

TENBY TOWN COUNCIL
MINUTES OF THE TENBY TOWN COUNCIL MEETING HELD
27TH APRIL 2021

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

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

The Mayor welcomed all to the meeting.

329. TO RECEIVE APOLOGIES

Cllr Whitehurst may be unable to make this evening's meeting but will try.

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

Cllr Mrs Lane declared interest in item 8a.

Cllr Mrs Rossiter queried her involvement with item 9 and it was confirmed that she may take part in the debate on procedure but not in the vote itself.

Cllr Ronowitz declared his interest in 8a.

Cllr Mrs Brown declared her interest in items 8a and 9.

Cllr Hallett declared interest in 6i.

Cllr Blackhall asked for clarification in relation to declarable interests in relation to item 9. Just because they know a candidate should not stop councillors for voting, in his opinion.

The Clerk said that it was up to the individual councillor to decide if they should declare an interest. At the end of the day, it was whether or not a member of the public perceived that a councillor's personal, family or business relationship with the candidate could influence their decision.

Cllr Mrs Evans understands that Tenby is a relatively small town and all know each other or are neighbours and accepted it was down to an individual councillor to make

that decision. Cllr. Mrs. Rossiter felt that public perception could be slightly different in her case.

Cllr Mrs Brown then added that she now doesn't know what to do in relation to item 9 and would consider her position at the time.

As he had arrived slightly late to the meeting, Cllr Evans said he would declare any interests as and when they became apparent.

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 TO AGREE ITEMS OF CORRESPONDENCE AND COMMITTEE MINUTES OTHER THAN THOSE MARKED NOT FOR PUBLICATION BEING GIVEN TO MEMBERS OF THE PRESS PRESENT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

RESOLVED

That items of Correspondence and Committee Minutes other than those items marked Not for Publication be given to members of the Press present.

332. CONFIRMATION OF MINUTES

Resolved that the Minutes of the Tenby Town Council meeting held 13th April 2021 be confirmed and signed as accurate.

333. MATTERS ARISING FROM THE MINUTES FOR INFORMATION ONLY

- a. **Page 209 Item 318b – Queens Quarry:** Cllr Mrs Brown is concerned that nobody from PCNPA appears to have been there to look at this application site. Trees removed from the area appeared to have been dumped over onto railway land and the area was strewn with rubbish.
- b. **Page 209 Item 318d – Storage Tenby:** The Clerk had received a telephone call from Mr Philip Evans, the owner of the unit, following on from the query as to what was to be stored. They wish to use the extra space for storage of classic vessels that are being restored.
- c. **Page 209 Item 318e – Newell Hill Parking:** Cllr Mrs Evans thanked councillors for their support and enquired as to whether the EoIs had been sent on. The Clerk confirmed that EoIs had been sent from both TTC and Cllr. Evans as PCC South ward member.
- d. **Page 211 Items 322 – Town Walls:** The Clerk told councillors that Mrs Suzie Adams had emailed to say that Richard Laurence has inspected the walls and he found nothing of structural concern. She is now arranging for an arborist to have a look and examine plant growth. Cllr Hallett asked if Richard Laurence had inspected the walls both inside and out but the Clerk did not know what exactly had been inspected. He confirmed that he had definitely not accessed the rear of De Valence for an inspection. Cllr Mrs Lane asked if we had this

information in writing. The Clerk confirmed that this had been confirmed in an email.

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

As a member of PCNPA Development Management Committee, Cllr. Evans took no part in discussion or voting but remained present to offer advice on planning policy and procedure if required.

The Mayor has asked if councillors had had a chance to look at the applications. The decision was made to take 6a and 6c together as the first application was purely administrative.

- a. NP/21/0169/LBA – Alterations in association with proposed change of use – Panorama Hotel, The Esplanade, Tenby – change of description of proposal to read as stated

The Mayor queried an appeal to decision re Royal Playhouse which was not attached to the application. The Clerk was unsure but was aware that proof had been required as to the viability of a cinema in Tenby during the Playhouse application process.

Cllr Mrs Lane said it was hard to keep updated in the hotel business, adding that she feels that serviced accommodation may be the best way forward. She would have no objection. Cllr Mrs Brown seconded.

RECOMMEND

No objections to the change of description.

