

	<p>Minutes of the Extraordinary Planning & Licensing Committee Meeting held on Tuesday 4th October 2022 at 17:30 pm in the Council Chambers, Municipal Offices, Marcus Hill, Newquay.</p>	
	<p><u>Present</u> Cllr J Kenny (Chair), Cllr C Anderson, Cllr J Bell, Cllr J Brook, Cllr S Thomson.</p> <p><u>Also attending</u> D McLeod & L Holroyd (Miss) (Corporate Services) There were 7 members of the public in attendance.</p>	
<p>Minute Ref P299/22</p>	<p><u>Apologies</u> Cllr N Morris (Vice Chair), Cllr K Larsen, Cllr M North, Cllr F Williamson.</p>	
<p>Minute Ref P300/22</p>	<p><u>Interests</u> None</p>	
<p>Minute Ref P301/22</p>	<p><u>Meeting Management Issues</u> None</p>	
<p>Minute Ref P302/22</p>	<p><u>Minutes</u> i. 28 September 2022</p>	
	<p>D McLeod apologised that the minutes for this meeting were not yet finished but would be presented at the next available meeting.</p>	
<p>Minute Ref P303/22</p>	<p><u>Matters Arising</u> None</p>	

Minute Ref P304/22	<u>Public Question Time</u>		
	Representations were made for four Planning Applications; PA22/08241 (Agenda Item 10.10), PA22/08053 (Agenda Item 10.04), PA22/07921 (Agenda Item 10.05) and PA22/01207 (Agenda Item 10.13).		
Minute Ref 304/22 (1)	It was proposed by Cllr J Kenny, second by Cllr S Thomson and RESOLVED unanimously to bring forward agenda item 10.10 (PA22/08241) in order that a decision be made before returning to Public Questions.		
	Application 10	Trenance	
	Reference	PA22/08241	
	Proposal	Installation of 18 x 1 bedroom modular-construction units to provide short to medium term accommodation: associated infrastructure and landscaping	
	Location	Tregunnel Car Park Tregunnel Hill	
	Applicant	The Housing Delivery and Regeneration Team Cornwall Council	
	Grid Ref	180646 / 61239	
Minute Ref P304/22 (2)	Decision	It was proposed by Cllr J Kenny, second by Cllr S Thomson and RESOLVED unanimously to OBJECT to PA22/08241	
	Comments	The Town Council continues to listen to, and engage with, the increasingly broad base of residents who are impacted by current housing pressures. Councillors are very aware that a combination of both local trends and nationally driven pressures have come together to create a “perfect storm” in the Newquay housing market and are therefore keen to support workable solutions that will benefit the	ACTION - post OBJECTION on CC Planning Register

Town and it's residents. It is accepted that the "short to medium term accommodation scheme" proposed for the Tregunnel Car Park forms part of Cornwall Council's wider approach to tackling the current situation. However, it is also recognised that the proposals have produced some local objections and it is clear that reducing the available parking capacity is a cause for concern. Rather than being an under-utilised car park (as the site is described in the application documents) Members consider Tregunnel as a highly important seasonal parking asset that accommodates many thousands of summer visitors every year and helps facilitate Newquay's valuable tourist economy. Whilst lacking some of the protections afforded to other centrally located car parks, Members agreed they would not be able to support the current proposals without firm reassurance that the loss of 120 spaces would be mitigated by suitable alternative parking provision. Policy CI4 of the Newquay Neighbourhood Plan notes that Tregunnel Hill has served a temporary, community-based purpose in the past. Members noted the comments from the Newquay Town Team, which support the short to medium term use of the car park, but which view a longer-term future where the whole site is utilised as part of a wider parking strategy for the town. It is understood that the proposals seek a permanent use of the application site and recognised that the application site would in effect become classed as 'development land'. Given that the scheme is a response

to what is a very current situation in the housing market, Members do not feel that a permanent change of use is necessarily appropriate and would wish to see a time limit or review date built into any permission granted. Members were reassured that Tregunnel Hill would provide 'stage 2' or 'move on' housing for people assessed as having low (or no) support needs, as part of their journey towards more permanent housing. However, concerns exist that, over time, growing pressures may require clients with more complex needs to be housed on the site. Whilst fully appreciating the need for such provision, Members do not feel the application site would be a suitable location for residents with greater support needs than those currently described. The Town Council therefore require some sort of legally enforceable planning condition that would ensure the 'low (or no) needs' criteria would be applied throughout the lifetime of the scheme. Members agreed that measures to manage surface run-off should be put in place prior to the proposed accommodation units being occupied.

