

MINUTES OF THE TENBY TOWN COUNCIL
PLANNING COMMITTEE
HELD 14TH JANUARY 2025

Present: Cllr Dai Morgan Mayor
Cllr Emma Lewis (Zoom)
Cllr Laura Crockford
Cllr Michelle Evans
Cllr Laurence Blackhall (Substitute)

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

Councillors proposed the Mayor to take the Chair in Cllr Dale's absence.

1. TO RECEIVE APOLOGIES

Apologies received from Cllrs Hallett (dispensation) and Phillips.

2. TO DISCLOSE ANY PERSONAL ITEMS OF BUSINESS LISTED BELOW

Cllr Crockford declared personal interest in Item 4a.

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 Will Crockford was present to answer any queries or concerns on Item 4a.

As there are only four councillors present and one has declared an interest, it was agreed to take item 4b first to allow time for more councillors to arrive.

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

- a. **NP/24/0438/FUL – Change of use of retail store and part change of use of Market Hall and former Town Hall to Spa Hotel, Restaurant and Café/Bar, associated extensions and alterations – 12 High Street, Tenby**

Mr Crockford was in attendance to answer queries on the proposed alterations as members were happy with the initial plans.

He had approached PCC as the former council chamber upstairs was not being used to its potential due to water egress. As developers of the next-door property, they saw the potential to utilise this space as part of their project, generate income for PCC and help address long standing maintenance issues.

The scheme would involve the developers entering into a long-term repairing lease arrangement with PCC which could help keep market traders rent down and reduce the need for PCC to fund costly roofing repairs.

There would be a small extension of the first floor out into the market hall but this would be of sufficient height and lighting to not affect stalls.

The traders would lose access to the toilets upstairs, but Mr. Crockford was of the view that these were dangerous at present. He was also aware that PCC were now looking at possibly repurposing part of the Upper Frog Street toilet block for the traders.

He added that since he had brought his plans forward, PCC Building and Regeneration departments had been taking an interest to see how it could be the catalyst for regeneration of the whole market.

The Mayor said his concerns were the protection of the traders and investment into the building itself. He asked if the market would have to close for the works.

Mr. Crockford said that the project would be phased with meticulous planning involving the traders to work with and around them so as to have minimal impact. This phase was seen as possibly a couple of years down the line. An advantage is that it can go in at any point during the development.

Cllr. Blackhall said the town council did a lot of work in the past to convince PCC of the importance of the market.

We have long said the market has been neglected, he said. We have a longstanding statement saying it is essential to the town and that is recognised in this proposal.

If there is a scheme on the table, PCC should use the opportunity to work in tandem and redevelop the rest of the market at the same time.

Any planning should be subject to a number of things like avoiding disruption and fitting into a considered design that works for whole of the market,

Whilst not opposed to the principle of using the space, it must be conditional on the fact that it satisfies market traders, and provides alternatives for stock storage and toilet facilities which PCC need to look at in codesigning the scheme.

If PCC are able to do this, it makes everyone's costs simpler and reduced.

PCC's Deputy Leader has made a commitment to traders, that, if possible, they will redevelop the market.

This proposal provides a number of things that would be beneficial to the council including a guaranteed rental for a long period of time and a willingness to take on ongoing maintenance.

The Regeneration team are looking at what else they can do with roof and develop further proposals. All this ensures the continued operation of the market and is a great opportunity for the town.

RECOMMEND

Approval subject to protection of existing market operations; to appropriate levels of illumination into the market below the proposed first floor extension and subject to an agreed action plan with PCC for integration with potential refurbishment of the market.

- b. **24/0830/PA – Conversion of existing agricultural barns to form four dwellings – Existing barns off Narberth Road, Tenby (note: this application is outside of the National Park and is viewable via Pembrokeshire County Council’s planning portal)**

This is situated just outside of TTC’s area. Councillors looked at the plans. There were no concerns or objections, all were in favour. The Mayor proposed and Cllr Crockford seconded.

RECOMMEND

Approval. Councillors feel it is an appropriate use of redundant buildings.

- c. **NP/24/0670/ADV – Fascia Sign Board to Face of Property – The Old Lifeboat Store, Tenby Harbour, Penniless Cove, Tenby**

Councillors were in agreement that the sign is not in keeping with the area, an exceptionally old Grade II listed harbour.

RECOMMEND

Refusal. Not in keeping with the historic environs of the Grade II Listed harbour.

5. DATE AND TIME OF NEXT MEETING

Tuesday, 11th February 2025 at 7pm.