

TENBY TOWN COUNCIL
MINUTES OF THE TENBY TOWN COUNCIL MEETING HELD
2nd July 2019

PRESENT: Cllr T Brown Mayor
Cllr Mrs C Brown
Cllr P Rapi
Cllr L Blackhall
Cllr M Evans
Cllr Mrs S Lane
Cllr Mrs T Rossiter
Cllr Mrs S Skyrme-Blackhall
Cllr Mrs T Evans
Cllr T Hallett

IN ATTENDANCE: Mr A Davies Clerk
Mrs S Thompson Assistant to the Clerk

94. Mr David Astins of PCC's Community Delivery Project was welcomed by the Mayor. Mr Astins then went over the notes provided with Councillors covering the three strands of the project i.e. Toilets, Playparks and Parks & Green Spaces.

The project is budget driven as PCC are looking to make £400K in savings over the next two years.

Sustainability and importance are key.

Many toilet facilities throughout Pembrokeshire have already been closed. Tenby's footfall is high and PPC have installed charging facilities on all except North Beach and Upper Frog Street. Danfo have 10 year contracts in place. This is sustainable in the short term but not quite paying for themselves. North Beach although in a very good location with a captive audience, did not have the charging facilities installed as access for emptying would prove to have been difficult and the physical structure of the building also proved tricky. It is currently running at an estimated cost of £11K per annum not including electricity. Similarly, Upper Frog Street facilities have proved to be problematic and expensive to maintain, current approximate running costs £6.5K per annum not including electricity. Cllr Mrs Rossiter had seen an article in the Daily Mail which mentioned Tenby charging 40p for loo use, she didn't feel this was a very good advert for our town.

Cllr Mrs Lane asked what the time scale was for PCC cutting services. Public realms area a whole different area.

Regarding the Playparks there are regular inspections that have to be undertaken - weekly, monthly, quarterly plus an annual external inspection at a cost of £600 per year. This does not include insurance.

Currently grass cutting alone in the 27 itemised places of public open space at 12 times per annum was £18K.

The question was asked what PCC intended to do if not taken on and Mr. Astins replied that it depends on what is and is not included in any transfer.

Cllr Evans asked how the green spaces have been identified and was told that they were amenity areas and not road side safety areas which were still covered by Highways.

He noted that Harbour area is PCC owned. Play park at Heywood Court which is 70% PCC owned has been identified as an area that TTC could take over. Why should TTC maintain a play park owned by PCC? The other play parks are the same, we should not paying for PCC's responsibilities.

Cllr Blackhall said transfers needed to be looked at in the round. If some functions that generate income were also transferred then the costs would balance out. Would PCC be interested in a bigger picture? Places that generate income and those that do not needed to be considered to balance the picture and aid sustainability as TTC could be using the income to cross subsidise including play areas in council estates and other public realms.

Cllr Evans believes there is no correlation between the savings PCC wanted to make by passing on costs to TTC and income streams they gained from the town. He said that on Castle Beach premises PCC had rented out concessions and toilet income which could be as much as £120k per year.

Cllr Mrs Lane didn't believe that the fact that Crymych toilets had been taken over by the community could be compared to Tenby, not with the amount of people passing through in the summer time. Cllr. Blackhall felt that PCC needed to offer a 'carrot' if they wanted TTC to take over some services.

Cllr Mrs Brown said our precept is based on 2800 houses with a winter population of about 5,000 and of them, only 2,500 actually pay council tax. In the summer our population of tourists swells to more than 60,000.

The Clerk told councillors that, based on the costs mentioned by Mr Astins, it would mean an increase of at least £13 on a Band D property.

Cllr Mrs Brown said based on footfall the need is there for all the toilets to be open but the majority of usage is by visitors.

Cllr Evans said out of the 60 PCC wards approximately 40 generated no income and were all cost. Tenby helped subsidise this and PCC needed to look at charging in all car parks across the county.

There was a grassed area by The Green car park and we are being asked to pay £300 to tend it when the car park is grossing half a million per annum for PCC. It was a benefit to PCC if they kept their car parks looking attractive, why should TTC have to pay?

Cllr Mrs Rossiter said Tenby appeared to be a cash cow in the eyes of PCC.

Cllr Mr Blackhall said he agrees with all points made, this is a premier tourist resort and there is scope for a bigger conversation over assets. Jointly managed we could be

working together to ease budgets for both PCC and TTC. There is a need for sustainability and this could be an ongoing opportunity to invest in the assets of town.

