would be more suitable. Councillor Mrs Brown agreed.

RECOMMEND

Refusal in its current form. Members feel pollarding is too severe and suggest a reduction scheme similar to that carried out by Pembrokeshire County Council on the trees in South Parade.

NP/16/0601/LBA

Mr. Paul Thomas, 25 Insole Gardens, Llandaff, Cardiff – Provision of replacement floors, new doors and damp-proof membrane – Store 13, Quay Hill Cellars, Penniless Cove Hill, Tenby.

Councillor Mrs. Thomas felt this was a wonderful idea and was an example of what could be done to improve these Arches stores.

Members felt other store owners, including PCC, should be encouraged to consider undertaking similar work.

Councillor Rossiter added that he concurred with the views of Tenby Civic Society in that a renovation of the whole area was needed.

RECOMMEND

Approval as a welcome improvement to this facility. Members feel that all owners of these stores should be encouraged to undertake similar work.

Members agreed to consider the NP/116/0596 and NP/16/0597 together.

Councillor Mrs. Lane was concerned about the inclusion of seating within the application, feeling that this could require a change of use application. Council should not assume that this was not going to be a café until they had the full information.

The Clerk explained that he had raised this very point with the case officer Mr. David Griffiths who had responded:

Having discussed the matter with colleagues, I have to advise you that identifying which 'Use Class' a specific use falls within, is a matter of 'fact and degree'. It is recognised through planning guidance available that in Class A1 for example, sandwich bars are included within this use class but shops for the sale of hot food fall within the A3 use class. However, in

considering where such a use should fall, advice is also given that it is the primary purpose that should be considered and that a sandwich bar does not cease to fall within Class A1 merely because it also sells hot drinks or if a few customers eat on the premises. With reference to the proposed seats shown on the proposed plans (7 in total), officers are of the opinion that the primary use of the shop may fall within Class A1, although I will seek further clarification from the applicant as regards to the proposed primary use of the premises and whether a 'change of use' application is required.

He had asked that councillors give consideration to the applications as presented.

Councillor Mrs. Brown noted that there seemed to be a trend for Greggs outlets to include seating. She felt this was A3 use and would need to be considered in relation to PCNPA LDP policy in relation to density and loss of A1 retail outlets within the Conservation Area.

Turning to the proposed signage Councillor Rapi recalled there had been a lot of controversy when Greggs first came to the town and agreement had eventually been reached on a sign that had a far reduced impact. The application before members appeared to be going back to the garish corporate signage and he felt Greggs should be reminded of the compromise reached in 2013.

He also showed members a photograph of a Greggs outlet in Bury St Edmunds that had been developed with far more sympathy to its surroundings than the approach Greggs seemed to be taking in Tudor Square, which was, after all, at the heart of the Conservation Area.

Councillor Rossiter also felt that this was an opportunity to soften a very severe, linear building that added little to the Conservation Area.

NP/16/0596/FUL

Mrs. Sara Humphries, Greggs PLC, B3 Mucklestone Business Centre, Mucklestone, Market Drayton – New hardwood shopfront and replace A/C units with like for like – Lloyds TSB Bank PLC, Tudor Square, Tenby.

RECOMMEND

Deferral. Members feel that further clarification is needed on the inclusion of a seating area within the plans which they consider to be A3 usage and therefore not permitted development of A2 (financial) to A1 (retail). Such a use would need to be considered under LDP policy (GN.12) in that it would create a concentration of more than a third of non-A1 (retail) uses within the primary frontage of the town centre.

Members further feel that this application presents an opportunity to improve the façade of a rather linear building and point to other Greggs properties, e.g. Bury St. Edmunds, whereby development has been undertaken giving consideration to location, an important factor given the application site is in the centre of Tenby's Conservation Area.

NP/16/0597/ADV

Mrs. Sara Humphries, Greggs PLC, B3 Mucklestone Business Centre, Mucklestone, Market Drayton – New fascia sign and hanging sign - Lloyds TSB Bank PLC, Tudor Square, Tenby.

