

**TENBY TOWN COUNCIL**  
**MINUTES OF THE TENBY TOWN COUNCIL MEETING HELD 4<sup>th</sup> July 2017**

**PRESENT**

Councillor Mrs S Lane                      Mayor  
Councillor Mrs C Brown  
Councillor Mr B James  
Councillor Mr P Rapi  
Councillor Mr L Blackhall  
Councillor Mr T Brown  
Councillor Mr J Griffiths  
Councillor Mrs T Rossiter  
Councillor Mrs M Ward  
Councillor Mrs C Thomas  
Councillor Mrs S Williams

**IN ATTENDANCE:**    Mr A Davies                      Clerk to the Council/Financial Officer  
   Mrs S Thompson                      Assistant to the Clerk

The Mayor welcomed Mr Vince Sandwell from BE Group who explained the role of BE Group within the Plan. BE Group is a regional economic consultants' firm based in Cheshire whom Pembrokeshire County Council have appointed. The Regeneration strategy includes working with 5 towns on their Masterplan using a commercial lead approach – different issues facing towns – to build strategy to go forward to determine aim and actions. The aim is for towns to compliment not compete with each other and form good inter relationships with each other. A series of consultations have taken place with the aim now to bring together these consultations and put them before Councillors for discussion on finding the best way forward and where focus should lie.

Using the discussion point headings, the conversation commenced with the Strength of the Retail Centre.

Cllr Mrs Brown expressed her deep concern for the amount of changes of property use to A3 being received by Council, raising the issues of population in the winter and business closure in the off season which meant that the number of cafes and restaurants were not sustainable, apart from the events. Applications for conversion from A1 to A3 were now stretching along the South Parade reducing the retail offer available. Business rates are ridiculously high with many outlets now seeing 6 month occupation and then 6 months spent vacant to reduce costs. Mr Sandwell asked if PCC had been challenged on this front. Cllr Mrs Brown confirmed that Tenby Chamber of Trade have raised the issue of seasonality a number of times while Cllr Rapi commented on the ridiculously high business rates saying that if a property is empty then it is the owner who has to bear the brunt the cost of the rates with only a 3 month relief being available.

Mr Sandwell asked if Councillors feel that Tenby's centre is spreading in the right way? Cllr Mrs Thomas referred to footfall and the fact that so few people actually live in town suggesting that if flats above the commercial properties were occupied then this would encourage footfall within the town. A parking solution is needed but perhaps if people lived in town then a car would not necessarily be needed. Mr Sandwell asked why property owners are not converting? Cllr Blackwell brought up the subject of rent yield versus holiday let yield and clearly the decision is financial. A policy to encourage conversion to residential was perhaps needed. Cllr Mrs Brown said that dealing with PCNPA had been quite problematic and in the past, meetings had been requested with PCNPA but replies not forthcoming. Cllr Mrs Rossiter commented that PCNPA are not always consistent in planning. The Mayor suggested that perhaps a member of Tenby Town Council should be on the Park's Committee. The Clerk mentioned that previously we had requested a representative on the committee as, while we were usually fortunate to have at least one of the town's county councillors appointed to the committee, this was not always the case.

Moving on to Parking and Access, Cllr Rapi stated that parking in Tenby is more expensive than anywhere else in Pembrokeshire. Cllr Griffiths commented that if the Salterns Car Park charge is more expensive than Haverfordwest's town centre car park then something is definitely wrong. The Clerk referred to the off street parking order variations that were due to be considered later in the meeting. Cllr Rapi said that the cost of parking was squeezing people out. Cllr Blackhall said there was no encouragement to employers of office workers to locate their business in Tenby as staff would face high parking fees. Unfortunately development was so tight there was little scope for additional parking. Cllr Mrs Brown spoke of the great tourist experience but if there was cheaper parking it would be a better experience! Pedestrianisation is wonderful as visitors can wonder about, look at the town walls but they're not going to stay if parking prices are too high. Mr Sandwell enquired if the private car parks were more expensive and members felt they were. Mr Sandwell asked if we had any evidence from parking surveys? The Mayor felt that Tenby was hard done by as the town was already paying higher rates than others. Cllr Blackhall said resources aren't being reinvested in Tenby. Cllr Brown gave an example of a survey that was carried out on West Wales towns finding that Tenby was in the top 3 most expensive places to live with Tenby being the worst area for wages.

Due to time constraints it was then decided that there should be a separate meeting to consider other points in more detail. Cllr Mrs Ward said youngsters leave Tenby and Mr Sandwell asked if it was due to property being so expensive. Cllr Mrs Rossiter added that it was such a lovely place to live and the Clerk commented on the retirement of people to the area from more affluent areas which many people felt increased house prices as they had more finances available to purchase property.

