

**TENBY TOWN COUNCIL**  
**MINUTES OF THE TENBY TOWN COUNCIL MEETING HELD**  
**10<sup>th</sup> July 2018**

**PRESENT:** Councillor Mrs C Brown  
Councillor L Blackhall  
Councillor T Brown  
Councillor Mrs C Thomas  
Councillor T Hallett

**IN ATTENDANCE:** Mr A Davies Clerk to the Council/Financial Officer  
Mrs S Thompson Assistant to the Clerk  
Mr R Brown PCC Link Officer

In the absence of the Mayor, Cllr Mrs Sue Lane, the Clerk requested that under Schedule 12 of the Local Government Act 1972, the Deputy Mayor, Cllr Mrs Brown, take the chair.

**109. TO RECEIVE APOLOGIES**

Apologies received from the Mayor, Cllr Mrs Rees, Cllr Mrs Skyrme-Blackhall, Cllr Rapi, Cllr Mrs Williams, Cllr Mrs Rossiter and Cllr Crockford.

**110.** The Deputy Mayor noted that there were members in the public gallery who were interested in one of the planning items. Unfortunately they had another commitment and asked if this matter could be brought forward for discussion. Members agreed.

**TO CONSIDER THE FOLLOWING PLANNING APPLICATIONS AND TO AGREE ACTION IN RESPONSE TO PROPOSALS:**

- b. NP/18/0363/S73 – Mr. and Mrs. K. Beynon, Zion Gardens, St. John’s Hill, Tenby – Variation of Condition No.2 of NP/16/0674/FUL to allow changes to approved drawings – to amend footprint and add additional storey over garage block (retrospective) – Zion Gardens, St. John’s Hill, Tenby

The Clerk explained that while TTC had recommended refusal of the original application, PCNPA had granted it.

Under Section 73 a variation to existing consent had now been applied for.

Cllr Mrs Brown read to Councillors TTC’s recommendation for refusal of the original application for information.

*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.*

The Clerk also distributed for members attention a letter signed by a number of residents of Merlin's Court and Rectory Court asking members to consider refusing the Section 73 application due to scale and loss of amenity

Cllr Mrs Brown asked for comments from Councillors.

Cllr Brown asked under what conditions the application was passed as PCNPA had approved it contrary to TTC's recommendation. It was explained that, when the iron framework for the building had gone in, it had been noted by a neighbouring resident that it appeared higher and also closer to the boundary than in the original plans.

Cllr Brown commented that it appeared to him that something different to the original plan had been carried out. He had seen the structure and it was very intrusive on neighbours.

Cllr Hallett said that far too often developers change designs half way through and this can have a detrimental effect on neighbours. What is passed is altered and then those changes are applied for retrospectively. PCNPA should be strong enough to force people to take the work carried out down in these circumstances.

Cllr Brown asked if PCNPA knew about the situation and the Clerk told Councillors that he had advised a concerned neighbour to contact PCNPA when she had initially noted that ongoing building appeared to differ to the original plan.

PCNPA officers had visited the site and had apparently advised that a new application was needed in relation to what was being built, hence this application before members.

Cllr. Brown asked if the work had ceased in the interim. The Clerk believed that the developers had been advised to halt work until the matter had been resolved but this did not appear to be the case according to neighbours.

Cllr Brown recommended refusal of the alterations and urged enforced stoppage of work as not complying with original planning consent. Cllr Hallett seconded the recommendation.

## **RECOMMEND**

**Refusal. Variation of Condition 2 to allow this development to amend its footprint and create an additional storey would have a detrimental impact on the amenity of neighbouring properties contrary to points b, c and d of Policy 30 of the Local**

**Development Plan. Members also respectfully ask that, should the Development Management committee agree with this recommendation that enforcement action be undertaken as a matter of urgency to restore the development to its originally approved design and footprint.**

Members then returned to the Agenda.

**111. TO DISCLOSE ANY PERSONAL INTERESTS IN ITEMS OF BUSINESS LISTED BELOW**

Cllr Mrs Thomas declared interest in item 7a.

**112. TO AGREE ITEMS OF CORRESPONDENCE AND COMMITTEE MINUTES OTHER THAN THOSE MARKED NOT FOR PUBLICATION BEING GIVEN TO MEMBERS OF THE PRESS PRESENT**

Proposed by Cllr Hallett and seconded by Cllr Mrs Thomas.

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

**113. CONFIRMATION OF MINUTES**

**Resolved that the Minutes of the Tenby Town Council meeting held 26<sup>th</sup> June 2018 be confirmed and signed as accurate.**

**114. MATTERS ARISING FROM THE MINUTES FOR INFORMATION ONLY**

CCTV

The Clerk mentioned that Cllr Blackhall had previously asked if Upper Frog Street may be considered for CCTV and, since the antisocial incident which took place in this area last weekend, Cllr Michael Williams has been liaising with the Police and Crime Commissioner on the possibility of installation of CCTV in this street.

