

TENBY TOWN COUNCIL  
MINUTES OF THE TENBY TOWN COUNCIL MEETING HELD 3<sup>rd</sup> JANUARY 2017

**PRESENT**

Councillor Mr. Blackhall	Mayor
Councillor Mrs. S. Lane	
Councillor Mrs. C Brown	
Councillor Mr. W. Rossiter	
Councillor Mr. T. Hallett	
Councillor Mrs. C. Thomas	
Councillor Mrs. T. Rossiter	
Councillor Mr. M. Evans	

**IN ATTENDANCE:**

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

**317. APOLOGIES**

Apologies received from Councillors P. Rapi, B. James, Mrs. S. Williams and Mrs. K. Durham. The Clerk advised that Councillor Dr. P. Easy had spent some time in hospital recently.

**318. DISCLOSURE OF PERSONAL INTERESTS**

There were no disclosures of interest made at this time.

**319. ITEMS TO PRESS**

Proposed by Councillor Hallett and seconded by Councillor Mrs. Rossiter

**Resolved that items of Correspondence and Committee Minutes other than those items marked Not for Publication be given to members of the Press present.**

**320. CONFIRMATION OF MINUTES**

**Resolved that the Minutes of the Tenby Town Council held 13<sup>th</sup> December 2016 be confirmed and signed as accurate with the exception at Item 303 where the title Mrs. was to be inserted between Councillor and Rossiter.**

**321. MATTERS ARISING**

259 -244 Tenby Masterplan

Councillor Mrs. Thomas asked if there was any further news on the Tenby Masterplan.

The Clerk advised that he was in the process of organising a meeting during the week commencing 23<sup>rd</sup> January and that he was awaiting responses from all those invited to confirm a date and time agreeable to all parties. Councillor Mrs. Thomas enquired as to whether

Councillors will be invited to attend the meeting. The mayor confirmed that this would be the case. The Clerk added that he was aware that PCC had invited tenders for those to undertake the consultation in all the named towns via theSell2Wales website.

#### 267 Public Seats

Councillor Mrs. Thomas asked if there was any more news regarding the seats. The Mayor advised that he had met with the Civic Society before Christmas and had had an in-depth discussion about seats amongst other subjects, including bins and signage. The Civic Society proposed looking at Tenby street by street with a template for a survey being prepared. If the Civic Society are unable to conduct the survey then the mayor had suggested we could help.

#### 269 – Town Crier, Sergeant at Mace and assistant Mace Bearers.

Councillor Hallett asked if there was any update on these roles and the Mayor confirmed that an advertisement would be placed in the local press together with that for Junior Town Crier.

Councillor Mrs. Thomas asked that this matter be kept on the Agenda so that it is kept under discussion. The Mayor confirmed that he was in the process of setting up a template for an Items Update Sheet for future meetings.

#### 288. Reports by Councillors on Outside Bodies

MIU Walk In Service – Councillor Mrs. Thomas asked if The Clerk had received a response to the letter he had written to the HDUHB but the Clerk advised that to date no reply had been received. Councillor Mrs. Thomas requested that the item be kept on the Agenda.

#### 292. Financial Officer/Clerk's Items

Councillor Evans asked if the Clerk had contacted Mr Pritchard of Kiln Park regarding concerns raised by residents of Quarry Cottages and Lower Park Road. The Clerk confirmed that Mr. Pritchard had contacted him to say that he was happy to meet whenever Councillor Evans was ready.

#### 304. Dropped Kerbs

The Mayor advised Councillors that he had had family visiting over the Christmas period and that they had lots of positive comments on the dropped kerbs. The Mayor voiced that the improvements being made are beneficial to all. This matter is to be kept on the Agenda.

#### 311. Financial Officer/Clerk's Items

b. Narberth Road Junction – The Clerk asked if the Press would be kind enough to remind people that the junction at the bottom of Upper Hill Park/Narberth Road will be closed from 9<sup>th</sup> January 2017 for approximately 9 weeks.

