

MINUTES OF THE TENBY TOWN COUNCIL
PLANNING COMMITTEE
HELD 11TH FEBRUARY 2025

Present: Cllr Dai Morgan Mayor
Cllr James Phillips
Cllr Michelle Evans
Cllr Laurence Blackhall (Substitute)
Cllr Tom Sloan (Substitute)

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

Cllr James Phillips was proposed as Chair in the absence of Cllr Dale.

1. **TO RECEIVE APOLOGIES**

Apologies received from Cllrs Hallett (dispensation), Lewis, Crockford and Criddle. The Mayor would be late.

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

None disclosed.

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**

None present.

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

- a. **NP/24/0672/LBA – Alterations to Market Hall and Former Town Hall in tandem with change of use (with adjacent building) to Spa Hotel, Restaurant and Café/Bar – The Market Hall, High Street, Tenby**

RECOMMEND

Approval. Members feel that this is an opportunity to preserve and enhance the listed elements of this historic building subject to protection of existing market operations; appropriate levels of illumination into the market below the proposed first floor extension and to an agreed action plan with PCC for integration within the potential refurbishment of the market.

b. NP/25/0017/FUL – Installing a swing gate that prevents unauthorised vehicle entry but allows pedestrian access – Tenby Harbour Yacht Station and Harbour Office, Pier Hill, Tenby

Cllr Phillips believed it was to prevent youths jumping into the harbour. Members viewed the application and the Civic Society comments.

What are the other options, asked Cllr. Blackhall. There must be a scheme that affords a compromise, when the tide is in and boats are operating the gates are locked and all other times, they are open. There are those that like to promenade to end of pier.

This is a safety issue, experienced boatmen have been shaken but I'm not sure this is the way forward, he continued. It doesn't look it is fit for the purpose intended.

It looks excessive, commented Cllr. Sloan. It is more like the gates you'd see at the front of an industrial yard and would be visually intrusive in the harbour.

I agree with Cllr. Sloan and the Civic Society in that it needs to be more sympathetic to its surroundings, added Cllr. Blackhall. This is a listed harbour within the Conservation Area

RECOMMEND

Refusal. Members feel that the proposed gates are more reminiscent of those you would see at the entrance to an industrial yard and therefore out of keeping with the environs of a Grade II listed harbour within the Conservation Area. Members hope that a solution can be found to restrict access when boats are operating or at high tide without such an imposing structure.

The Mayor joined the meeting

c. NP/25/0019/FUL – External alterations comprising the upgrading and changes to windows and doors – HSBC, Tudor Square, Tenby

It appeared the landlords were getting the building ready although it was not known what business would be occupying the space. The Mayor welcomed the proposal to replace aluminium windows with hardwood.

RECOMMEND

Approval. Members felt that the proposals would enhance the property and improve the streetscape within the Conservation area.

d. NP/25/0028/FUL – Installation of drop kerbs to provide off street parking in front of Ocean House – Ocean House, The Norton, Tenby

Councillors considered the plans. It was felt that, as vehicles already accessed the building's off-street parking, dropped kerbs would make for safer manoeuvring.

RECOMMEND

Approval. Members note that there is already off-street parking at this property and feel that the installation of dropped kerbs will improve safe access and egress.

5. DATE AND TIME OF NEXT MEETING

Tuesday, 11th March 2025 at 7pm.