Mr Astins thanked councillors and said he would bring this information back to PCC but that this was an ongoing conversation and that the talking should continue.

95. TO RECEIVE APOLOGIES

All councillors present.

96. TO DISCLOSE ANY PERSONAL INTERESTS IN ITEMS OF BUSINESS LISTED BELOW

Cllr Mrs T Rossiter declared her interest in item 13.

97. TO AGREE ITEMS OF CORRESPONDENCE AND COMMITTEE MINUTES OTHER THAN THOSE MARKED NOT FOR PUBLICATION BEING GIVEN TO MEMBERS OF THE PRESS PRESENT

Proposed by Cllr Hallett and seconded by Cllr Mrs Lane.

RESOLVED

That items of Correspondence and Committee Minutes other than those items marked Not for Publication be given to members of the Press present.

98. CONFIRMATION OF MINUTES

Resolved that the Minutes of the Tenby Town Council meeting held 18th June 2019 be confirmed and signed as accurate.

99. MATTERS ARISING FROM THE MINUTES FOR INFORMATION ONLY

41. South Parade - Bins

The Clerk had managed to speak to Mr Richard Brown at PCC as Mr Paul Watkins was currently away on holiday. He had been told that Mr Mike Harries was coming to have a look at the situation with the rubbish in Tenby. Collections this week had been started earlier and some traders had been noted as not having Trade Waste Agreements. It was also pointed out by Mr Brown that a number of traders with agreements who did not have storage space for large blue food waste bins had been informed by PCC that they may use the smaller green domestic waste caddies which is why there were a number stacked outside various properties.

77. NP/19/0284/FUL

The Clerk explained that members had refused this application as they felt it was inconsistent with policy relating to use of new materials in the Conservation area.

Mr. Rob Scourfield, PCNPA Conservation officer had subsequently been in touch to point out that this will now default to July Committee as his recommendation is likely to be approval.

He said: *The proposal complies with our Article 4 guidance to householders in that the house is effectively a new build (NP/164/93 confirming that the previous property was entirely reconstructed). In such cases 'quality' upvc sashes are deemed acceptable.*

I wonder if Councillors were aware of the fact that the house is actually new (even though it looks traditional)?

The Clerk said that under the Guidance Upvc windows are permissible if a building was constructed after 1939 and in this case the building was completely rebuilt in 1993. Mr. Scourfield wondered if councillors were minded to revisit their decision in light of this information.

Cllr Mrs Lane asked why this had not been applied in the case of the South Beach Hotel and wondered if this should not be queried.

Cllr Blackhall proposed that TTC stand by their original refusal decision as, as members were not aware of such a rule, he questioned if the Planning Committee was aware of it. If this went before the committee it would ensure that all are working from the same hymn sheet. Cllr Mrs Lane seconded the proposal.

RESOLVED

That members abide by their original recommendation for refusal.

86. To Consider Public Safety in Relation to South Beach and Agree Action in Response to Proposals

The Clerk had been in contact with Mr Birt who had ascertained was responsible for the management of the flat complex on behalf of the developers and had been on a walk about around the site with him.

Although Mr Birt believes the area in question to be outside of the management company's remit, he has spoken to the development owners and they have agreed to get the area cleared and their grounds maintenance contractor had been instructed to undertake this work as soon as possible.

Mr. Birt had added that the wooden boundary fence is also to be replaced.

Cllr Rapi said was unaware at the time he had raised the matter as to who the Management Agents actually were and was concerned that mention had been made in the Tenby Observer that he had referred to Management Agents.

Weed growth on the area adjacent to the board walk needs to be managed and ownership needs to be addressed Cllr. Rapi continued.

The Clerk said that PCC Area Maintenance has stated that it is not within their remit.

Cllr Evans advised that ownership/responsibility for this area should be shown on the original Memorandum of Sale when the land was purchased from PCC.

This should have been the developers' responsibility as the boardwalk was connecting the zigzag across to the cafe.

Although the original purchaser had gone into liquidation anyone who purchased the site as part of any liquidation sale would surely have the same obligations as outlined in the Memorandum of Sale.

The Clerk was asked to follow this up with the Legal Department of PCC.

Cllr Rapi said he had brought this matter up 8 months ago and wondered why this had only just come to light. He was concerned no one had been told who manages the area and that we have gone round in circles, accusing the wrong people of not doing their jobs.

