

**TENBY TOWN COUNCIL**  
**MINUTES OF THE PLANNING COMMITTEE MEETING HELD**  
**7<sup>TH</sup> NOVEMBER 2023**

**PRESENT:** Cllr Dai Morgan  
Cllr Charles Dale  
Cllr Trevor Hallett  
Cllr Emma Lewis  
Cllr Laura Crockford  
Cllr Joe Criddle  
Cllr Paul Rapi

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

1. **TO RECEIVE APOLOGIES**
2. **TO DISCLOSE ANY PERSONAL INTERESTS IN ITEMS OF BUSINESS LISTED BELOW**

Cllr Crockford declared personal interest in Items 4e & 4f.

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**
4. **TO DISCUSS THE FOLLOWING PLANNING APPLICATIONS AND TO AGREE ACTION IN RESPONSE TO PROPOSALS:**
  - a. **NP/23/0508/TPO – Raise crown over highway and neighbouring property, clear branches from BT Exchange – Merlin's Court, Tenby**

The Clerk showed details on the screen. Cllr Hallett believes this work is necessary on grounds of health and safety. All in agreement.

**RECOMMEND**

**No objections on the grounds of health and safety.**

- b. **NP/23/0522/FUL – Installation of 2 conservation style roof lights in south-west principal elevation roof – Vernon House, St Julian Street, Tenby**

Cllr Rapi wondered, as this property is in the conservation area, how PCNPA are allowing this as a property proposing this elsewhere in the conservation area had issues.

Members felt that other properties in the street had undertaken this type of work.

**RECOMMEND**

**Approval. Members feel that this application would have little material impact on the amenity of neighbours, or the building's Listed Building status within the Conservation area.**

c. **NP/23/0523/LBA – Installation of 2 conservation style roof lights in south-west principal elevation roof – Vernon House, St Julian Street, Tenby**

The Heritage Statement indicated very little impact and the roof lights would not be visible from ground.

**RECOMMEND**

**Approval. Members feel that this application would have little material impact on the amenity of neighbours, or the building's Listed Building status within the Conservation area.**

d. **NP/23/0517/FUL – Installation of two roof lights to main rear roof slope (retrospective) – 8 Trafalgar Road, Tenby**

Cllr Rapi believes that retrospective planning is wrong, does not agree with it and wished to object.

Cllr. Dale said that while it was annoying and disappointing to see a retrospective application, that alone was not grounds for refusal.

Others on the street have done something and this will not be affecting anyone else.

Cllr Rapi felt that PCNPA should be informed that while there were no grounds to refuse TTC were disappointed that the application was in retrospect.

**RECOMMEND**

**Approval. While members are disappointed to see this application made in retrospect, they feel it would have little impact on the amenity of neighbouring properties.**

e. **NP/23/0512/FUL – Retrospective application in relation to boundary fence erected on northern garden boundary – Seren-y-Mor, 17 Haytor Gardens, Tenby**

Cllr Crockford left the room. Cllr Hallett took no part in the following discussion.

The Clerk believes that this application has come through possibly because the fence is higher in some places than the 2 metres allowed under Permitted Development Rights.

**RECOMMEND**

**Approval. While members are disappointed to see this application made in retrospect, they feel it would have little impact on the amenity of neighbouring properties.**

f. **NP/23/0511/S73 – Variation of conditions 2 and 3 of NP/21/0211/FUL – changes in level and incline of surfaces - Seren-y-Mor, 17 Haytor Gardens, Tenby**

This is a variation of conditions on the original consent. Members felt it was for drainage reasons and should reduce potential flooding on that section of road. All in favour.

**RECOMMEND**

**Approval. Members feel these amendments will improve drainage with little effect on neighbouring properties.**

- g. **NP/23/0516/FUL – Demolition of existing single storey lean-to extension and the construction of a new extension (partly one storey and part two storey) to the rear - 4 Park Terrace, Tenby**

Councillors studied plans on screen. Cllr. Rapi wondered if the part two storey extension would create overlooking issues for the houses behind?

It was noted that this would be a bathroom and would have frosted glass so this should not be a problem. It was of similar size to neighbouring properties.

#### **RECOMMEND**

**Approval. Members note that the proposals mirror similar extensions to neighbouring properties and feel this would have little impact on the amenity of neighbours.**

Three new applications have come in.

- h. **NP/23/0539/FUL - Rear extension & new fire escape stair case to improve existing rear yard - Tiffany House, 48, Tudor Square, Tenby, Pembrokeshire, SA70 7AD**

All agreed this was a safer arrangement.

#### **RECOMMEND**

**Approval. Members feel this will improve safety with no adverse impact on the neighbouring properties.**

- i. **NP/23/0552/TCA - Reduction of 2 x Sycamore Trees - St Teilos Catholic Church, St Florence Parade, Tenby, Pembrokeshire, SA70 7DT**

Cllr Rapi declared an interest. Cllr Hallett believes that the work was needed as the trees were very large.

The Clerk explained that this was a Conservation Area application and was asking if we felt the trees were important enough to merit a TPO order.

Cllr. Dale felt the information provided on the application was insufficient and more would be needed before making that decision.

- j **NP/23/0551/LBA - Repositioning of existing access gate through railings. New steel staircase from pavement level to link to existing steps down cliffside and new decked terrace structure over lower cliff area - Croft House, 2 The Croft Tenby**

This is a listed building application which will be subject to full application also. The Clerk explained it had arrived following the agenda being sent out and had been brought to the table because the consultation date expired before the next meeting.

Members felt they needed more time to study the proposals given the location and would rather wait for full application to come in before determining.

The Clerk said he would ask PCNPA for a short extension to the consultation period.

5. **Date and Time of Next Meeting**

Next meeting Tuesday, 5<sup>th</sup> December 2023 at 7pm.

DRAFT