### 322. PLANNING APPLICATIONS

a. NP/16/0596/FUL and NP/16/0597/ADV - Mrs. Sara Humphries, Greggs PLC, B3 Muckleston Business Centre, Muckleston, Market Drayton - New hardwood shopfront and replace A/C units with like for like/New fascia sign and hanging sign – Lloyds TSB PLC, Tudor Square, Tenby. – amended plans.

Councillor Mrs. Lane proposed, Councillor Hallet seconded and

**Resolved that Letter A under Planning Correspondence be considered along with this item**

Councillor Mrs. Rossiter asked if Greggs were moving into the former Lloyds bank building or was it to be just a seating area. The Clerk said that as far as he was aware this was to be a new location for Greggs. He had asked PCNPA if there should be a change of use if this was to now be a café outlet. The revised plan before members shows a reduced seating area with 3 single tables/chairs. PCNPA had advised that legal opinion was that this does not constitute a café and no change of use was therefore required. Councillor Mrs Brown stated that she had visited Greggs in Carmarthen, Swansea and Cardiff and that in the Carmarthen branch there were 14 chairs in the seating areas. There were no café serving staff and the area was described as self-service so not classed as café. She felt this approach was being employed here and was not fair to other cafes in the town even if the seating area is reduced to 3 tables/chairs.

Councillor Mrs. Brown questioned why the National Park were allowing firms to circumvent the need for a change of use in this way. Councillor Mrs. Rossiter stated that it is great to attract big companies to Tenby but they shouldn't be allowed to get away with not following the rules.

Councillor Hallett asked if the proposed area still will have room to expand the number of tables. The Clerk advised that Ms Nicola Gandy PCNPA Development Team leader had assured him that the Park will monitor the situation closely. Councillor Mrs. Brown stated that she was not confident in the Park doing this based on a history of other applications that appeared to have sneaked through unchallenged. Councillor Mrs. Rossiter felt Greggs were taking a stealth approach towards creating a café and she was not happy with the situation. Councillor Mrs. Lane added that A3 trading has rules, so why were there loopholes like this?

At this point the Clerk reminded Councillors that it was the shopfront alterations and signage that they were being asked to consider as there was no Change of Use application before them.

Councillor Mrs. Brown felt that this should be a consideration as she was not in agreement with the initial application. Councillor Mrs. Thomas reminded members that National Park had said that this didn't need a change of use.

Councillor Mrs. Rossiter asked if Greggs were keeping their existing outlet to which Councillor Evans indicated no.

Councillor Mrs. Lane proposed that the plans be accepted as they are with Councillor Rossiter seconding the proposal but added that we are concerned it may become a café without Planning Approval.

The Clerk advised that Councillors could express these concerns within their comments to the Park.

## **RECOMMEND**

**Approval. Members are grateful to Greggs for the proposed amendments which are closer in character to the surrounding buildings in Tudor Square. However, while town councillors appreciate the legal opinion provided by officers that the inclusion of a seating area within the plan does not constitute A3 usage and therefore is permitted development of A2 (Financial) to A1 (Retail), members feel this use needs to be closely monitored as any expansion of this facility would need to be considered under LDP Policy (GN12) 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.**

b. NP/16/0674/FUL - Mr. and Mrs. Beynon c/o Mr. Darren Brown, Mango Planning and Development Ltd., Number One Waterton Park, Bridgend - Dwelling and associated works – Zion Gardens, St. John’s Hill, Tenby

**Resolved that Letter B under Planning Correspondence be considered along with this item**

Councillor Hallett stated that the Civic Society had done extensive research and that there was no change. Councillor Hallett proposed to endorse the comments of the Civic Society

Councillor Rossiter said that there was little difference between this and the last application and that the Civic Society pointed out that the rear elevation was still too high.