Cllr Evans said the developers who had taken over the site have done an amazing job but the public realm is the issue.

The Mayor reiterated that they have agreed to tidy up the area while ownership is established.

Cllr Hallett stressed that the wild flower and weeds could possibly be holding the pathway and sand together and that care must be taken.

87. To Consider Luggage Storage Facilities on Local Train Services and Agree Action in Response to Proposals

The Clerk had received a reply from Mr Geraint Morgan of Transport for Wales as follows:

New trains will be introduced on our network during 2022 – providing total capacity of 202 on 2 car formations and 316 on 3 car formations. Trains will feature air conditioning, electronic seat reservation and 3 spaces for bicycles. From May 2023, on the route between Carmarthen and Pembroke Dock, there will be an increase in train frequency on Sundays from 5 to 6 trains per day.

We are aware of the popularity of Tenby with visitors and the natural increase in luggage this generates on trains. I will share your feedback with colleagues involved with the development of the new fleet.

On a side note, the station planters were refreshed last week and we now have a volunteer from Caerphilly who visits Tenby on a very regular basis who has kindly offered to help maintain them.

100. TO RECEIVE A REPORT OF THE MEETING HELD ON 25TH JUNE 2019 TO DISCUSS DREDGING OF TENBY HARBOUR (FOR INFORMATION)

Noted.

101. TO RECEIVE A REPORT OF THE MEETING HELD ON 25TH JUNE 2019 TO DISCUSS TENBY TIC AND AGREE ACTION IN RESPONSE TO PROPOSALS

The Mayor told councillors that it had been a disappointing turnout with only 2 stakeholders in attendance. He briefly went over the various figures that had been worked out and discussion had which were within the Report. Cllr Mrs Lane proposed that the action points be followed up. The Clerk suggested that a letter may be better going to Lord Elis-Thomas as Minister for Tourism and it was suggested that both he and Visit Wales be written to. Cllr Mrs Brown seconded the proposal. The Clerk had done extensive research in to various Tourist Information Centres across Wales.

A response from Mr Paul Ashley-Jones had been received with regards to reduction in current services as follows:

Regarding the query raised below, we took the decision to reduce the number of permits being issued there to simplify the current system for the staff as they began managing the café and the TIC element from the Spring Bank Holiday weekend. However, this only affects residential parking permits. The car parking permits that are used by visitors are still available and we also retained the parking dispensations (used by contractors working on site in residential areas) and sometimes needed on the day for trades people working in residential homes.

The residential renewal permit process is no longer available as it was time consuming and customers were advised in their renewal letter to do this online and this is the message that staff are giving if any enquiries are received. I called in on Wednesday and was advised this was working well and there had been no negative feedback from customers.

With regard to the stocks of bins bags and caddies, since the redevelopment at the centre, the stocks of materials held have been reduced and the Council's website has been updated to reflect this change.

Chargeable stocks of bags (Trade Waste Blue Bags, Trade Waste Clear Bags and Large Food Waste Bags) were withdrawn at the beginning of June, as were supplies of caddies and boxes as there is simply no longer space to store the caddies/boxes in the centre due to reduced storage.

The only bags currently supplied at the centre are orange bags and food waste bags which are still supplied and as far as I am aware this is in line with all other Libraries/Tourist Information Centres in the county.

Cllr Mrs Brown said she doesn't mind advertising Tenby based businesses and activities in the De Valence but 70% of the leaflets currently on display are for venues outside of Tenby. Cllr Mrs Lane agreed saying she had this problem for years, all very well helping local businesses but not to direct visitors out of Tenby. The Mayor said the leaflets are paid for to be made, paid for to be distributed so why should they not pay to display. Cllr Rapi asked that this matter be put on the Agenda for the next De Valence Pavilion Trust meeting for discussion.

RESOLVED

That the Action Points from the meeting be followed up. Further that Lord Elis-Thomas also be written to on the issue.

102. TO CONSIDER THE FOLLOWING PLANNING APPLICATIONS AND TO AGREE ACTION IN RESPONSE TO PROPOSALS:

- a. NP/19/0321/FUL – Addition of dormer window and roof windows – Flat 3 Cresswell Court, Cresswell Street, Tenby

Cllr Rapi said he had no objection and proposed accepting the application but could they please finish the rest of the property. Cllr Hallett questioned whether PCNPA had queried if there was off street facilities for rubbish. Cllr Blackhall seconded the proposal.