92. 75. Bins on the South Parade

Cllr Mrs Thomas asked if there was any news with regard to removal of the bins on South Parade as she was still receiving many complaints. Cllr Hallett asked what the programme for emptying was as they were extremely smelly. Mr Brown commented that there were a number of bins on the footway and trade waste officers are currently liaising with businesses concerned. There is certainly at least one business who has no on site storage. All are working together to try and find a balance but it is hoped to be resolved shortly. It has been quite a while and does seem unfair to others.

Enforcement is under Mr Owen and, if one bin was removed, all other on street trade waste bins would have to be removed too.

Cllr Mrs Brown commented that the main problems are smell, grease and dirt. Visitors have been seen to move away from the area. This is an historic town wall and a really special place – a solution must be found. Perhaps they should be required to empty food bins every day? Certainly a solution should be found soon before the summer. She added that perhaps proprietors don't realise that rubbish bins need to be kept clean.

81. Castle Hill

Cllr Mrs Thomas thanked all those involved in cleaning the weeds at Castle Hill but she expressed concern that the walls are deteriorating and the valerian and buddleia are still causing damage to mortar on the historic walls.

This is not being seen elsewhere and she asked is there any way PCC could find funding to tackle this problem. She suggested they could write to other towns enquiring how they keep their walls in order. Perhaps the European Walled Town organisation could help. It is so important to keep the walls in pristine condition.

Mr Brown told Councillors that last week Dr Stephen Jones, Director of Development at PCC, had the first meeting to form a working group which will include looking after buildings at risk. This has been established to create a working group of individuals with the necessary skill sets to look after important buildings in the county and included structures such as the town walls within their remit.

Mention had been made as to how Pembroke Castle kept their walls in order but Mr. Brown advised that the castle is privately owned.

Sadly there was a very small budget to look after all the sites but PCC acknowledged that the county's heritage must be looked after.

He felt he could act as a conduit to this working group and said that there was still some work to be done on the town walls which was started last year. The weeds couldn't just be pulled out due to potential damage to the mortar which could in turn create more damage.

Mr Peter Nicholas at PCC was looking at a solution to stop weeds becoming embedded. There may be a solution to make it more difficult for seeds to gain purchase.

Cllr Hallett said it had been difficult to initially access certain areas backing town walls as they were residential properties. He had personally visited these properties to obtain any access required by workmen.

Mr Brown said he would chat with Dr Jones to find the best person to liaise with.

Cllr Brown asked if there is any way TTC can put in a bid together to access Enhancing Pembrokeshire grant funding towards enhancing the town walls

Cllr Mrs Brown said the problem is that there had been a meeting with PCC officers to discuss enhancing the walls, lighting them and improving the street scene on the Parade and they need to know what we want done in total.

Council agreed we would fund a feasibility study and once that was done then TCC could move forward but there was no quick solution until a business plan/feasibility study has been done. She was aware that the Clerk was meeting with Miss Sinead Henehan next week to discuss ways to progress.

TTC is looking for someone to take them through the whole process from feasibility through design right up to submitting a Heritage Lottery Fund bid and Miss Henehan had been looking into how this could be done. It was also a project that could be eligible for Enhancing Pembrokeshire grant aid.

The Clerk was aware that there were other projects that could look to accessing this fund and there was no limit to the number of 'expressions of interest' that could be put forward. If deemed to meet the required criteria by a committee of cabinet then full funding bids could be developed.

Cllr Mrs Brown said at a previous meeting TTC suggested looking for an individual who would be able to tell us what could and couldn't be done but she was unsure if the expertise was available locally. Miss Henehan would be able to advise further.

The Clerk added that he had previously been asked to write to AMs to see if they could point TTC and PCC in the direction of funding for maintenance of historic assets. In addition the reply previously received from Mrs. Angela Burns replies had now been received from Mr Neil Hamilton and Mrs Joyce Watson's offices but the letters were basically the same. All pointed to CADW for help but sadly adding that grant application schemes had already closed for this year.

Mr. Brown said that he would arrange for the officer responsible for maintenance of historic buildings to meet with TTC to look at their concerns relating to both the town walls and Castle Hill.

#### 95. Licensing Application by JJE Enterprises Ltd

Cllr Brown asked if there was any news regarding this item. The Clerk told Councillors that any objections should have been submitted by today to be valid unfortunately.

However, he had had a response to the query raised by TTC at the last meeting.

Licensing said that the legal department had confirmed that a late night refreshment licence was needed to service on-line and phone deliveries after the premises closed to the general public. These types of licences were quite common in other authority areas.