RECOMMEND

Deferral. Notwithstanding comments made in relation to NP/16/0596/FUL, members feel that the generic ‘corporate’ signage proposed is not in keeping with the application’s location within the Conservation Area and point to the solution provided by Greggs on their existing site within the Square in 2013 as a more favourable option.

284. PLANNING CORRESPONDENCE

a. Tenby Civic Society – Comments on recent applications

Proposed Councillor Mrs. Thomas, seconded Councillor Rapi and

Resolved that the Civic Society views be noted.

285. CORRESPONDENCE

a. Tenby Chamber of Trade and Tourism – October minutes

Councillor Rapi noted reference in the minutes to the VMS signage. He commented that last week, when weather conditions had resulted in flooding at Gumfreton, the signs had not been working.

The Clerk replied that he had spoken to PCC on this. It had been a fault which had now been corrected.

Councillor Mrs. Brown reiterated previous comments made by Councillor Mrs. Rossiter in that these signs appeared to be a waste of money.

b. Matthew Harries, Lloyds Banking Group – Copy of e-mail to Councillor Mike Evans

Councillor Mrs. Thomas proposed that the content be noted.

c. Police and Crime Commissioner – 2017/18 Police Precept Consultation

The Mayor highlighted that this was an opportunity for people to become involved in the consultation and proposed that the content be noted.

286. GRANT APPLICATIONS

Tenby DVP Trust

Councillors Mrs. Brown and Dr. Easy declared an interest and left the Chamber.

The Trust had written to the Council asking if consideration be given to maintaining an annual grant of £30,000 for 2017/18

The Mayor indicated that, due to the number of other commitments he had, he had now resigned as a Trustee and could speak on the issue.

Councillor Rapi, although a Trustee, benefitted from a Standards Committee dispensation to speak on Trust matters.

After clarification that this was an application for the council to give consideration to renewing the Trust's existing grant it was proposed by Councillor Mrs. Thomas, seconded by Councillor Mrs. Lane and

Resolved that the Town Council agree to consider the grant as part of their annual budget setting process.

Councillors Mrs. Brown and Dr. Easy returned to the Chamber.

287. LICENSING APPLICATIONS

The Clerk reminded members that the Government's position, under the Licensing Act was that Licensing Authorities should allow applications unless there were strong representations made against them. There had been no representations made to the Town Council in respect of either application before them.

10a Unit 12 Tenby Indoor Market

Councillor Dr. Easy revealed that he had ascertained that this application was in respect of a delicatessen that was to be opened in the market. The idea was to permit them to sell craft beers and the like. He noted that the premises would only be open during Market opening hours and he could see no problems arising.

Resolved that Tenby Town Council makes no representation to the Licensing Authority in respect of this application.

10b Indie Burger, Upper Frog Street, Tenby

Councillor Mrs. Brown felt that this premises was well run and would not be run as a public house. This just allowed the option of serving alcohol with a meal.

Resolved that Tenby Town Council makes no representation to the Licensing Authority in respect of this application.

288. REPORTS BY COUNCILLORS ON OUTSIDE BODIES

Councillor Mrs. Lane reported that Tenby in Bloom's annual poster campaign this year had had, as its theme, HM The Queen's 90th Birthday. The Bloom committee had been so impressed with

the quality of artwork received back that they had sent a representative sample to HM The Queen.

She was delighted to report receipt of a letter on behalf of HM The Queen praising the skill of the young artists. She asked if the letter could be put on display in the Mayor's Parlour and a copy be sent to each of the schools that participated in the competition.

As a member of the Tenby DVP Trust Councillor Rapi reported a very successful Hunt Ball held in the hall recently.

As a governor of Ysgol Hafan-y-Mor he had been assisting with the music for the Christmas concerts which were taking place this week.