Mr. Sandwell welcomed the opportunity to meet again. It was stressed that this should be a strategic plan which would allow the right information to attract investment and regeneration. The Clerk asked what the deadline was for the report to PCC. Mr. Sandwell said he had until September for plans to be finalised but the final Masterplan would more likely be October. Mr Sandwell is returning to the area in about 2/3 weeks' time and a meeting will be reorganised for this time.

**92. TO RECEIVE APOLOGIES**

Apologies received from Cllr Hallett.

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

None declared at this time.

**94. 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 Mrs Rossiter and seconded by Cllr James.

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

**95. CONFIRMATION OF MINUTES**

**Resolved that the Minutes of the Tenby Town Council meeting held 20<sup>th</sup> June 2017 be confirmed and signed as accurate.**

**96. MATTER ARISING**

6a - South Parade Trees

Cllr Mrs Thomas would like this item kept on the Agenda. It appears that a vast majority of people appreciate the town walls and do not want them hidden.

60. – Castle Hill

Cllr Mrs Thomas asked if there was any further news and the Clerk advised not at this time but that he would chase the relevant departments up.

82. – Walk in Centre

Cllr Mrs Thomas confirmed that the Walk in Centre will open on 10 July and the plan is to meet at 11am for a publicity photo inviting Councillors to attend. She added that St John Ambulance are filling the weekends. Posters are ready and Cllr Mrs Thomas needs help distributing them to the caravan parks and hotels.

#### 84. – Sale of Land at Brynhir

Cllr Mrs Rossiter was happy to confirm that the grass had now been cut as she had previously been concerned that something was afoot due to lack of attention. The Clerk confirmed that he had checked with PCC and had been advised that new tenants had taken over the land at this time.

#### A Day that Makes a Difference

A Pembrokeshire College representative had approached Cllr Mrs Thomas and asked if TTC could use 4 people to do work in the town under 'A Day that Makes a Difference' Scheme. The Clerk also had received a visit from a representative of the College and suggested that, maybe once the paint had been sourced, they may like to tackle the benches on South Parade. The Clerk also confirmed that Leah from the Youth Club had been in touch and they too would be happy to get involved.

#### **97. TO RECEIVE THE MINUTES OF THE TENBY TOWN COUNCIL LOCAL DEVELOPMENT PLAN SUB-COMMITTEE HELD 15<sup>TH</sup> JUNE AND AGREE ACTION IN RESPONSE TO PROPOSALS.**

Cllr Blackhall briefly outlined what had been discussed at the meeting looking at various aspects of the LDP and the recommendations that had been put forward. Thanks was made to Dr Easy who had been invaluable in putting together these recommendations. The Clerk advised Councillors that a reply needed to be put forward by 21<sup>st</sup> July 2017 and the Mayor proposed accepting the recommendations put forward by the TTC LDP Sub-Committee and Cllr Mrs Ward seconded the proposal.

**Resolved that the recommendations of the sub-committee go forward as the Town Council's response to the consultation.**

#### **98. TO RECEIVE THE NOTES OF THE TENBY CHRISTMAS FESTIVITIES MEETING HELD 20TH JUNE 2017**

The Mayor said that notes were self-explanatory and that all was on track. Another meeting had been scheduled for 5<sup>th</sup> September. More information to follow.

#### **99. TO CONSIDER THE FOLLOWING PLANNING APPLICATIONS AND TO AGREE ACTION IN RESPONSE TO PROPOSALS:**

- a. NP/17/0348/FUL – Mr Peter Robinson and Ms Tanya Finnegan, Sea Haze, Heywood Lane, Tenby – Extend and convert existing garage into bedroom, extend existing master bedroom over existing garage, change external wall finish at upper level to timber cladding, replace with profile

metal roof to zinc standing seam. Provide replacement garage, workshop and games room in garden – Sea Haze, Heywood Lane, Tenby

Cllr Mrs Thomas commented that the plans looked lovely and there appeared to be plenty of space. Cllr Brown proposed accepting the plan and Cllr James seconded.

### **RECOMMEND**

**Approval. The application site is of suitable size to accommodate development with minimal impact on the amenity of neighbouring properties.**

**100.** To discuss the following items of Planning Correspondence and to agree action in response:

a. Tenby Civic Society – Comments on recent applications

Cllr Mrs Rossiter noted the spelling of Gwynne House and comments on the withdrawn application.

b. Gerald Blain Associates Ltd., - Pre-application consultation – Proposed change of use of 15 camping pitches to 15 static caravans and ecological enhancement at Windmills Caravan Park, Tenby

The Mayor commented that it is reinvestment in the area and proposed accepting the proposal and Cllr Mrs Ward seconded the proposal. The Clerk commented that this is a pre-application and that it will come before Council again at a later stage.