RECOMMEND

Approval. Considered against all the relevant policies within the LDP members consider this proposal to be acceptable.

- b. NP/19/0337/ADV – Fascia and hanging sign with company logo – New Look, 9 High Street, Tenby

Members asked as to whether the sign was internally illuminated. The Clerk commented that the plan did not indicate so. Cllr Mrs Brown proposed accepting the application and Cllr Rapi seconded the proposal on the condition that the sign is not internally illuminated.

RECOMMEND

Approval. Considered against all the relevant policies within the LDP members consider this proposal to be acceptable.

103. TO CONSIDER CANDIDATES FOR CO-OPTION TO THE TENBY TOWN COUNCIL VACANCIES IN THE SOUTH AND NORTH WARDS

Cllr Blackhall was delighted that so many have applied and believed it would be a good idea to hold a meeting for candidates to come in give a short presentation to councillors before a final decision was made. Cllr Rapi seconded the proposal. There was then a

show of hands and 6 councillors were in favour of inviting the applicants in against 3 who were not.

Cllr Mrs Lane felt that potential councillors had the opportunity to come and talk at the previous meeting and that those who were bothered came and since then others have come forward. Cllr Blackhall suggested next Tuesday (9th July) at 6pm was a suitable time and that a decision should be taken after the presentations. Cllr Mrs Lane proposed that each candidate has no longer than 10 minutes before councillors.

Cllr Rapi suggested a set of 5 questions but Cllr Mrs Brown didn't agree. Cllr Mrs Evans said that she had been involved on interview panels in possibly 150 job interviews and would never consider appointing just through a CV. Asking the same question to all is good for comparison. The Mayor felt this would give candidates an opportunity to sell themselves and questions would be too restrictive.

RESOLVED

That all candidates be invited to an extra-ordinary meeting of council to be held on Tuesday, 9th July 2019 at 6pm to give a small presentation before final determination of co-option.

104. TO RECEIVE REPORTS BY COUNCILLORS ON OUTSIDE BODIES

Beach Wheelchair

Cllr Mrs Skyrme-Blackhall although having been poorly has been liaising with Alan Hunt, PCC Access Officer, regarding beach wheelchairs and told councillors that there had been a slight delay on delivery as further risk assessments are needed.

Nicola Coates of Tenby Aces had been in touch and they were offering to purchase a children's wheelchair. One was currently being sourced as those for children were slightly different to the ones adults could use.

Cllr Mrs Skyrme-Blackhall was hopeful that by next week everything should be ready.

There may also be other organisations who had previously shown interest in providing beach wheelchairs coming forward.

105. TO CONSIDER ANY MEDIA ITEMS RELATING TO TENBY TOWN COUNCIL OR TENBY AND AGREE ACTION IN RESPONSE

None at this time.

106. TO RECEIVE UPDATES AS TO THE DEVELOPMENT OF LAND AT BRYNHIR (IF ANY)

Cllr Blackhall apologised for the length of a statement he wanted to make but he felt he needed to answer some of the comments made on Brynhir in the press and on social media as follows:

The proposed development of Brynhir is an emotive issue and it is complex. I understand that and I understand the passions it generates. People have legitimate concerns. It may be about the environment or because their property overlooks the site, because they walk there or because they are concerned about capacity for local services.

Equally, there are local people who want to spend their lives living in Tenby and not necessarily still living with their families into their 30s or 40s. They do not want to be marginalised and forced to move away because of economic circumstances and the lack of available housing that they can afford, whether they are renting or buying.

So of course it is legitimate that we debate these issues and express our considered opinions. But can I make a plea? A plea that we do what we can to have a civil debate. I for one have already apologised for glib remarks and ask now if we can have an honest and open discussion. One based on facts and not fiction. One based on truths and not tittle tattle and one based on an acceptance that we all care about this town, no matter what our view on this issue and we don't have to resort to personal abuse or unpleasantness.

I want to encourage discussion. I want to encourage dialogue but most of all I want to encourage people to look at the information that is available. For that reason I would like to be clear again about certain facts to be sure that people understand both my own position and the stated policy of this Council.

