

**MINUTES OF THE TENBY TOWN COUNCIL**  
**PLANNING COMMITTEE**  
**HELD 8<sup>TH</sup> OCTOBER 2024**

Present: Cllr Dai Morgan Mayor  
Cllr Charles Dale Chair  
Cllr Laura Crockford  
Cllr James Phillips  
Cllr Emma Lewis (Zoom)

In attendance: Mr Andrew Davies Clerk to the Council/Financial Officer

**1. TO RECEIVE APOLOGIES**

Apologies received from Cllrs Hallett (dispensation) and Cllr. Sloan (illness).

**2. TO DISCLOSE ANY PERSONAL ITEMS OF BUSINESS LISTED BELOW**

Cllr. Crockford declared a personal and prejudicial interest in NP/24/0438/FUL as the applicant was a family member.

**3. PUBLIC PARTICIPATION: AN OPPORTUNITY FOR MEMBERS OF THE PUBLIC TO ASK QUESTIONS AND MAKE REPRESENTATIONS ABOUT ANY ITEM OF BUSINESS TO BE TRANSACTED DURING TONIGHTS MEETING AND WHICH IS OPEN FOR PUBLIC DISCUSSION. CONFIDENTIAL ITEMS OF BUSINESS ARE EXCLUDED**

Mr. Harry Gardiner, Tenby Civic Society, was present to outline the Society's further thoughts on NP/24/0438/FUL and on other planning applications on the agenda if required.

**4. TO DISCUSS THE FOLLOWING PLANNING APPLICATIONS AND TO AGREE ACTION IN RESPONSE TO PROPOSALS:**

At the proposal of Cllr. Phillips, seconded by the Mayor, members agreed to consider agenda items 4a and 4b together as they related to the same site

- a. NP/24/0469/FUL – Alterations and refurbishments, replacement porch, repainting hotel, renovation/reconfiguration of rear conservatory style extension, window opening amendments to C20 lower ground extension, alterations to patios and addition of solar panels to the roof – Imperial Hotel, The Paragon, Tenby**

Members welcomed the proposals which would upgrade the building. Mr Gardiner commented that the Civic Society were impressed with the application, although they felt more could be made of access to the inside of the town walls. There was little external alteration.

**RECOMMEND**

**Approval. Members welcome the proposals to upgrade facilities while having little impact on the external appearance of the hotel.**

- b. NP/24/0470/LBA – Alterations and refurbishments, replacement porch, repainting hotel, renovation/reconfiguration of rear conservatory style extension, window opening amendments to C20 lower ground extension, alterations to patios and addition of solar panels to the roof – Imperial Hotel, The Paragon, Tenby**

#### **RECOMMEND**

**Approval. Members welcome the proposals to upgrade facilities while having little impact on the external appearance of the hotel.**

- b. NP/24/0476/TPO – Twenty per cent crown reduction to Cedar (TPO 72 T2) – Egypt House, Queen’s Parade, Tenby**

This matter had already been determined by PCNPA Tree Officer under delegated powers.

- c. NP/24/0438/FUL – Change of use of retail shop (A1) to Spa Hotel (C1), restaurant (A3) and café/bar (A3); associated extensions and alterations – 12 High Street, Tenby**

Cllr. Crockford declared her interest and left the Chamber.

Mr. Gardiner commented that the Civic Society felt that upgraded hotel facilities, like those proposed by this application and the Imperial were welcome. However, they were concerned about the loss of A1 retail premises in the town. The balance of A1 retail as opposed to other uses was now below the acceptable criteria for the town centre, particularly in High Street.

However, the layout of this proposal was very interesting and the impact on the future condition of the building if not developed had to be considered.

Cllr. Phillips noted that there appeared to be an issue over bin storage which did not seem to be addressed in the plans.

Cllr. Dale commented that this was an issue affecting all of High Street since the county council introduced new rules on recycling.

Cllr Evans noted that bin storage was accommodated quite easily when it was a retail store and felt the applicant could make suitable provision if requested.

Mr. Gardiner noted that the planning authority had been requesting bin storage facilities on recent applications.

It was felt the question could be posed but the Mayor felt it was ‘not a deal breaker’.

Cllr. Phillips questioned if the loss of A1 retail would be an issue, but Cllr. Dale felt the loss of A1 retail was due to them not being supported by the local community.

It is difficult to sustain shops if people do not use them, he commented.

The Mayor added that people wanted certain types of retail outlets but the town council had no say on which retailers leased buildings.

Cllr. Dale felt that the application was highly likely to be 'four or five star' when completed which would improve the town's offer. It will replace loss of hotel space and bring more people into the town. The applicant also had a good track record of creating quality developments within the town.

Cllr. Evans agreed that it would be more beneficial to have something there than an empty building. However, she did suggest we ask if bin storage was being addressed.

Cllr. Dale proposed approval with the addition of Cllr. Evans' query and the Mayor seconded.

#### **RECOMMEND**

**Approval. The application blends in with the town Conservation Area and will enhance the tourist offer. It goes some way to offsetting the loss of hotel bed spaces elsewhere in the town. Although the loss of A1 retail space is noted, the building appears to have been unable to attract a new retail offer and members feel that the proposed use is more favourable than allowing possible deterioration of the fabric of the building. Members were unclear from the application as to the arrangements for waste storage and ask that this be clarified going forward.**

Cllr. Crockford rejoined the meeting.

**d. NP/24/0454/FUL – Change of use from lifeboat storage unit to takeaway food outlet (A1) – Former inshore lifeboat store, Tenby Harbour, Tenby**

Cllr. Crockford felt that the proposal was out of keeping with the environs of a working harbour. She noted that this location was used regularly by commercial and leisure harbour users as it was near the Mayor's Slip and would also impact on the main vehicle thoroughfare through the harbour adjacent to the sluice.

Cllr. Dale agreed, feeling it would 'clutter up the area too much'.

Cllr. Lewis also agreed with Cllr. Crockford. The distraction of people queuing to use the takeaway adjacent to the sluice would be a catastrophe waiting to happen, she said.

Cllr. Crockford proposed refusal and Cllr. Lewis seconded.

## **RECOMMEND**

**Refusal. The proposal is out of keeping with the environs of a working harbour. This location is used regularly by commercial and leisure harbour users and the proposal would impact on the main vehicle thoroughfare through the harbour adjacent to the sluice.**

### **5. TO CONSIDER ANY ITEMS OF CORRESPONDENCE RELATING TO PLANNING APPLICATIONS:**

#### **a. Tenby Civic Society – Comments on NP/24/0438/FUL and NP/24/0454/FUL**

Members noted the comments and thanked Mr Gardiner for his attendance to elaborate on some of the points.

### **6. DATE AND TIME OF NEXT MEETING**

Tuesday, 12<sup>th</sup> November 2024 at 7pm.