

TENBY TOWN COUNCIL
MINUTES OF THE PLANNING COMMITTEE MEETING HELD
3RD OCTOBER 2023

PRESENT: Cllr Dai Morgan
Cllr Trevor Hallett
Cllr Emma Lewis
Cllr Laura Crockford
Cllr Joe Criddle

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

1. TO RECEIVE APOLOGIES

Apologies received from Cllr Dale. In the absence of Cllr Dale, Cllr Hallett nominated Cllr Morgan to take the chair.

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

Members are requested to identify the nature of the interest and indicate whether it is personal or prejudicial.

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

No members of the public present.

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

a. NP/23/0439/FUL – Proposed ramped pedestrian access to replace existing steps. Engineering works to create vehicular access and parking for one vehicle including mobility scooter store and charging point – 16 The Glebe, Tenby

Parking bays and storage already in area. If this assists disabled resident and helps to relieve parking on street Cllr Morgan has no objection. Cllr Morgan proposed accept, Cllr Lewis 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 neighbours.

b. NP/23/0408/S73 – Variation of Condition No2 of NP/21/0780/FUL – Changes to parking layout to maximise usage and improve street scene, removing vehicles from layby parking including extension of front boundary wall. Changes to roof of stairwell extension to provide means of escape/additional access for Flat 11 – Brython, Narberth Road, Tenby

Some discussion took place as plans were viewed. Any material difference asked Cllr Lewis. This improves the street scene, there appears to be no extra parking on street, commented Cllr Crockford. Councillors had no objections. Cllr Morgan proposed accepting, Cllr Hallett 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 neighbours.

- c. **NP/23/0463/TCA – Conservation Area Tree Works Application – T5 sycamore – 2 m clearance (building), raise crown 3m; T9 lime – 1.5 m clearance – St Mary’s Church, High Street, Tenby**

Trees are under a pruning programme for health and safety reasons commented Cllr Hallett who then proposed accepting application. Cllr Morgan seconded.

RECOMMEND

Approval. The proposal represents good management in the interests of health and safety.

- d. **NP/23/0465/TPO – T11 Limes group raise crown 3 m, deadwood; T12 rise crown 3 m, 1.5 m clearance (building); T10 raise crown 3 m, deadwood – St. Mary’s Church, High Street, Tenby**

These trees are also under a pruning programme for health and safety. Cllr Hallett proposed approval, seconded by Cllr Crockford.

RECOMMEND

Approval. The proposal represents good management in the interests of health and safety.

- e. **NP/23/0464/TPO – Ash – previously split with stem falling onto cemetery wall – Cemetery, Narberth Road, Tenby**

Work necessary to make safe under Health and safety, commented Cllr. Hallett. PCC are under an obligation to keep trees in good order. Cllr Hallett approved, Cllr Morgan seconded.

RECOMMEND

Approval. The proposal represents good management in the interests of health and safety.

- f. **NP/23/0458/RES – Approval of detailed access, layout appearance, landscaping, layout and scale associated with NP/19/0361/OUT – Brynhir, Old Narberth Road, Tenby**

PCC are currently exhibiting in the De Valence and the Clerk pointed out that it may be easier to visit as there are 130 documents at least to be view on PCNPA’s website.

Cllr Blackhall has huge support for this development. He believes that TTC's previous set of comments have been taken on board. There are some new designs although there are still a number of minor things which the Civic Society brought up earlier and the architects were very helpful in answering. Is it worth having a separate discussion with civic society and anyone else who wishes to be involved to pass back detailed comments, he asked?

There is a huge amount of knowledge within the Civic Society and we could provide much better feedback to PCNPA with a combined response. Cllr. Blackhall suggested approval of the proposal however we would like the following things to be taken into consideration: access ways, pathways, planting at front of site, more screening, colour scheme, suggestions. Cllr Morgan agreed that it would be handy to have the knowledge of Civic Society.

There are surface water concerns as it runs down to The Green said Cllr Hallett. Are there facilities in place. It was pointed out that Sudds work being done and they have changed planting for water absorption based on advice from Welsh Water.

The general layout of houses is not vastly unchanged, social rent and purchase houses are scattered around. PCC are listening.

Cllr Blackhall said the path is now all way round, giving a more urban feel. There was a question about how much of the existing boundary was being kept and what would be removed. It looks like the majority are maintained, just a bit at bottom end by community gardens being removed.

Disturbance of original shrubbery is a valid point. The original plans were to rip it up and replace but PCC have listened.

On Slippery Back there are a number of lanes through the hedgerow but actually these paths have already been made by the public.

Cllr Blackhall suggested TTC approve in principle subject to agreeing a set of further detailed comments and observations to be done in conjunction with the Civic Society. Cllr Lewis proposed, Cllr Morgan seconded.

RECOMMEND

Approval in principle, subject to agreeing a set of further detailed comments and observations to be done in conjunction with Tenby Civic Society.

The Clerk had received a plan since the Agenda had been sent out to councillors and a response was needed by 23rd October 2023. Members agreed to consider the application.

g. NP/23/0494/FUL proposed change of use from domestic use to ancillary accommodation - Coach House, Narberth Road, Tenby

Councillors viewed plans and discussion took place. No change externally, just internal alterations. With the new Class Use categorization of houses Cllr Lewis asked if this would be affected. The Clerk explained that Welsh Government had put in a clause that in that no need for change of use from domestic to holiday let. You can flip from one to another. Cllr Criddle proposed accepting, Cllr Crockford 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 neighbours.

7. DATE AND TIME OF NEXT MEETING

Tuesday 7th November 2023 at 7 pm

DRAFT