It was proposed that the Council respond in similar vein to the Civic Society, seconded by Councillor Rossiter.

## **RECOMMEND**

**Refusal in its current form. While having given consideration to the PCNPA grounds for refusal of a recent similar application on this site, members concur with the views of Tenby Civic Society in that the limited available build space as outlined in the accompanying documents to the application would spoil the special character of this location if attempts were made to deliver more dwellings on this site.**

**Members agree that this is a welcome modern design but the scale proposed would create a rear elevation that would be too obtrusive above the line of the existing Victorian stone wall;**

would be prominent for Merlin's Gardens and would be out of character with the surrounding area.

**Members also agree that should a reduced design for one dwelling prove acceptable then a suitable contribution towards affordable housing provision should be sought to offset the loss of potential additional dwellings on this site.**

**323. TENBY CHAMBER OF TRADE AND TOURISM – November Minutes**

Councillor Mrs. Brown drew Councillors' attention to the last paragraph regarding Tudor Square/High Street traffic and pedestrian safety. Councillor Mrs. Brown totally agrees with the call for a 20mph speed restriction and stated that it has been a long time coming. Councillor Mrs. Brown is glad for the support in this matter and hopes it will help with drivers' speed, especially of taxi, and noise level reduction in the town. Councillor Mrs. Brown asked that Councillors support this initiative and Councillor Hallet seconded the proposal.

**Resolved that the Clerk write to Tenby Chamber of Trade & Tourism supporting their calls for a 20mph limit.**

**324. TO CONFIRM BUDGET AND SET PRECEPT FIGURE**

Councillor Mrs. Lane proposed acceptance and Councillor Mrs. Brown seconded the proposal

Councillor Rossiter questioned the Jubilee expenses asking if there were any monies set aside to look after pathways to which the Clerk replied that the pathways are outside the play area and therefore outside our remit. Councillor Rossiter asked if Pembrokeshire County Council could be accountable for this on Health and Safety grounds.

Councillor Evans questioned the increase of non-domestic rates on Augustus Place Community Centre and suggested that maybe the Centre could be placed in a Trust thus avoiding this rate bill. Councillor Evans proposed that the Clerk look in to the options available and that the increase be questioned and possibly appealed. The fact that Augustus Place attracts an income under £5,000 could be taken in to consideration.

Councillor Hallett suggested approaching the Rotary Club as they had built the building but was advised that they had long since passed control of it in to Tenby Town Council's hands.

Councillor Rossiter raised the point of the commemorative plaque at Augustus Place but was advised that was a separate matter.

Councillor Hallett motioned to look in to the condition of all the commemorative plaques around the town and Councillor Mrs. Thomas seconded the proposal. A report could be presented to a future meeting.

Councillor Hallett thanked the Clerk and the Mayor thanked Councillors for their support and said it was excellent to be able to move forward.

**Resolved that the Council agree the Budget for 2017/2018 and set their Precept requirement at £167,227.48.**

**325. TO CONSIDER ANY MEDIA ITEMS RELATING TO TENBY TOWN COUNCIL OR TENBY AND AGREE ACTION IN RESPONSE**

Councillor Mrs. Brown asked if Facebook came under this heading and proceeded to explain about a small market that had been held outside Sainsbury's Supermarket just prior to Christmas involving a band, a choir and some stalls. The feedback on Facebook was really positive and comments were made as to how much it was enjoyed. Councillor Mrs. Brown was asked why Council did not allow markets to which she replied it was the Chamber of Trade that had stopped the markets and not the Council. The Father Christmas and Grotto went down really well but that was all the Tenby produced. There is a need to attract business to Tenby and Markets may encourage more people to come to the town. Councillor Mrs. Brown suggested a regular market, perhaps putting a feeler out to shops to gauge their reaction. Councillor Mrs. Lane replied that the previous format for the market was that stall holders should be local producers and local craftsmen. Local shop rate payers are struggling to sustain themselves, especially during the winter time, and that a market should not take anything away from local business. Councillor Mrs. Lane also commented that the market had 'got lost' and it would need to be closely regulated. Council Rossister commented that he had seen very few people walking around on the days running up to Christmas.