As SEPCHN representative Councillor Mrs. Thomas had hoped to give an update on Tenby's MIU Walk-in service. Unfortunately things had gone very quiet on this. The Mayor suggested it be put on the agenda for the next meeting.

The Mayor had attended several events over the last few weeks. He was looking forward to the arrival of Father Christmas on the ILB and the switching on of the Christmas tree lights. This event had been established during Councillor Mrs. Lane's term of office as Mayor and seemed to be getting more popular year on year.

He and the Clerk thanked Rhys and Adam, of Smart Gardens, Jeremy Lees, Jason Rossiter, Roger Miles and Tenby Fire Brigade for all their assistance in erecting the Christmas Tree this year. It was an excellent specimen, possibly the tallest in the county.

He added that setting up and running the event was quite labour intensive as road closure points would need to be manned this year. Although Tenby Lions were providing some volunteers, at least a dozen were needed and he asked that anyone offering to help out on the day could contact the Clerk.

The evening would conclude with a grotto and family night in the De Valence.

289. MEDIA ITEMS

None noted

290. BRYNHIR

The Clerk reported Mrs. McLeod-Baikie had informed him that PCC had a meeting arranged with the agent and developer this week to hopefully finalise the Heads of Terms for the Brynhir site.

If they are able to agree terms, she will then be able to seek formal approval and instruct legal accordingly. She will keep TTC updated.

The Mayor added that he hoped that, during negotiations, PCC and the preferred developers remained aware of the expectations of the town council and the people of Tenby regarding the delivery of affordable housing on this site.

291. DIAL-A-RIDE SCHEME

The Clerk presented members with the information on the Dial-A-Ride scheme as requested by Councillor Evans.

292. FINANCIAL OFFICER/CLERK'S ITEMS

The Clerk reminded members that Tudor Square would be closed to traffic for two hours on Saturday 3rd December for the arrival of Father Christmas.

PCNPA had informed the council that application NP/16/0527/FUL relating to 16 The Norton had been withdrawn.

Members had been invited to one of two workshop sessions with the Leader and Chief Executive Officer of PCC at County Hall on 6th/7th December to discuss Cost Reductions and Efficiency Savings. The Mayor indicated he hoped to attend.

Mr. Simon Pritchard, general manager of Kiln Park had been written to regarding problems being experienced by Quarry Cottage and Lower Park Road residents but no reply had been received. PCC had confirmed that the path was not a designated Public Right of Way. Part of it was in the ownership of PCC while part had been sold to Welsh Water in the 1980s. He was awaiting confirmation as to the extent of Welsh Water ownership.

He had also asked Mr. Mel Stevens, PCC about the possibilities of erecting street lighting. Mr Stevens had replied that installation of new street lighting was assessed under four criteria and unfortunately this area did not meet these. He also added that PCC had no budget for installation of new lighting.

293. DATE AND TIME OF NEXT MEETING

Resolved that the next meeting will be of the Finance Working Party which will take place on Tuesday 6th December 2016 at 7.30pm. The next meeting of Full Council will be on Tuesday 13th December 2016 at 7.30 pm

294. ITEMS FOR THE NEXT AGENDA

European Walled Towns – Councillor Hallett

295. PRIVATE AND CONFIDENTIAL

Proposed by Councillor Hallett, seconded by Councillor Rapi and

Resolved that the Council (or Committee) moves into private session under the Public Bodies (admission to Meeting) Act of 1960 by virtue of the business to be transacted would be prejudicial to members of the Public.

296. MINUTES

Resolved that the Private and Confidential Minutes of Tenby Town Council Meeting held 15th November 2016 be confirmed and signed as accurate.

297. MATTERS ARISING

277 Kinloch Court

Councillor Mrs. Brown reiterated that she had not been happy with Councillor Evans' explanation.

Councillor Dr. Easy said that the issue appeared to be why PCNPA had taken the decisions they had in relation to the affordable housing and 106 agreements and he would welcome a visit from an officer for an explanation.

Mayor _____

Town Clerk _____

Date _____