

TENBY TOWN COUNCIL
MINUTES OF THE TENBY TOWN COUNCIL SPECIAL MEETING HELD 12th March 2013

PRESENT

Councillor T Hallett Mayor
Councillor Mrs Thomas
Councillor Mrs Brown
Councillor Mrs Durham
Councillor Mrs Rossiter
Councillor W Rossiter
Councillor L Blackhall
Councillor Mrs Putwain

IN ATTENDANCE: Mr A. Davies Clerk to the Council/Financial Officer
Mrs L Hensman Assistant Clerk

434. APOLOGIES

Apologies received from Councillor Dr Easy, Councillor M Evans and Councillor A Brown.

435. DISCLOSURE OF PERSONAL INTERESTS

None disclosed.

The Clerk reported he had received a letter from Mr D Fraser expressing his concerns in relation to planning application NP/13/0071. Councillor Mrs Brown proposed acceptance of the additional correspondence, seconded by Councillor Mrs Durham. The Clerk distributed a copy of the letter for all to read.

The Mayor asked for comments on the letter; however it was felt that all Councillors should view the planning application before commenting on the contents of the letter.

436. ITEMS TO PRESS

Proposed by Councillor Mrs Brown, seconded by Councillor Mrs Durham.

Resolved that items of Correspondence and Committee Minutes other than those items marked Not for Publication be given to members of the Press present.

437. PLANNING APPLICATION

a.NP/13/0071 – Mr Peter Prosser, Tenby Island Project, 18 Lainshaw Street, Stewarton, East Ayrshire – Change of use of fort to visitor attraction with gift, food and drink retail. Change of use of generator house to ticket and retail facility; restore/replace railings; install two cranes; install two boat landings; construction of private/security residence; construct toilet and pumping facilities; install cliff path nature walk; install signage; install path lighting; install operational lighting; replace fort entrance bridge; install services; repair stairs and install new; install CCTV – St Catherine’s Island and Fort; Castle Beach, Tenby.

Councillors viewed the planning application in great detail; expressing all positive and negative concerns and discussing them in depth.

Although TTC were enthusiastic about the possibility of developing an historical building, opening it for public use and enhancing the tourism already present within the town. The following major concerns were highlighted:

- Councillors felt lack of detail as to the use of the majority of the square footage made them unable to determine the type of visitor attraction being proposed particularly when noting the proposed opening times of 8 am to 12 midnight. The Clerk outlined details relating to the floor footage:
 - 38sq m. – Shops/Trade space.
 - 99sq m. – Restaurant/Café.
 - 100sq m. – Storage and Distribution.
 - 530sq m. – Other

Councillors unanimously felt clarification was required as to the usage of the floor space before they could make any judgement on the suitability of the island for the proposed visitor attraction.

- Councillors collectively felt until clarification of the usage is received it was difficult to fully assess and determine the impact in relation to noise levels on properties in close proximity due to the vast variety of events that could be undertaken during the opening period proposed (8 am to 12 midnight).
- As the building is an historical ancient monument it was felt that the views of Cadw and PCC Heritage Officers would be valuable before making a decision.
- It was felt the transport plan had insufficient details to meet the increase of visitors they propose. In view of the numbers they propose will visit the facility, consideration of the amount and removal of refuse from the island, including regular additional vehicles to collect this refuse was noted.
- In relation to accessing this facility during all tides, it was felt that, although not part of this application, the applicant had discussed previously with TTC a link bridge from Castle Hill to permit access to St Catherine's for the disabled and during all tides. Therefore it was felt the bridge would be an integral part of the development and impact on the surrounding area. It was felt consideration to the whole proposal would be more beneficial than items in isolation.

Councillors suggested that a further visit from the developer or a site visit maybe of benefit to give further details on the proposed layout and usage.

Following further discussion on all aspects of the project, Councillor Blackhall proposed refusal of the planning application in its present format. He felt that with 70% of the floor space unspecified and limited information on the visitor attraction proposed, assessment of the

suitability of the site and the impact on the surrounding properties was impossible. Without knowledge of the type of visitor attraction councillors could not fully assess the impact of the proposed development in relation to noise, privacy, compatibility with existing users in the town and local economic benefit. The transport plan provided insufficient evidence of the ability to meet the demand envisaged, seconded by Councillor Mrs Rossiter.

RECOMMEND

Refusal of the planning application in its present format. As 70% of the floor space is unspecified and with limited information on the visitor attraction proposed, assessment of the suitability of the site and the impact on the surrounding properties is impossible. Without knowledge of the type of visitor attraction councillors cannot fully assess the impact of the proposed development in relation to noise, privacy, compatibility with existing users in the town and local economic benefit. The transport plan provides insufficient evidence of the ability to meet the demand envisaged.

Resolved that the following additional information relating to the planning application NP/13/0071 be included in the letter to PCNPA for consideration. TTC felt that, following previous discussions with Mr Prosser (the applicant) he had indicated a link bridge from Castle Hill to St Catherine's Island to permit all tide access to the attraction for able bodied as well as disabled visitors. Councillors felt this to be an integral part of the proposal and an important part of the impact on the relationship of St Catherine's Island with its surroundings and settings. Therefore they requested all planning applications relating to the creation of a visitor attraction on St Catherine's Island be addressed as a whole and not discussed in isolation.

Resolved that TTC would welcome the views of CADW and PCC Heritage officers on the proposal as both St Catherine's Island and Castle Hill are scheduled historical ancient monuments.

Councillor Mrs Brown proposed a letter of acknowledgement be sent to Mr D Fraser, explaining TTC noted his concerns and stating the planning application is an ongoing matter, seconded by Mrs D Durham.

Resolved that an acknowledgement letter is sent to Mr D Fraser noting his concerns relating to planning application NP/13/0071.

b.NP/13/0092 – Mr Rob Hamer, Pembrokeshire County Council, Highways and Construction, Freemans Way, Haverfordwest – Construction of bespoke bus shelter/canopy to north and east elevation of existing toilet block/bus stop building; reconfiguration and alteration of elevations of toilet block building to provide new Customer Services and Information Centre, public toilets and scooter store; construction of external lift shaft and staircase to front elevation of existing multi-storey car park; creation of wardens office/staff room beneath existing ramp at ground floor within multi-storey car park and the introduction of coloured pigment glaze to front and side elevation of the existing multi-storey car park – Car Park, Upper Park Road, Tenby.

Councillors viewed the planning application and had also received a presentation by PCC on the proposal prior to submission of this application. Councillors assessed and discussed the plans in depth. Local residents made a request to TTC if the possibility of a safety crossing from Hamilton Court vicinity to the proposed TIC/Bus service area could be considered. Councillor Blackhall proposed approval as it will enhance facilities and improve accessibility, requesting on behalf of local residents, that consideration of a public safety crossing be included in the scheme, seconded by Councillor Mrs Rossiter.

RECOMMEND

Approval as it will enhance facilities and improve accessibility. Consideration could also be given, following representation to the town council from local residents, to the possibilities of a public safety crossing being included in the scheme.

Mayor _____

Town Clerk _____

Date _____