Councillor Mrs. Lane spoke of New Year's Eve and what a tremendous night it was. Councillor Mrs. Lane's daughter had taken a video and posted it on Facebook and to date it had been viewed 38,000 times with lots of really positive posts/comments from viewers. The Mayor echoed the positive comments of Councillor Mrs. Lane that Tenby House should be congratulated and that they had done an excellent job in making it happen. The Mayor also thanked the Police for their approach and the sensible way they found to avoid potential traffic problems caused by the large crowds.

**Resolved to write a letter to Tenby House Hotel thanking them for their contribution in making the New Year's Eve celebration such a resounding success.**

Councillor Hallett thanked the efforts of all those involved in the Boxing Day swim. The Mayor added that there was a fabulous atmosphere with lots of money raised for good causes and the sense of enjoyment during and after, in and around town, was great. Thank you to the businesses who contributed to a lovely day. Great publicity especially the BBC news clip showing a Councillor being first and last in to the water!

**326. UPDATES – BRYNHIR**

Members received a progress report on the sale of the land from Mr. Barry Cooke, PCC.

Councillor Rossiter questioned the adjacent land mentioned in the final paragraph. Councillor Mrs. Rossiter thanked Barry Cooke for replying to us and for keeping us informed however, she too would like clarification as to the field mentioned and asked if it could be outlined for clarity. Councillor Hallett stated that one field has an Iron Age fort in it. Councillor Mrs. Thomas asked if a letter could be written to clarify the field in question.

Councillor Evans stated that affordable housing provision on the site was set at 50% in the LDP. Council had spoken before about agreeing a lesser figure but not as low 20% - the minimum should be 30 to 35%. Councillor Evans asked for a letter to be written to Mr. Cooke and PCNPA to remind them of these expectations and that there should be a clear policy. Councillor Mrs. Brown agreed with Councillor Evans that it should definitely be no lower than 30%. Councillor Hallett seconded the proposal.

**Resolved that the Clerk write to Mr. Cooke and PCNPA outlining the Council's expectations of a minimum 30% to 35% affordable housing provision on the Brynhir site. Further that the location of the additional land suggested for affordable housing be clarified.**

**327. REPORTS BY COUNCILLORS ON OUTSIDE BODIES**

Councillor Mrs. Brown reported that the Hunt Ball had taken place at the end of last November in the De Valence and had made a huge profit. Councillor Mrs. Brown also congratulated the Round Table on their excellent Senior Citizens meal which had also taken place at the De Valence. A marvelous job had been done with over 200 OAPs in attendance. Councillor Mrs. Brown also told of the Panto that had taken place on 2<sup>nd</sup> January at which over 200 people had attended, a profit had been made and a further Panto had been booked for next year. The Panto Company had also offered to do a Hallowe'en Panto which would complement the Zombie Walk and Hallowe'en Trail that were already taking place. The De Valence will be hosting bands in collaboration with Span Arts but there would be a period of 6 weeks when no events would be taking place in order for the hall and stage lighting to be updated. Councillor Mrs. Brown hopes for the work to be completed by the end of March.

The Mayor added his congratulations on the bright new corridor leading down to the Mayor's Parlour as work on the lighting had already started in certain areas of the building.

Councillor Mrs. Thomas advised Councillors of a meeting of the South East Pembrokeshire Community Health Network (SEPCHN) to be held on Tuesday, January 17<sup>th</sup> in New Hedges Village Hall at 2pm.

The Mayor took the opportunity to thank organisations for the kind invitations to the various events being held in and around Tenby over the Christmas and New Year period and thanked Councillor Mrs. Lane for standing in on his behalf and also for accompanying him on various occasions.