**101. TO DISCUSS THE FOLLOWING ITEMS OF CORRESPONDENCE AND TO AGREE ACTION IN RESPONSE:**

a. Mr Marc Owen, PCC Streetcare and Parking Services Manager – Pembrokeshire County Council Off Street Parking Places (Consolidation) Order 2011 (Variation Order No. 6)

The Clerk talked through the proposed amendments to the above Order including all year round charges at Butts Field and 30 minute free pop and shop in the multi storey. Cllr Mrs Thomas replied that she felt very unhappy with the decision to make these changes and doesn't understand why we, in Tenby, pay more. Cllr Rapi suggested that Councillors invite them to come in and explain how the pricing structure has been worked out. Cllr Blackhall suggested that the letter previously written to the authority be dug out and used once again.

**Resolved to write to Mr Marc Owen, PCC to invite him to a meeting to explain the parking charge regime in Tenby.**

b. Tenby Chamber of Trade and Tourism – May minutes

Cllr Mrs Thomas commented on the business review being held in the De Valence and Cllr Mrs Brown replied that it will be held monthly.

**Resolved that the minutes be noted.**

**102. TO RECEIVE THE ACCOUNTS FOR JUNE (INCLUDING SCHEDULED PAYMENTS, UNPRESENTED CHEQUES, RECEIPTS, ACCOUNT BALANCES, BUDGET MONITORING TO DATE AND BANK RECONCILIATIONS) AND CONSIDER ANY ISSUES ARISING**

Noted that figures still showed £7.24 in credit and the Clerk thinks it may go back as far as 7 years though it only revealed itself when an issue with the software was resolved more recently. Cllr Rapi proposed accepting the accounts for June and Cllr Mrs Brown seconded.

**Resolved that the accounts for June (including scheduled payments, un-presented cheques, receipts, account balances, budget monitoring to date and bank reconciliations) be accepted.**

**103. TO RECEIVE REPORTS BY COUNCILLORS ON OUTSIDE BODIES**

De Valence Pavillion

Cllr Mrs Brown updated Councillors with events that had taken place since Mayor Making including: weddings, football and rugby club dinners, birthday parties and a musical; not forgetting the weekly boxing training and craft markets but to name a few. There is a Bob Marley Tribute night on 28<sup>th</sup> July and through the summer there will be weekly family nights and Welsh Wrestling. Any volunteers to give a hand would be greatly appreciated.

Walk in Centre

Cllr Mrs Thomas advised Councillors that the next SEPCHN meeting would be held on 25<sup>th</sup> July when there should be an update on the service provision at Tenby Cottage Hospital.

Mayor's Engagements

The Mayor has had a busy time recently attending St Teilo's School Fete, Tenby Church in Wales VC School fete, Greenhill School inaugural School Fete, the Rotary hand over dinner, Fishguard Mayor Making, Songs of Praise recording at Tenby Harbour, Tenby Sailing Club Regatta presentation and Happy Days, the musical – saying it was an excellent production and congratulating all involved.

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

Cllr Blackhall had found on a BBC website a Vitality of Shopping Centre Best & Worst survey. Founded on expert analysis and being relevant to local demands, Tenby came in the top 3 best shopping centres.

**105. TO RECEIVE UPDATES AS TO THE SALE OF LAND AT BRYNHIR (IF ANY)**

Nothing further to add at this time.

**106. TO REVIEW THE CONDITION OF SOUTH PARADE AND AGREE ACTION IN RESPONSE TO PROPOSALS – CLLR P RAPI**

Cllr Rapi feels we now have a blank canvas and we should have a big say as to what goes on; we must not be side-lined. No more trees. There were concerns that vehicles may try parking on the Parade. He stated that the town walls are filthy and whilst CADW are in the process of cleaning them, they now need to be finished as a matter of priority so that the walls can be seen. Some of the doors along the town walls contain commercial advertising which is not fitting or sensitive to the period of walls. Cllr Rapi suggested floodlighting the walls. He also feels that repaving of The Parade needs to take place, sooner rather than later. The Mayor said that the flower planters were a quick fix in the short term.

The Mayor said that for over 20 years she had worked on lighting up the walls and had been told at the time there were bats in residence which meant the plan had halted. Thereafter a bat survey had been carried out and they had found nothing roosting so it may have been they were using the trees for feeding. There may be Lottery funding available and she knew of a lady who may be able to assist in accessing this. The Mayor suggested that we ask her to come in and speak to Council. Cllr Mrs Ward asked if maybe a different group needed to be set up?