- c. NP/21/0168/FUL – Internal and external alterations in association with change of use from hotel to four bespoke units of managed service accommodation – Panorama Hotel, The Esplanade, Tenby

RECOMMEND

Approval. Considered against all the relevant policies in the LDP, particularly Policy 40, members feel that this proposal meets the demands for a changing visitor product while having no adverse effect on the amenity of neighbouring properties.

- b. NP/21/0142/FUL – Demolition of existing single storey three-bedroom dwelling and associated outbuildings and provide a replacement two storey four-bedroom dwelling, detached new double garage together with associated external works – 1 Oakridge Acres, Tenby

Cllr Mrs Brown has no objection. The Mayor asked if anything had been received from neighbours. Nothing had.

Cllr Rapi was concerned that they were all bungalows on this estate and a two-storey dwelling would be out of keeping but Cllr Mrs Rossiter confirmed that there are houses at the entrance to the estate on the left-hand side.

Cllr Ronowitz had looked at the size of the plot and could see no issues.

Cllr Mrs Lane could not see how it would affect neighbours and proposed accepting the application. Cllr Mrs Rossiter seconded.

RECOMMEND

Approval. Considered against all the relevant policies in the LDP members feel that this development is similar to other properties on the estate and would have no detrimental impact on the amenity of neighbours.

- d. NP/21/0219/FUL – Conversion of property from existing conservative club and residential apartment into four storey residential dwelling – Hazelwell Club (former Conservative Club) St. Florence Parade, Tenby

Cllr Rapi has no objection to the proposal but wondered if this was to be a house of multiple occupation. If they were planning to make it in to apartments there was no mention of parking.

The Clerk said the plans indicated bedrooms, some of which had ensuite facilities, but no individual apartments were indicated.

Cllr Hallett asked if there is any storage area for waste. The Clerk surmised that the waste storage would be in the same location as for the former club.

Cllr Mrs Lane believes the application to be a residential 6 bed house and felt councillors were looking for problems that aren't there. She proposed accepting the plans and Cllr Mrs Brown seconded.

RECOMMEND

Approval. Considered against all the relevant policies in the LDP, particularly Policy 45, members feel that this is an appropriate development with no adverse effect on local amenities.

The Mayor asked that items 6e and 6f be taken together.

- e. NP/21/0162/FUL – Change of use from storage area to café (A3) – Store One, 1 Penniless Cove Hill, Tenby Harbour, Tenby

The property is next to the Stowaway and it is the owner of Stowaway that is seeking this change of use. As there were no objections the Mayor proposed acceptance. Cllr Mrs Brown seconded.

RECOMMEND

Approval. Considered against all the relevant policies in the LDP, particularly Policies 2, 15, 19, 31 and 44 members feel that this is an appropriate development with no adverse effect on local amenities

- f. NP/21/0163/LBA – Construction of new entrance and upgrading of interior - Store One, 1 Penniless Cove Hill, Tenby Harbour, Tenby

As there were no objections the Mayor proposed acceptance. Cllr Mrs Brown seconded.

RECOMMEND

Approval. Considered against all the relevant policies in the LDP, particularly Policies 2, 15, 19, 31 and 44 members feel that this is an appropriate development which enhances the harbour stores environs with no adverse effect on local amenity.

- g. NP/21/0235/FUL – Erection of garden room, demolition of existing conservatory and replacement extension, new entrance gates and boundary wall to front of property – Seafield, North Cliffe, Tenby

Councillors agreed to take the letter from neighbouring residents together with this item. Cllr Hallett agreed with neighbours' concerns believing the wall will stick out as it would be too high compared with neighbouring properties. Cllr Rapi agreed with this too saying the plans look out of place as if the applicant was fortifying their home.

Cllr Mrs Lane asked if the historic covenants referred to were still in place and could be used to limit height of walls up there. She agreed that the proposal was not in keeping with neighbouring properties.

The Clerk queried if members only opposed the proposed boundary wall or the whole application and it was confirmed that all aspects were being rejected.

RECOMMEND

Refusal. Considered against all the relevant policies in the LDP, particularly Policies 2, 15, 16, 30 and 31, members feel that this is an inappropriate development which will have an adverse effect on the character and setting of the streetscape in Northcliffe and will have a detrimental effect on the amenity of neighbouring properties.

- h. NP/21/0207/FUL – Proposed extension to side and rear of property – 32 The Glebe, Tenby

Cllr Hallett feels that many properties on this estate have extended in this way very successfully. Cllr Rapi agreed. The Mayor proposed approval and Cllr Rapi seconded.

