

MINUTES OF THE TENBY TOWN COUNCIL
PLANNING COMMITTEE
HELD 2ND APRIL 2024

Present: Cllr Dai Morgan Mayor
Cllr Charles Dales
Cllr Phillips
Cllr Laurence Blackhall Substitute

In attendance: Mr Andrew Davies Clerk to the Council/Financial Officer
Sharon Thompson Assistant to the Town Clerk

1. TO RECEIVE APOLOGIES

Apologies received from Cllrs Evans, Crockford, Lewis and Criddle.

2. TO DISCLOSE ANY PERSONAL ITEMS OF BUSINESS LISTED BELOW

None disclosed.

3. PUBLIC PARTICIATION: AN OPPORTUNITY FOR MEMBERS OF THE PUBLIC TO ASK QUESTIONS AND MAKE REPRESENTATIONS ABOUT ANY ITEM OF BUSINESS TO BE TRANSACTED DURING TONIGHTS MEETING AND WHICH IS OPEN FOR PUBLIC DISCUSSION. CONFIDENTIAL ITEMS OF BUSINESS ARE EXCLUDED

None present.

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

- a. **23/0954/PA – CONVERSION OF EXISTING AGRICULTURAL BARNs TO FORM FOUR DWELLINGS – EXISTING BARNs OFF NARBERTH ROAD, TENBY (PLEASE NOTE THAT THIS IS TO BE DETERMINED BY CC AND CAN BE ACCESSED ON THE PCC WEBSITE)**

The Clerk explained that whilst this property is not within Tenby's boundary, PCC were asking TTC's views as a matter of courtesy. Members discussed the location.

Cllr. Phillips noted that the potential drainage solution had already been picked up by PCC. He noted that an architectural survey was also required and had yet to be completed.

Cllr Blackhall asked two questions: is there any affordable housing element, if not, is there any Section 106 monies proposed. There will be enhancements opposite at the Brynhir development, e.g. a children's play development which will be needing monies.

He suggested we ask PCC if there is any affordable housing and or Section 106 forthcoming from this proposal. If not, he felt the application should be refused. He was happy for PCC to propose an amount.

PCNPA requested provision for affordable housing is 50% in Tenby but can be negotiated following the Three Dragons Assessment and can often be agreed to be less. If no affordable provision could be made on site they could contribute money towards units elsewhere, added Cllr. Blackahll. Cllr Phillips seconded.

RECOMMEND

While members have no objection in principle, they would be interested to know if there is any provision for affordable housing on site (or a proposed contribution to allow off-site provision) and if there is any request for Section 106 funding or any Community Infrastructure Levy relating to this proposed development

- b. N/24/0046/LBA – INTERNAL ALTERATIONS ASSOCIATED WITH CONVERSION OF TWO RESIDENTIAL UNITS TO ONE DWELLING – MERCHANTS COTTAGE, BRIDGE STREET AND HARBOUR STUDIO, CRACKWELL STREET, TENBY**

This was originally one unit commented Cllr. Phillips. It does seem to be a retrospective application looking at pictures of works being undertaken in the application, he added. Members felt that perhaps the works being undertaken were necessary from a structural point of view. After some discussion, all were in favour.

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/24/0171/FUL – MINOR ALTERATIONS TO EXISTING BUILDING, SINGLE STOREY KITCHEN EXTENSION TO REAR (NORTH), REBUILDING OF A DOUBLE GARAGE AND ERECTION OF POOL HOUSE/PLANT ROOM TO THE FRONT (SOUTH) – NYTH ADERYN, NORTH CLIFFE, TENBY**

Councillors' discussions included positioning and size of proposed chimneys which they felt were restoring the property to its pre-1960s aspect and actually enhanced the property. There appeared to be no impact on trees and bat boxes were being put in place.

All were in favour.

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

- d. **NP/24/0115/FUL - CONVERT ATTIC INTO BEDROOM WITH ENSUITE. INCORPORATE UTILITY INTO MAIN HOUSE BY UPGRADING PART WOODEN WALL TO CURRENT BUILDING STANDARDS WITH NEW ROOF, MOVE KITCHEN AND LIVING ROOM. DROP KERB AT FRONT OF HOUSE AND CREATE PARKING SPACE - SUN GATES, BROADWELL HAYES, TENBY**

Councillors considered the documents and all were in favour.

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

5. DATE AND TIME OF NEXT MEETING

Next planning meeting to be held on Tuesday, 14th May 2024 at 7pm.