The Mayor commented on needing permission from PCC and Parks as custodians of the walls. The Clerk added that we would also need to apply to CADW for Schedule Monument Consent

Cllr Mrs Brown agrees with the Mayor and Cllr Rapi that this is what our town needs – Councillors shouldn't have to go cap in hand, we need to say what town wants. Up-lighting and medieval banners for walls to celebrate that we are a medieval town. Cllr Mrs Ward had suggested on social media that everyone send in a £1 to contribute as it would all help. Cllr Blackhall added that bins need cleaning, benches painted and sign removed. We must write to Marc Owen and ask what is being done to remove trade waste bins that are left along the Parade. He felt we needed to look at ideas and be assertive as to what we want. Cllr Mrs Thomas commented that there are so many ideas perhaps a suggestion box should be put in place and then all ideas can be looked at thus involving everyone. The Clerk had spoken to CADW and imagined that consent for a suitably designed

floodlighting scheme could be granted as it enhances our assets, the Town Walls. Cllr Rapi stressed the need for immediate action suggesting that all the major players be written to and invited to a meeting with Tenby Town Council. The Mayor was prepared to buy 50 trees to plant elsewhere rather than 19 on the Parade stating they needed to be planted in the right place as we want to celebrate our walls.

**Resolved that the Clerk write to PCC and PCNPA to ask for a meeting as soon as possible to discuss the way forward.**

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

a. A frames in Tenby

Darren Thomas, PCC had exchanged emailed complaints about A frames in the town with the Clerk. The RNIB were very concerned feeling that not only were the A frames illegal under the Highways Act 1980 but they could also breach the Equalities Act 2010 as they placed the visually impaired and those with disabilities at a disadvantage. The Clerk was aware that there have been a lot of discussions with PCC officers receiving a lot of abuse while trying to resolve the issue. Cllr. Evans had suggested PCC pursue middle ground compromise but Mr. Thomas wished to establish the Council's view on whether or not to adopt a zero tolerance or compromise approach. Cllr Brown mentioned that in years gone by an officer from PCNPA would drive round and collect the A frames in his van – this should be the way forward and social media which is detrimental to this approach should be ignored. She wondered why businesses did not fix these A frames to their buildings so that they are not in the middle of pathways.

The Clerk pointed out that TTC, PCC and representatives of the Chamber of Trade had visited businesses several times in the past, and while the situation had improved, this improvement had only proved to be temporary.

Cllr Griffiths said that if A frames are illegal then there should be no compromise but zero tolerance. He proposed that TTC support zero tolerance in regard to A frames on the public highway. Voted 7 in favour with 3 abstaining (TR, SW & LB)

**Resolved that, as efforts to reach a satisfactory compromise in the past had failed, TTC would favour a zero tolerance approach in a bid to resolve the ongoing problems of A frames causing obstructions on the public highway.**



b. Great Council Bake Off

Leah of Tenby Youth Club had contacted the Clerk asking if a Councillor had yet come forward to partner the Youth Club in the competition taking place in August. Cllr Blackhall is to check his diary!

c. Jubilee Play Park

The Clerk has received 3 quotes for potholes on the pathways to be resurfaced and confirmed there is Section 106 monies that could be used to undertake the necessary work. He suggested a meeting of the Play Park sub-committee be convened to look at the quotes and be given plenary powers to appoint a contractor. Cllr Blackhall proposed that this be done. Cllr Mrs Brown added that the paving down the hill is also in need of attend but this may be the responsibility of County.

**Resolved that a meeting of the Play Park sub-committee be convened to look at the quotes received for resurfacing the Jubilee Play Ground pathways and be given plenary powers to appoint a contractor.**

d. Funeral Arrangements for Lewis Day

The Clerk said that he had to sadly report that former town councillor and Mayor, Mr. Lewis Day had passed away. He went through the arrangements for Mr Day's funeral being held Friday 7<sup>th</sup> July.

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

**Resolved that the next meeting will take place on Tuesday, 18<sup>th</sup> July 2017 at 7.30pm.**

**109. ITEMS FOR THE NEXT AGENDA**

Tenby Old Cemetery                      Cllr Mrs Ward

Post Office Building                      Cllr Mrs Ward

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

**111. MINUTES**

**Resolved that the Private and Confidential Minutes of 20<sup>th</sup> June 2017 be confirmed and signed as accurate.**

**112. MATTERS ARISING**

Play Areas

The Mayor urged Councillors to take a look at St Teilo's School playground as they have recently installed new equipment and it may be useful for ideas on Tenby play area. Cllr Mrs Brown is hoping that work starts on Tenby play areas come September.

Trees to the Rear of St Teilo's School

The Clerk reported that the trees have been inspected and that there had been issues with land ownership and nesting birds. There are plans afoot to severely cut the trees back in early autumn. Cllr Mrs Rossiter said it must be unpleasant to be in the darkness and the Mayor likened it to those who live on the South Parade who now don't have to have their lights on all the time.

Vandalised Swing

The Clerk confirmed that the anonymous benefactor had paid for the swing to replace the one previously vandalised at the Jubilee Play Park.

Mayor \_\_\_\_\_

Town Clerk \_\_\_\_\_

Date \_\_\_\_\_