RECOMMEND

Approval. Considered against all the relevant policies in the LDP, particularly Policy 31, members feel that this is an appropriate development with no adverse effect on neighbouring amenity.

- i. NP/21/0211/FUL – Retrospective planning permission as built including retaining wall, parking and turning areas and change of use from garage to annexe – Seren-y-Mor, 17 Haytor Gardens, Tenby

Cllr. Hallett declared an interest and took no part in discussion.

Cllr Rapi objects to this simply because it is a retrospective application and the applicant should have sought permission prior to undertaking the works.

Cllr Mrs Brown agreed commenting that TTC have tried to stop this happening for years. PCNPA just seem to accept these applications she commented.

Cllr Mrs Lane felt it makes a mockery of the planning process. Cllr Rapi proposed refusal, seconded by Cllr. Mrs. Brown.

Cllr Blackhall said he shared members' views in regard to retrospective applications but he recalled that the Clerk had previously advised that the mere fact that the application was retrospective was not sufficient grounds for refusal.

How can we object to retrospective planning if it would be acceptable if it wasn't retrospective, he asked? If the development is against planning policy, then enforcement action can be undertaken.

Cllr Blackhall agreed with Cllr Rapi that PCNPA should not allow retrospective applications and it is about time something is done. They should be asked to explain why the development was left to go ahead without permission.

Planning is becoming a joke said Cllr Rapi. Too much is being carried out without permission. There is no control, and people just go ahead and do what they want, he added. Why are we getting plans in front of us once they are retrospective? Development should be stopped until proper procedure is followed as it is hard to turn something down when it's already there!

Cllr Mrs Evans understood what is being said and suggested a meeting with PCNPA to express our unhappiness. She was seconded by Cllr Mrs Brown.

RECOMMEND

Refusal. As a point of principle members feel they cannot support retrospective applications as the applicant should have followed correct process and procedure prior to undertaking the works.

Cllr. Hallett re-joined the meeting.

Councillors agreed to take items j and k together.

- j. NP/21/0220/FUL – Internal alterations including part demolition of rear lean-to slate roof and construction of new two-storey rear extension; replacement of existing roof structure with new including new gable roof on extension – Wellington House, 22 High Street, Tenby

If it improved the building then she had no problem said Cllr Mrs Lane, proposed approval as upgrading and enhancing an old building. She was seconded by the Mayor.

RECOMMEND

Approval. Considered against all the relevant policies in the LDP, particularly Policies 2, 15, 16 and 31 members feel that this development will have no adverse effect on the character of the area or the amenity of neighbouring properties.

- k. NP/21/0221/LBA - Internal alterations including part demolition of rear lean-to slate roof and construction of new two-storey rear extension; replacement of existing roof structure with new including new gable roof on extension – Wellington House, 22 High Street, Tenby

RECOMMEND

Approval. Considered against all the relevant policies in the LDP, particularly Policies 2, 15, 16 and 31 members feel that this development will have no adverse effect on the character of the area or the amenity of neighbouring properties.

335. TO CONSIDER THE FOLLOWING ITEMS OF PLANNING CORRESPONDENCE AND AGREE ACTION IN RESPONSE TO PROPOSALS:

- a. Mr. Spence and Ms Joyner - Planning application - Seafield, North Cliffe, Tenby, SA70 8AT

This item had been taken earlier with item 6g.

336. TO CONSIDER THE FOLLOWING LICENSING APPLICATIONS AND AGREE ACTION IN RESPONSE TO PROPOSALS:

- a. Fecci Fish and Chip Shop, Oxford House, Lower Frog Street, Tenby – Variation on existing licence to allow sale of alcohol for consumption on and off the premises; removal of condition restricting the sale of alcohol in the restaurant only to persons taking a table meal

Cllrs Evans, Ronowitz, Mrs. Lane. Mrs. Rossiter and Mrs. Brown declared a prejudicial interest and took no part in discussions.

Cllr Mrs Lane asked if the meeting was now quorate. The Clerk confirmed that it was.

Cllr Rapi referred to TTC's last meeting and the many license applications received. Fecci have a license already. How can we object as we have said yes to all the others, Cllr Rapi asked?

The Mayor also could not see how TTC could object.

Cllr Mrs Evans agreed that it was difficult as the premises was already licensed and no objections had been made to previous new applications. However, she was concerned as to where the town was going.