This was purely an application for late night refreshments and no other licensing requirement was being applied for particularly those related to the sale of alcohol.

The Clerk also told Councillors that he had now received the Management Plan which had been requested. This was available for viewing in the office.

96. Skate Park

Cllr Mrs Brown told Councillors that there will be meeting at 6 pm next Monday 16<sup>th</sup> July and that the group had sourced tee-shirt sponsorship for the Fireman's Carnival.

Cllr Blackhall joined the meeting.

98. Update on Brynhir

The Clerk said that although the Cabinet meeting mentioned had undertaken discussion on Brynhir in private, the decisions reached had been posted on line as part of the minutes of the meeting and were therefore in the public domain.

The crux of the decisions were that PCC had withdrawn the site from the open market, the Housing Revenue account will pay for the land and outline planning for social housing would now be submitted.

Cllr Blackhall felt that the decisions should not pass without comment. This was a brave and bold move by PCC and he looked forward to working together with PCC towards the provision of social and affordable housing for local people. This is a positive decision he said, congratulating PCC once again.

Cllr Hallett asked that the houses not be too dense and to be of adequate size for families. The Clerk said that under Welsh Government planning rules developers of large scale sites had to consult with the town council in the pre-application stage and this would then be our opportunity to comment.

**115. TO RECEIVE THE NOTES OF THE GARDENS, MAINTENANCE AND GENERAL PURPOSES MEETING HELD WEDNESDAY 27TH JUNE 2018 AND CONSIDER ANY RECOMMENDATIONS THEREIN**

Cllr Mrs Thomas commented that it had been a very good productive meeting and she felt TTC had been listened to and good recommendations were made. The Clerk was awaiting the price on paint from Mr McCarthy. Cllr Blackhall congratulated Cllr Mrs Thomas on her perseverance with Castle Hill and also to Nick Young and the team on their progress.

**116. TO CONSIDER THE FOLLOWING PLANNING APPLICATIONS AND TO AGREE ACTION IN RESPONSE TO PROPOSALS:**

- a. NP/18/0167/FUL – Proposed extension of dwelling house to accommodate new first floor level – 79 Upper Hill Park, Tenby – revised drawings

Cllr Mrs Thomas declared an interest and took no part in discussions.

Cllr. Mrs. Brown asked what the previous outcome had been. The Clerk said that the recommendation by TTC had been for refusal as the plan was to create a 2 storey house amongst an estate of bungalows and dormers. Revised drawings had now been submitted but still indicated a two storey dwelling. Councillors studied the revised plans and noted the comments that the Civic Society had also put forward. Councillors could see very little if no change to the plans and stood by their original decision. Cllr Hallett recommended refusal and Cllr Blackhall seconded the recommendation.

### **RECOMMEND**

**Refusal. Members feel that the amended designs do nothing to allay their concerns that this development would result in a significant and unsympathetic intrusion by creating a two storey dwelling in a prominent position amongst a series of single storey dwellings contrary to Policy 15 of the Local Development Plan.**

Westwinds, Broadwell Hayes, Tenby – NP/18/0253/FUL

The Clerk informed Councillors that he had received notification from PCNPA that the proposal for a two storey and single storey rear extensions, bay window etc. had now been withdrawn.

**117. TO DISCUSS THE FOLLOWING ITEMS OF PLANNING CORRESPONDENCE AND AGREE ACTION IN RESPONSE TO PROPOSALS:**

- a. Tenby Civic Society – Comments on recent planning applications

Considered with previous item.

**118. TO RECEIVE THE ACCOUNTS FOR JUNE (INCLUDING SCHEDULED PAYMENTS, UN-PRESENTED CHEQUES, RECEIPTS, ACCOUNT BALANCES, BUDGET MONITORING TO DATE AND BANK RECONCILIATIONS) AND CONSIDER ANY ISSUES:**

Cllr Hallett thanked the Clerk and proposed accepting the accounts. Cllr Brown seconded.

### **RESOLVED**

**That the accounts for June (including scheduled payments, un-presented cheques, receipts, account balances, budget monitoring to date and bank reconciliations) be approved.**

**119. TO CONSIDER THE FOLLOWING APPLICATIONS FOR GRANT FUNDING AND AGREE ACTION IN RESPONSE TO PROPOSALS:**

**a. Tenby Sea Cadets – AC Sally James – Canada Exchange**

Cllr Mrs Brown proposed a donation of £50 and Cllr Mrs Thomas seconded the proposal.

