

TENBY TOWN COUNCIL
MINUTES OF THE PLANNING COMMITTEE MEETING HELD
7TH MARCH 2023

PRESENT: Cllr C Dale
Cllr D Morgan
Cllr T Hallett
Cllr L Blackhall

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

The Clerk asked if members were happy for Cllr Dale to continue as Chair. Cllr Hallett moved and Cllr Morgan seconded

1. TO RECEIVE APOLOGIES

None received.

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

No items declared.

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 TONIGHT'S MEETING AND WHICH IS OPEN FOR PUBLIC DISCUSSION. CONFIDENTIAL ITEMS OF BUSINESS ARE EXCLUDED

No members of the public were present.

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

- a. **NP/23/0034/FUL – Renovation of house, new dormer, forming new opening to rear garden, conversion of storage areas into ancillary accommodation – Bell Vue, 9 Crackwell Street, Tenby**

Cllr Dale has no problem with the dormer as he feels it improves look of building. He asked if PCNPA had commented, but was informed that they do not comment in advance as they make the final decision on applications.. Cllr. Blackhall noted some of the comments made by the Civic Society and queried if the use of the storage area at bottom should be harbour related.

However, he felt the proposals would work and were consistent with the conservation area. Cllr Morgan agreed. Cllr. Hallett added that this would ensure the upkeep of another historical building.

RECOMMEND

Approval. Considered against all the relevant policies in the LDP, members feel that this proposal will have no adverse effect on the amenity of neighbouring properties.

- b. **NP/23/0041/TPO – Dead wood pruning particularly on the crown of a large beech as it looks to be salt/wind damaged due to location. The beech is also leaning so a light thin and weight reduction of some of the larger limbs would be beneficial. There is a large limb growing towards the house this ideally would need reducing to a suitable growth point and some weight taken off it (TPO 057 T3) - 20 Oakridge Acres, Tenby**

Cllr Hallett commented on wind damage to the trees. Cllr Morgan agrees with the work being undertaken for safety reasons. Cllr Hallett seconded.

RECOMMEND

Approval. Members support this application on the grounds of health and safety.

- c. **NP/23/0042/TPO – Cutting tree to bark and replacing with a more suitable tree (TPO57 T18) – Shenlow, Heywood Lane, Tenby**

Cllr Hallett believes if safety is a concern, then this should be approved. Cllr Dale queried what was meant by more suitable tree but the application gave no indication as to this. The tree surgeon's report was noted. Cllr Dale proposed and Cllr Morgan seconded.

RECOMMEND

Approval. Members support this application on the grounds of health and safety.

- d. **NP/23/0058/FUL – Proposed replacement residential prefabricated garage with sun room – Westwinds, Narberth Road, Tenby**

There appeared to be no extreme increase in dimensions to the current structure. It appeared sympathetic and not over developed. Councillors consider this to be an improvement and added to the accommodation amenity of residents. Cllr Hallett proposed and Cllr Morgan seconded.

RECOMMEND

Approval. Considered against all the relevant policies in the LDP, members feel that this proposal will have no adverse effect on the amenity of neighbouring properties.

- e. **NP/23/072/ADV – Replace existing glass fronted notice board with two digital illuminated noticeboards - one interactive and one visual – De Valence Pavilion, Upper Frog Street, Tenby**

Councillors were informed that Anne, TTC's community engagement officer, together with the DVP Trust, had applied for a grant. Passed unanimously.

RECOMMEND

Approval

The Clerk had received 3 further plans since the Agenda had been prepared. Cllr Hallett moved, and Cllr Morgan seconded that these plans be taken.

- f. **NP/23/0095/LBA - Internal refurbishment work to bring St.Philomenas Retreat house back into use. To include electrical rewire and new heating and plumbing services installation. Also internal refurbishment to include installation of fitted furniture in bedrooms and bathroom remodelling to include new sanitary ware - St Philomenas, Caldey Island, Tenby, Pembrokeshire, SA70 7UJ**

Cllr Blackhall declared his interest and left the chamber.

It was noted that the property is within the conservation area and had previously been used for religious retreats. Cllr Hallett believed the rewiring to be necessary or they may not be insured. Cllr Hallett moved no objection with Cllr Dale seconding. All were in favour.