Cllr. Rapi felt TTC needs to come to a decision for the future and come up with a policy of what we wish to do in relation to the number of licences in town. He referred to the recent incidents at the harbour. This alcohol was not provided by pubs, he said. We are becoming an area which cannot control alcohol use.

Cllr Mrs Evans said that what makes this more difficult is that TTC have several informed councillors who cannot take part in debate because of declarable interests in the licencing trade

Cllr Rapi felt TTC could not object and proposed acceptance. The Mayor seconded.

RESOLVED

That, as members had no objection, no representations be made to the licensing sub-committee in relation to this application.

Cllrs Evans, Ronowitz, Mrs. Lane. Mrs. Rossiter and Mrs. Brown re-joined the meeting.

337. TO CONSIDER CANDIDATES FOR CO-OPTION TO THE CASUAL VACANCY ON THE SOUTH WARD OF TENBY TOWN COUNCIL (SEE APPENDIX A)

The Clerk told councillors that the process on how to conduct the selection has to be determined.

Cllr Mrs Evans requested a secret written ballot. She felt that this could be done through the post. The Clerk to get letters out to councillors with a return date and if no substantive majority was clear from the first vote, then the process could be repeated until a candidate received a majority. Cllr. Hallett seconded.

Cllr Mrs Lane proposed that we do not hold a secret ballot but vote by a show of hands. If members still wished a secret ballot, then it be done by all individuals sending their preferred candidate to the Clerk using the private message facility on Zoom or by text.

Cllr Mrs Evans said it was her understanding was that a secret ballot had been proposed and seconded.

Cllr Mrs Lane counter proposed that all voting should be by a show of hands round the table.

The Clerk explained that under the LGA 1972 all voting should be undertaken by a show of hands by those members present unless Standing Orders allowed for determination by other means.

Cllr Blackhall said that, according to Standing Orders, if at least two members so requested, then it should be done by written ballot without need for this request to be voted on.

The Clerk agreed, that this was the case and that voting should now be by secret written ballot as at least two members had requested it.

Normally this would be conducted around the table by members writing their preferred candidate on a piece of paper and handing to the Clerk. It was now for members to determine how that secret ballot was to be conducted due to these unprecedented circumstances.

Cllr Mrs Lane proposed that if we were going to vote by secret ballot as requested then all individually message the Clerk with our preferred candidate and the matter can be dealt with tonight.

This will be a two-week long process otherwise. The matter needs to be done as soon as possible.

Cllr Mrs Brown suggested texting votes immediately to get the matter sorted. Members needed to consider the extra amount of work involved in a postal ballot for the Clerk and his assistant.

Cllr Ronowitz queried what the difference is between a secret ballot now and a postal ballot. If members determined now that private messaging was not appropriate then take it to a postal secret ballot.

Cllr Mrs Rossiter said if these were normal circumstances Standing Orders would apply but these are not normal circumstances. The Clerk confirmed that the Standing Orders are the same whether meetings are held by Zoom or round the table.

A request has been made for a secret written ballot as per Standing Orders.

Cllr Mrs Lane proposed that we do it by text to the Clerk. Cllr Mrs Evans proposed a secret postal ballot.

Five councillors were in favour of messaging the Clerk at this meeting and five councillors voted for a secret postal ballot. Due to an equality of votes the Mayor used a casting vote in favour of Cllr. Mrs Evans' proposal.

It was decided to send out ballots to canvass members' preferred candidate. Once votes were received, those with the lowest votes are eliminated and members recanvassed

until one candidate has a substantive majority. Ballots would be sent out the following morning with a return date of next Tuesday.

RESOLVED

That members undertake the selection of a candidate for co-option to the vacant seat on the South Ward by secret postal ballot.

338. TO CONSIDER ANY UPDATES ON TENBY TOWN WALLS AND AGREE ACTION IN RESPONSE TO PROPOSALS

Councillors had been updated earlier in the meeting.

339. TO CONSIDER THE CONDITION OF THE GREENHILL COMMUNITY EDUCATION CENTRE AND LIBRARY BUILDINGS AND AGREE ACTION IN RESPONSE TO PROPOSALS – CLLR. MRS. C. BROWN

Cllr Mrs Brown said the grounds of the community education centre and library are beautiful but the building is in an awful state needing tidying, painting and repair.

The library and further education centre get lots of use and it is a shame that people see it in such an uncared for, dishevelled condition.