**RESOLVED**

**That Under Section 2, Local Government Act 2000 a donation of £50 be made to assist with the visit.**

**120. TO RECEIVE REPORTS BY COUNCILLORS ON OUTSIDE BODIES**

De Valence Pavilion

Cllr Mrs Brown told Councillors that the DVP had had two very successful and very noisy events – Craig Charles and an AC/DC tribute band, Hells Bells. The café had new tenants and were hoping to open on Thursday - it would be a Caribbean food and grill. She wished them luck. The new kitchen work was nearly completed.

SEPCHN

Cllr Thomas had an item which she wished to move in to private.

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

Cllr Hallett had had sight of an article in a magazine which mentioned the best summer in Tenby for a very long time!

**122. TO RECEIVE UPDATES AS TO THE SALE OF LAND AT BRYNHIR (IF ANY)**

This item had been covered previously.

**123. TO RECEIVE UPDATES ON SOUTH PARADE (IF ANY)**

Covered previously.

**124. UPDATE ON PLASTIC FREE TENBY INITIATIVES**

Cllr Blackhall wished to acknowledge the work of businesses and individuals towards the plastic free Tenby initiatives and told Councillors that there will be a launch this week recognising those who have supported and contributed toward reducing single use plastics – the first awards to be at the beginning of August. The 2 minute beach clean boards are due to arrive on Thursday at Castle Beach. There is a beach clean planned for 28<sup>th</sup> July with equipment to be collected from harbour car park. The giant plastic sea monster will be on display 27<sup>th</sup> July. Information on anyone who has made

significant contributions to be recognised or any new ideas or initiatives would be welcomed via the Plastic Free Tenby Facebook page.

The Civic Society had recently held a presentation in the Fort of St Catherine's at which Michelle Watkins had been recognised for her volunteer beach cleaning work.

Mr Brown then told Councillors that PCC had recently won a bid from LEADER which will now fund a scheme to allow an Eco Champion to work with existing community groups to share ideas and to encourage, amongst other things, recycling, community action and communication and feedback as to where problems lie.

**125. 4G PITCH FOR TENBY**

This item had been proposed for the Agenda by Cllr Evans and in his absence it was decided to hold it over for the next TTC meeting.

**126. TO CONSIDER ANY FINANCIAL OFFICER/CLERK'S ITEMS AND TO AGREE ACTION IN RESPONSE TO PROPOSALS**

The Clerk told Councillors that he had received a road closure notice for 5 days from 23<sup>rd</sup> July to allow sewer works on Picton Road.

Also received was a rolling ¾ hour road closure for roads throughout Tenby to allow for the Fireman's Carnival procession being held on Wednesday, 1<sup>st</sup> August 2018.

PCC Cabinet had given approval for consultation on a Community Delivery framework in relation to future delivery of certain assets including play areas and green spaces. He was expecting the town council and PCC would be involved in lots of discussion regarding future approaches to delivering these services.

The Clerk told Councillors of a license variation which had been received from The Tavern and a response or representation needed to be made by 16<sup>th</sup> July to PCC. Members agreed to consider this item as a matter of urgency.

The Clerk declared an interest as the applicant was a close personal friend. After outlining the proposed variations to the licence he then withdrew from any debate on the issue and left the Chamber.

Members felt that the proposed changes would bring the establishment in line with other public houses as the current licence had been inherited by the new licensee and had been granted a long time ago.

There had been no objections received from the public and therefore Cllr Hallett proposed accepting the amendments. Cllr Blackhall seconded the proposal.

**RESOLVED**

**That, as the variations brought the establishment more in line with other similar establishments in the town, and there being no objections received from members**

of the public, the town council would not make representations against the proposals.

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

**Resolved that the next meeting will take place on Tuesday 24<sup>th</sup> July 2018 at 7.30pm.**

The Deputy Mayor expressed her disappointment over the low number of councillors present at tonight's meeting, particularly as one of our Link Officers was present. She was aware that there was a clash with a presentation evening at Greenhill which a number of members were attending but she felt that, if the council had been aware of this clash at the last meeting, then perhaps the town council meeting date could have been changed. This was one of the reasons that the date and time of the next meeting was placed on the Agenda.

It was also noted that Cllr. Mrs. Rees had given apologies in advance for the next meeting.

**128. TO PROPOSE ANY ITEMS FOR THE NEXT AGENDA**

100<sup>th</sup> Anniversary end of World War memorial display – Cllr Blackhall

**129. TO RESOLVE TO EXCLUDE THE PUBLIC FROM THE MEETING DURING CONSIDERATION OF THE FOLLOWING ITEM(S) OF BUSINESS UNDER THE "PUBLIC BODIES (ADMISSION TO MEETINGS) ACT OF 1960"**

**130. MINUTES**

**Resolved that the Private and Confidential Minutes of the Tenby Town Council meeting held 26<sup>th</sup> June 2018 be confirmed and signed as accurate.**