

TENBY TOWN COUNCIL
MINUTES OF THE PLANNING COMMITTEE MEETING HELD
13th APRIL 2016

PRESENT: Councillor P Rapi Mayor
Councillor Mrs Lane
Councillor Mrs Thomas
Councillor Mrs Williams
Councillor Dr P Easy
Councillor L, Blackhall

IN ATTENDANCE: Mr. A. Davies Financial Officer/Clerk to the Council
Mrs L Hensman Assistant Clerk

14. APOLOGIES

Apologies were received from Councillor T Hallett.

15. DISCLOSURE OF PERSONAL INTERESTS

Councillor Mrs Lane and Councillor Mrs Williams declared a personal and prejudicial interest on Item 3a. as friends of the applicant/applicant's family.

16. PLANNING APPLICATIONS

a. NP/16/0167/FUL

Mr Barry Llewelyn, the Valley, Valley Road, Saundersfoot – change of use of ground floor from A1 use shop to combined A1 and A3 use coffee shop – Tudor House, Tudor Square, Tenby.

Councillors Mrs Lane and Mrs Williams left the chamber.

The Clerk gave background on the planning application process for this premises over the last year and outlined that PCNPA felt removing the A1 aspect of the premises was contrary to Policy 50 (maintaining a balance of A1 to A3 premises within a main retail area). Following withdrawal of the second application it meant the premises had been operating for the last year without any planning permission in place.

Councillors reviewed the application and discussed the information update given by the Clerk.

Councillor Mrs Thomas reported she had noted the premises was selling a varied selection of retail items, in addition to operating as a coffee shop.

Councillor Blackhall felt it was better having a shop open rather than an empty premises; however he felt TTC needed to be mindful of maintaining a balanced business mix of retail to restaurants within the main shopping area in Tudor Square.

Councillor Mrs Thomas reported it has been well reported in the media that only premises selling food and drink are making any money; therefore it is inevitable people will want to change to make the most from their businesses.

Following full discussion, it was recommended by Councillor Dr Easy, seconded by Councillor Mrs Thomas and

RECOMMENDED

Approval as the applicant appears to have improved the balance to meet combined A1 and A3 usage.

Councillor Mrs Lane and Mrs Williams re-joined the meeting.

b. NP/16/0164/FUL

Mr Tim Caddey, Heart of Oak, 30 Lower Hill Street, Hakin, Milford Haven – Demolition of kitchen and outbuildings to rear, replacement extension to form kitchen, sunroom, disabled ensuite and retaining small yard – Trafalgar Cottage, Trafalgar Road, Tenby.

Following review of the application, it was recommended by Councillor Dr Easy, seconded by Councillor Mrs Lane and

RECOMMENDED

Approval as this appears to be an appropriate redevelopment to increase the property amenities and is in keeping with neighbouring properties.

The Clerk reported he had now received the listed building application on 2 Lexden Terrace, which was discussed at the last planning meeting. He asked if councillors were happy to discuss the application. It was

Resolved that the Planning Committee take planning application NP/16/0150/LBA at this meeting.

c. NP/16/0150/LBA

Mr J Harlow, 2 Lexden Terrace, St Julian's Street, Tenby – Proposed conversion of basement coal cellar, addition of conversation style velux windows to third floor and other minor internal renovation works – 2 Lexden Terrace, St Julian's Street, Tenby.

Following review of the application, it was recommended by Councillor Dr Easy, seconded by Councillor Mrs Lane and

RECOMMEND

Approval as councillors welcome the sympathetic design to increase natural light to the amenity of the property and the utilisation of the redundant space.

17. **PCNPA – Decisions on recent applications**

The Clerk informed councillors of PCNPA decisions on recent planning applications. The decisions are as follows:

NP/16/0103/TPO - Approval.

NP/16/0062/LBA - Consent

NP/16/0077/NMA - Approval of Non-Material Amendment

18. **PCNPA (Replacement) LOCAL DEVELOPMENT PLAN: DRAFT DELIVERY AGREEMENT, SUSTAINABILITY APPRAISAL SCOPING REPORT**

The Clerk outlined the information he had received in relation to the PCNPA replacement LDP, draft review report, draft delivery agreement and the sustainability appraisal scoping report.

Following discussion it was

Resolved that the Clerk download all the relevant documents and add the item onto the agenda at the next Full Council Meeting.

19. **PCNPA – LOCAL DEVELOPMENT PLAN LAND ALLOCATION AND LARGER DEVELOPMENT SITES IN THE NATIONAL PARKS**

The Clerk provided details of the LDP update from November 2015. List included:

Brynhir: The Developers are meeting with PCC and TTC to provide an update.

Former Cottage Hospital site: 10 dwellings, ground work has commenced.

Rectory: The owners have no intentions to re develop the land presently run as a car park. Continued inclusion of this site in the LDP is to be considered.

West - Narberth Road (Bells Corner): Land has been sold and a planning application is expected in due course.

Butts Field: PCC have stated it is uneconomical to develop the area at the present time. Continued inclusion of this site in the LDP is to be considered.

Tenby Reservoir site: No plans for this site. Continued inclusion of this site in the LDP is to be considered.

Upper Park Road: 12 affordable units being constructed at present.

Royal Gate House: 39 units developed, remainder of development on the site is ongoing.

Sergeants Lane: Micro- brewery has been developed. Other pre-application inquiries have been received.

Fountain Café: Phase 1 completed. Remainder under construction; however the developer is considering the requirement for off-site provision of 5 affordable units.