

**MINUTES OF THE TENBY TOWN COUNCIL**  
**PLANNING COMMITTEE**  
**HELD 8<sup>th</sup> JULY 2025**

Present: Cllr Dai Morgan Mayor  
Cllr James Phillips  
Cllr Emma Lewis Zoom  
Cllr Tom Sloan Substitute

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

**1. TO RECEIVE APOLOGIES**

Apologies received from Cllrs Hallett, Dale and Crockford.

**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/25/0268/FUL – Erection of three small outbuildings in the gardens of Grade II listed residence of Nyth Aderyn – all outbuildings are to be located on sites of pre-existing outbuildings – Nyth Aderyn, North Cliffe, Tenby

Members felt that the proposals utilised existing foundations and were not out of scale.

**RECOMMEND**

**Approval. The proposals will not impact the amenity of neighbouring properties.**

- b. NP/25/0320/LBA – Internal works by way of demolition of some internal walls, door and window removal/replacement; the addition of conservation roof light, new staircase to the attic, bedroom and ensuite in attic and provision of a walkway from ground floor to garden along with general like for like repairs to the listed building – Bedford House, Sutton Street, Tenby

These are all internal works.

## **RECOMMEND**

**Approval. The proposals will not impact the amenity of neighbouring properties.**

- c. **NP/25/0337/FUL – Retrospective application for a change of use of converted garage/store/garden room (ancillary use) to holiday let (C6 as used as a short term let for no more than 31 days for each period of occupancy – Queen’s Quarry, Queen’s Parade, Tenby**

After some discussion members did not feel that the proposals would have a detrimental visual impact.

## **RECOMMEND**

**Approval. The proposals will not impact the amenity of neighbouring properties.**

5. **CARNEY SWEENEY - PRE-APPLICATION CONSULTATION ON THE PROPOSED ERECTION OF A CLASS A1 RETAIL FOODSTORE WITH SURFACE LEVEL CAR PARKING, LANDSCAPING AND ALL ASSOCIATED DEVELOPMENT ON LAND AT PARK HOUSE COURT, NARBERTH ROAD, TENBY (PROPOSALS CAN BE VIEWED ONLINE AT [HTTPS://WWW.CARNEYSWEENEY.CO.UK/CONSULTATIONS](https://www.carneysweeney.co.uk/consultations))**

The Clerk said while the development is not within our boundaries it is on the border of our area with St Mary Out Liberty and could have an impact. We have also been copied into a letter submitted under the consultation process from a resident of the New Hedges area for information.

The town council reserve the right, as statutory consultees on planning matters, to a more detailed response should the application be brought forward.

The initial views of the town council are that they welcome the investment into the area and the potential job creation opportunities.

However, members are concerned about the impact of the development on the landscape just on the borders of the Pembrokeshire Coast National Park and suggest a comprehensive landscaping scheme to mitigate this potential impact.

Members are also concerned as to the potential impact on access and egress to the new development on the main A487 road into Tenby.

The junction to the proposed site already services a housing estate. Residents of the estate already experience difficulties over access and egress onto this main 50 mph A road.

There is concern that the addition of customer traffic to and from the new store, together with the addition of delivery vehicles, will increase traffic congestion - particularly during the tourist season when Tenby not only sees its resident population increase from 5000 to over 20,000 but a large influx of day-tripper visits.

6. **TO AGREE THAT PLANNING MATTERS RECEIVED DURING THE SUMMER RECESS WILL BE DEALT WITH UNDER THE COUNCIL'S SCHEME OF DELEGATION**

Members agreed.

7. **DATE AND TIME OF NEXT MEETING**

**Tuesday 9th September 2025 at 7 pm**