Cllr Mrs Brown feels TTC ought to ask PCC if they have any thoughts about tidying the building up in the near future, particularly as it is a listed building.

The Mayor agreed that the building looked tired both inside and out and seconded Cllr. Mrs. Brown's proposal.

Cllr Mrs Rossiter shared members' views but her concern was that, if TTC did start complaining, PCC would say the building is not fit for purpose and put it on the open market. Cllr Hallett felt PCC have been wanting to close the building for a long while.

If PCC decide they want to get rid of the building they will anyway, commented Cllr Mrs Brown. This is a very valuable resource for our community but it looks very tired.

The Clerk asked Cllr Evans if this would be under Mr Mike Cavanagh's remit and Cllr. Evans confirmed that it was.

RESOLVED

That the Clerk contact Mr. Cavanagh to ask if PCC have any plans in hand to improve the community education centre and library buildings.

340. TO CONSIDER THE PROVISION OF STREET LITTER BINS IN WHITE LION STREET AND STATION ROAD AND AGREE ACTION IN RESPONSE TO PROPOSALS – CLLR. MRS. C. BROWN

Cllr Mrs Brown told councillors that some time ago a crane was going up in White Lion Street and bins and benches were removed to accommodate it. They had not been put

back and Takeaway operators were now having to tidy White Lion Street as there is now only one bin remaining.

This is inadequate, as was the condition of the remaining bin. She had even washed the bin down herself.

It was a similar situation in Station Road. The seat has been moved from the Queens Quarry area and there is no bin along Station Road from the railway station to Golf Hill. There used to be two but now there are none.

Cllr Mrs Brown feels that this is careless of PCC adding that it is important that we have more seats and more bins.

Cllr Evans said he would be happy to meet with Cllr Mrs Brown tomorrow regarding benches. In regards to the bins it is a long story, he said. PCC policy, to avoid fly tipping is to remove bins that are being abused by residents putting daily rubbish in to them. The increase in takeaway provision due to Covid is an added problem which needs to be managed as seagulls attack the bins and this takes a lot of work by PCC operatives to clean up. He reiterated that he was open to a walkabout with Cllr Mrs. Brown to look at the problems

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

- a. A meeting has been arranged for 2pm on 26th May to discuss TTC's request that PCC consider a CAT of Tenby Market. The Clerk apologised for the timing but it had been at the request of PCC and he hoped that as many councillors as possible can attend. Dr Steven Jones will be at the meeting but Cllr Kilmister is not available. The new Tenby Market Traders Association Chair has also been invited.
- b. The Clerk said that although TTC is a non-political council a letter had been received from Angela Burns thanking TTC for their support and announcing that she will not be standing for re-election in the forthcoming Senedd election. The Clerk read the letter to councillors. The Mayor asked if it would be appropriate to send a letter wishing her all the best and thanking her for all the work she has done. Members agreed.

342. DATE AND TIME OF NEXT MEETING

Resolved that the Annual General Meeting takes place at 6 pm on Friday 7th May 2021 and the Adjourned Annual General Meeting takes place at 7.30 pm on Tuesday 11th May 2021.

343. TO PROPOSE ANY ITEM FOR THE NEXT AGENDA

Cllr Mrs Lane asked as it had been decided tonight to have a postal vote, will it exclude members who are not present at this evening's meeting. Those members would not have had a vote under normal circumstances. Should postal votes only be considered from those present at tonight's meeting?

The Clerk said that this was an unprecedented situation and members had to be a little circumspect and flexible.

Cllr Mrs Brown asked again for clarity on who had voted for the secret postal ballot and this was explained by the Clerk.

Cllr Mrs Lane said she did not feel it is right as there are councillors who are not present at this meeting who would now be allowed to vote when they wouldn't have had that opportunity had we conducted the vote around the table under normal circumstances.

Cllr Evans reminded councillors that a vote had been taken on holding a secret postal ballot and the process will be implemented tomorrow. No one should be excluded.

344. 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"

345. TO CONFIRM THE PRIVATE AND CONFIDENTIAL MINUTES OF THE TENBY TOWN COUNCIL MEETING HELD 13TH APRIL 2021

Resolved that the Private and Confidential Minutes of the Tenby Town Council meeting held 13th April 2021 be confirmed and signed as accurate.

346. MATTERS ARISING FOR INFORMATION ONLY

There were no matters arising.

Mayor _____

Town Clerk _____

Date _____