

**TENBY TOWN COUNCIL**

**DE VALENCE PAVILION  
UPPER FROG STREET  
TENBY**

2<sup>nd</sup> October 2024

Dear Councillor

You are hereby summoned to attend the next Meeting of the Tenby Town Council Planning Committee to be held on **Tuesday 8<sup>th</sup> October 2024 at 7 pm** to transact the business stated below.

This meeting will be held 'in person' at the De Valence Pavilion but access will be provided for members wishing to join remotely from another location

Members of the public wishing to access the meeting remotely are asked to contact the Town Clerk for details.

**MEMBERS: PLEASE NOTE THAT PCNPA HAVE SWITCHED TO AN ONLINE SYSTEM FOR VIEWING PLANNING APPLICATIONS. NO PAPER COPIES ARE AVAILABLE. APPLICATIONS TO BE CONSIDERED AT THE MEETING CAN BE VIEWED ONLINE IN THE COUNCIL OFFICES DURING NORMAL HOURS OR BY VISITING THE FOLLOWING LINK**  
<http://planning.pembrokeshirecoast.wales/>

Yours faithfully



**A. J. DAVIES**  
**FINANCIAL OFFICER/CLERK TO THE COUNCIL**

**AGENDA**

1. To receive Apologies.
2. To disclose any personal interests in items of business listed below.

Members are requested to identify the nature of the interest and indicate whether it is personal or prejudicial

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 tonight's meeting and which is open for public discussion. Confidential items of business are excluded.

4. To discuss the following Planning Applications and to agree action in response to proposals:
  - 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
  - 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.
  - c. NP/24/0476/TPO – Twenty per cent crown reduction to Cedar (TPO 72 T2) – Egypt House, Queen's Parade, Tenby
  - d. 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.
  - e. NP/24/0454/FUL – Change of use from lifeboat storage unit to takeaway food outlet (A1) – Former inshore lifeboat store, Tenby Harbour, Tenby.
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

6. Date and Time of Next Meeting

Tuesday 12<sup>th</sup> November at 7 pm

**Subject:** Comments NP/24/0454/FUL

The views of members of the executive committee of Tenby Civic are below  
Harry Gardiner

NP/24/0 454/FUL Change of use in the former RNLI building by the Mayors Slip, Tenby.

Basically we feel this use is in the wrong location and should currently be refused,

**We agree with the Conservation Officer, Rob Scourfield** that the proposal does not seem appropriate to the character of the Conservation Area, or keep the working character of the harbour.

The LPA should consult Harbour Users, who were passed over in allocating the lease.

**We are unhappy that pre-consultation said this proposal was satisfactory** subject to a flood risk report; these 'pre apps' can prejudice the Park's position and neglect the views of others in the Park Authority and consultees, the latter and the LPA have one foot tied to the pre-app position.

Our concerns are

1. This is a boat working area onto the Mayors Slip and extensive boat and equipment storage area, so used used for boat and vehicle movement as well as by pedestrians, so the use would introduce conflict with these. There is no provision for sitting out space near enough, and that would be likely to interfere with boat movements.
2. LDP2 Policy 18 is to preserve Tenby harbour as a "working harbour" - the proposal is commercial and would conflict with that, (see 3) in a boat working area and would not add value to boat working.
3. There is no provision beside or near the building for areas for customers to sit and eat their take- aways – some movement conflict and litter will result.
4. There is a clearly established separate area for customers from the two existing take away premises on the main key beside the Chapel and the winter boat hard. The premises in the arches on Pennylesse Cove Hill has some indoor seating. PCC have provided a lot of picnic benches beside the Harbour Church looking onto the Harbour beach – clearly a better location for visitor to sit and eat. There are also seats along the Key edge onto the boat mooring area.
5. The building would be more appropriately used for boat or boat equipment storage which would not require planning permission and would clearly fit LDP Policy 18, as the building is surrounded by boat storage and the roadway is needed for boat and vehicle movement.
6. **Several of Paxton's Arches appear under-used and untidy and are more ideally placed beside the 'traditional' and more functionally satisfactory seating areas noted in 4 above;** PCC leasing could be more sensitive and pro-active.
7. The late hours applied for breaks with practice for open air sales in the harbour to finish by 5pm, so could easily introduce the problems of litter, noise, and behaviour noted in Policy 30 (a) and 57 (e) for take aways and would be out of harbour supervision hours.
8. Like the HSBC 'Tardis Pod' cash point this is a suitable idea in the wrong site.
9. There appear minor issues as to setting and the application number in the flooding report, but not affecting its conclusions.

**Subject: 11 High Street, Tenby**

The Civic Society Exec committee views were sent to the Park, that on balance the scheme could be a welcome addition to the amount and type of hotel and spa accommodation in the centre replacing other losses.

The lack of a bin store and a disabled toilet **on the ground floor** for the 88 cover restaurant needed putting right. The question of retaining some retail floorspace seems in the balance as it has remained vacant. We incline to High Street as the priority for retail frontage, generally.