RECOMMEND

Approval. Members feel that these works will modernise the building allowing it to be brought back into use.

- g. **NP/23/0084/FUL - Installation of rooflights, replace existing defective slate roof, install new floor and supporting members to loft – 10 Harries Street, Tenby**

After some discussion councillors had no objections to the plans.

RECOMMEND

Approval. Considered against all the relevant policies in the LDP, members feel that this proposal will have no adverse effect on the amenity of neighbouring properties.

- h. **Works to 9x trees to reduce crowns by approximately 30%**

The Clerk explained that PCNPA were asking if councillors feel that a tree preservation should be put on these trees or are we happy for them to carry out the crown reduction work without placing an order on the trees.

Cllr Hallett asked what trees they were adding that all trees should be preserved. They were believed to be sycamore. For visual and safety reasons they could do with some maintenance. Cllr Dale moved that as there appeared to be no objection to the works a TPO was not required and Cllr Morgan seconded.

RECOMMEND

Considering that these trees are in a poor condition, they would benefit from a crown reduction programme. TTC feel that there would be no merit in making these trees the subject of a TPO.

5. TO DISCUSS THE FOLLOWING ITEMS OF PLANNING CORRESPONDENCE AND AGREE ACTION IN RESPONSE TO PROPOSALS:

- a. **PCC – Landscape Character Assessment LDP Supplementary Guidance Consultation**

It was suggested that Councillors have a look and return to the Clerk if they wish to comment.

b. **PCNPA – NP/21/0594/CAC – Demolition of existing building in tandem with proposed construction of 34 residential units incorporating Class A1/A2/A3 and D2 floor space at ground level and all associated development – Former Royal Mail Delivery Office, Warren Street, Tenby – invitation to Development Control Committee meeting 8th March 2023**

Cllr Blackhall asked for clarification as TCC had previously opposed planning for the development as it doesn't meet the affordable housing criteria. Are we in any way affecting our position if we say it's fine to knock the building down, he asked? If it does then we must oppose he said.

The Clerk said that the demolition was in tandem with the residential development application.

While he was not against the building being knocked down as it was becoming an eyesore, the reason for opposing the residential application was overbearing height, lack of parking and lack of affordable housing.

If it was demolition in readiness for a separate planning application with suitable screening etc then there would be no objection but agreeing to the demolition in readiness for the proposed residential development would conflict with TTC's position added Cllr Blackhall

While we had missed the opportunity to attend the meeting, in person to make this point the Clerk should send an urgent email to PCNPA to state that TTC were opposed to the demolition under these circumstances, said Cllr. Blackhall. Cllr Hallett seconded.

Resolved

That the Clerk write to PCNPA to state that, while members of the TTC planning committee would welcome the demolition of the former Post Office Delivery Office to remove what is quickly becoming a disused eyesore on one of the main approaches into the main town of Tenby, they feel that they cannot support the application if it is in tandem with the proposed construction of 34 residential units. Members reiterate their objection to this proposed development due to the insufficient affordable housing provision and its scale in close proximity to a number of historic structures in the vicinity.

c. **Cornerstone – Proposed base station installation upgrade – Slippery Back, Tenby – Pre-application consultation**

The question was asked were they building for a capacity of residential numbers or for population at height of summer. It was hoped they were building for maximum occupancy. The Clerk indicated the height of the current mast and the proposed height.

Whilst considered to be a great deal uglier, councillors felt the mast needs upgrading with additional receivers to improve coverage. The mast is located opposite the entrance to the New Cemetery and councillors are aware that the mast is not pretty.

However, everyone needs or uses wi-fi/mobile phones. The only way to improve reception is to have this mast in place. Priority for most locals would be an improvement in signal. Cllr Dale recommended approval and Cllr Hallett seconded.

RECOMMENDATION

While TTC feel that the mast has the potential to be more visually intrusive in this location, it is necessary to improve mobile phone coverage within the town.

6. TO DISCUSS THE FOLLOWING CLERK'S ITEMS AND AGREE ACTION IN RESPONSE TO PROPOSALS:

None currently.

7. DATE AND TIME OF NEXT MEETING

Tuesday, 4th April 2023 at 7pm.