In doing so, I will respond to some of the comments, opinions and suggestions that have been expressed on social media and elsewhere. That is not to be personal. It is just to deal with the issue raised. Firstly there was a time that the fields on Brynhir were adjacent to other open fields. I refer of course to Upper Hill Park and Lady Park. When that area of open space was developed it was because there was recognition that there was a need for more housing in Tenby. It was also clear at the time that Brynhir would be phase 2 of that development. That is why it has been in plans for all this time. This is no new proposal.

It was suggested that Pembrokeshire had no developer interested in the site. That is incorrect and they were in negotiations with a preferred developer. Pembrokeshire withdrew the land from public sale. They did so in order that they could control the development and ensure that it genuinely delivered local housing for local people.

I understand and agree that where possible property should be acquired in the town centre but we have to be realistic about prices – how many properties within the town walls can be acquired for £3m. Certainly not anywhere near the 70% (over 100 units) of the Brynhir development that is guaranteed to be council housing. With no 'Rights to Buy' this will be Council housing for ever. I also have to say the most basic economic theory and reality is that you do not reduce prices by reducing the supply of available property. Quite the opposite, you push prices up and make it even more unattainable for local people.

That is not to say that the idea should not be pursued. It should. We need to find ways of getting more people living permanently in our town centre but back to Brynhir.

- *Confirmation has already been given that existing drainage and sewage systems are able to accommodate the development*
- *Exciting new proposals for a local health hwb will improve services and increase capacity*
- *There is existing capacity in our schools and actually more students will improve the position of Greenhill and its 6th form*
- *The reality is that 17% of the property in Tenby is now second homes. That has reduced the available housing stock and has pushed prices up. And that is without dealing with the amount of properties that are exclusively for holiday lets.*
- *Therefore there is a shortage of housing for local people. In addition, the former right to buy scheme has depleted council housing stock.*

But what does Brynhir offer?

- *An urban park with a 10m buffer zone between housing and green space*
- *A changed entrance to accommodate areas of special interest*
- *70% (over 100 units) of council housing*
- *Self-build opportunities and housing for open market*

A lot has been said about the allocation criteria. We need to be clear that the scheme is based on clear principles

- *Have to be registered with Pembrokeshire Housing*
- *Have lived in the area for at least 2 years*
- *Have previously lived in the area for at least 5 years*
- *Have children in local school*
- *Have worked in the area for at least 12 months - including unpaid work for the emergency services or coastguard*

This means Local homes for local people.

These are the facts about Brynhir. So let us discuss, seek out the facts. Talk to your councillors and in particular talk to your County Councillor – ask them their views and tell them your views. As we come to further proposals, going forward, maybe everyone will be able to give their view. I hope so. In favour or against, we cannot be all things to all people on such a complex issue or please all people.

Finally, on a lighter note, having spent some six days in Glangwill Hospital I was cheered to come out and discover a morbid fascination with my last resting place! Firstly, let me be clear. At current rate of usage, there are enough burial plots to last 90 years in Tenby New Cemetery. Secondly for those who are interested, it is my intention that my remains be placed in a firework and fired into the night sky from Giltar Point. And thirdly, I am interested in the future of those living in Tenby as well as the departed.

Cllr Evans urged people to get their names on the housing list. He said if there are more locals than number of properties available, then we need to know what that demand is to enable us to plan for the future.

107. TO RECEIVE UPDATES ON SOUTH PARADE (IF ANY)

Nothing to report.

108. UPDATE ON PLASTIC FREE TENBY INITIATIVES

Nothing to report.

109. TO CONSIDER ANY FINANCIAL OFFICER/CLERK'S ITEMS AND TO AGREE ACTION IN RESPONSE TO PROPOSALS

The next dementia meeting will be held on 1st August at 2pm at St Teilo's church hall. Cllr Mrs Skyrme-Blackhall said she had spoken to Mrs Margaret Peake and she had been invited to represent the council on the group's committee.

110. DATE AND TIME OF NEXT MEETING

Resolved that the next meeting will take place on Tuesday, 16th July 2019 at 7.30pm.

111. TO PROPOSE ANY ITEM FOR THE NEXT AGENDA

None at this time.

112. TO RESOLVE TO EXCLUDE THE PUBLIC FROM THE MEETING DURING CONSIDERATION OF THE FOLLOWING ITEM(S) OF BUSINESS UNDER THE "PUBLIC BODIES (ADMISSION TO MEETINGS) ACT OF 1960"

Mayor _____

Town Clerk _____

Date _____