**328. FINANCIAL OFFICER/CLERK'S ITEMS**

The Clerk informed Councillors that an invitation had been received to a meeting with the Independent Remuneration Panel for Wales taking place on 2<sup>nd</sup> February in Lampeter. Councillor Hallett suggested that if no one from the Council was able to attend the meeting that a copy of the Minutes be requested to be forwarded on to the Council.

**329. DATE AND TIME OF NEXT MEETING**

**Resolved that the next meeting will take place on Tuesday 17<sup>th</sup> January 2017 at 7.30pm. Councillors Hallett and Mrs. Lane both offered their apologies at this time as they would be unable to attend the next meeting.**

**330. ITEMS FOR THE NEXT MEETING'S AGENDA**

Water's Edge - signage  
MIU Walk in Service

**331. PRIVATE AND CONFIDENTIAL**

Proposed by Councillor Hallett, seconded by Councillor Mrs. Rossiter.

**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.**

**332. MINUTES**

**Resolved that the Private and Confidential Minutes of Tenby Town Council Meeting held 13th December 2016 be confirmed and signed as accurate.**

**333. MATTERS ARISING**

**Ironman**

Councillor Evans raised the issue of Ironman and agreed with the comments made by Councillor Rapi at the last meeting. Councillor Evans then produced a copy of the estimated gross income from the introduction of a 50% premium increase on second homes in the area and questioned why we were being asked to fund such attractions as Ironman when second homes in the Tenby



area alone were going to raise County Council's income substantially. Councillor Evans stated that there should be accountability back to the people in the area.

**334. PROPOSED WORKS AT JUBILEE PLAY AREA**

The Mayor thanked the Clerk for all his efforts in attempting to get quotes for work to be undertaken. Councillor Evans questioned whether the wall could be raised a little higher in order for a flatter area to be created which could possibly accommodate benches or more play equipment and also queried the use of sleepers or railings in the work to be carried out. Councillor Rossiter asked how much more this may cost and the Clerk confirmed that he would enquire as to the additional cost involved.

There are funds available for use and Councillor Mrs. Brown suggested to start using these funds. Councillor Mrs. Thomas asked if the funds could be used for equipment for adults but was advised that adult fitness equipment could not be included within a children's play area.

Councillor Mrs. Brown asked if Section 106 monies could be spent anywhere to which the response was that this particular allocation must be spent specifically in the Jubilee Play Area.

Councillor Mrs. Thomas had forwarded an email to the Clerk regarding Money for Health Initiatives and asked if this was beneficial to the Council at all. The Clerk that he had not seen this email yet but would investigate.

Councillor Hallett asked if any un earmarked reserves could be used to provide adult fitness equipment at other locations. He was advised that the Regeneration Team had looked into this and the matter was still being considered. Councillor Mrs. Lane described public use exercise bikes that she had seen whilst on her travels to Australia.

Councillor Mrs. Brown felt that we needed to get on and spend the Section 106 money for the Jubilee and proposed Council accepts the Clerk's recommendation.

While the Regeneration Team could drive forward projects, Councillors should now be coming forward with ideas. An informal meeting to discuss possible projects was suggested to take place in February.

Councillor Mrs. Brown asked if there were any other Section 106 allocation monies to be used in town. The Clerk advised that there was approximately £5,600 for use in Battery Gardens raised from the former hospital site.

**Resolved that under Section 11.1 (c) of Standing Orders and Financial Regulations that, due to only one tender being received over a prolonged period of negotiations and, subject to the principles of Section 10.3 of the same regulations being adhered to, the council waives Standing Order 11.1 (g) to enable the contract for the erection of a new retaining wall at**

**the Jubilee Play Area to be awarded without competition in the interests of public safety.**

Mayor \_\_\_\_\_

Town Clerk \_\_\_\_\_

Date \_\_\_\_\_