Minute Ref 304/22 (3)	It was proposed by Cllr J Kenny, second by Cllr S Thomson and RESOLVED unanimously to bring forward agenda item 10.04 (PA22/08053) in order that a decision be made before returning to Public Questions.	
	Application 4 Porth & Tretherras	
	Reference PA22/08053	

	Proposal	Proposed extensions and alterations to existing dwelling	
	Location	20 Lusty Glaze Road TR7 3AE	
	Applicant	Mr N Smith	
	Grid Ref	182643 / 62624	
Minute Ref P304/22 (4)	Decision	It was proposed by Cllr S Thomson, second by Cllr J Brook and RESOLVED unanimously to SUPPORT PA22/08053	
	Comments	Members noted the proposals would create a new, south-facing view at first-floor level and noted the public comments regarding a possible overlooking issue. However, the distance from properties located on Arundel Way seems great enough to mitigate against any loss of privacy. Members agreed they could support this application, subject to confirmation from the Officer that there was no impact on the residential amenity of these neighbouring properties. In line with Newquay Neighbourhood Plan Policy G2e, Members would encourage the applicant to explore any opportunities where high levels of environmental sustainability could be integrated into the works, including renewable energy sources where possible.	ACTION - post SUPPORT on CC Planning Register
Minute Ref 304/22 (5)	It was proposed by Cllr J Kenny, second by Cllr S Thomson and RESOLVED unanimously to bring forward agenda item 10.05 (PA22/07921) in order that a decision be made before returning to Public Questions.		
	Application 5	Trenance	
	Reference	PA22/07921	

	Proposal	Proposed dormer and alterations (Re-submission of PA22/06187)	
	Location	27 St Johns Road TR7 1JT	
	Applicant	Mr G Davies	
	Grid Ref	Grid Ref 180602 / 61477	
Minute Ref P304/22 (6)	Decision	It was proposed by Cllr S Thomson, second by Cllr C Anderson and RESOLVED to SUPPORT PA22/07921	
	Comments	Members were aware that the current proposals had been informed by comments from the Case Officer regarding the previous application for this property, PA22/06187 (subsequently withdrawn). It was noted the current proposal sought to retain more of the original roof and Members agreed this would result in only minimal harm to the existing roofscape along this section of St Johns Road. The scheme's benefits, in terms of improving the dwelling house to meet the demands of modern living, were considered to outweigh this minimal level of harm. In line with Newquay Neighbourhood Plan Policy G2e, Members would encourage the applicant to explore any opportunities where high levels of environmental sustainability could be integrated into the works, including renewable energy sources where possible.	ACTION - post SUPPORT on CC Planning Register
Minute Ref 304/22 (7)	It was proposed by Cllr J Kenny, second by Cllr S Thomson and RESOLVED unanimously to bring forward agenda item 10.13 (PA22/01207) in order that a decision be made before returning to Public Questions.		

	Application 13	Porth & Tretherras	
	Reference	PA22/01207	
	Proposal	Demolition of existing hotel and construction of new holiday accommodation and residential dwellings including management facilities and associated infrastructure (revised plans)	
	Location	Whipsiderry Hotel, Trevelgue Road TR7 3LY	
	Applicant	Mr And Mrs Burbidge - Whipsiderry Hotel	
	Grid Ref	183254 / 63100	
Minute Ref P304/22 (8)	Decision	It was proposed by Cllr J Kenny, second by Cllr S Thomson and RESOLVED unanimously to SUPPORT PA22/01207	
	Comments	The Town Council's Planning & Licensing committee agreed an initial response to this application at their meeting of 08 June 2022 – at which time there were no local objections recorded on the Planning Register. A number of local objections were subsequently submitted, and Members understood that the revised plans were a response to the concerns raised – particularly with regard to overlooking / overbearing issues associated with Plots 9 & 10. Members were satisfied that the revisions appear to have addressed these issues. Members recalled their previous concern regarding the increased risk of flooding and noted the revised plans included further detail around proposed surface water control measures. The Town Council's support for this scheme remains subject to a favourable response from the Lead Local Flood Authority. In line with Newquay Neighbourhood Plan Policy G2e, Members would encourage the applicant to	ACTION - post SUPPORT on CC Planning Register

	explore any opportunities where high levels of environmental sustainability could be integrated into the works, including the use of renewable energy sources where possible.	
Minute Ref P305/22	7:16pm – Cllr J Kenny sanctioned a short comfort break, during which time no business was conducted. 7:21pm - The meeting resumed with all attending Members present.	
Minute Ref P306/22	7:22pm It was proposed by Cllr J Kenny, second by Cllr S Thomson and RESOLVED unanimously to extend the meeting by up to 60 minutes.	
Minute Ref P307/22	<u>Active Consultations</u> None	
Minute Ref P308/22	<u>To discuss and make any decisions on Licensing applications and other Licensing matters.</u>	
Minute Ref P308/22 (1)	None	
Minute Ref P309/22	<u>To discuss and make any decisions on previous Planning Applications</u>	
	Planning Ref i. PA22/07193 – 7 Trevelgue Road TR7 3LY	
	Five Cllrs responded to this Five-Day Protocol, with two agreeing with the Officer’s recommendation to refuse the application and 3 wishing to maintain NO OBJECTION.	
Minute Ref P309/22 (1)	It was proposed by Cllr J Kenny, second by Cllr S Thomson, and RESOLVED unanimously to ratify the above decision.	

Minute Ref P310/22	<u>To consider Planning Applications and correspondence relating to Planning Applications</u>	
	Application 1	Central & Pentire
	Reference	PA22/08078
	Proposal	Ground floor rear extension, add new first floor with pitched roof, balcony to rear and associated works, new extended drop kerb to the front of the property full width parking area to the front.
	Location	12 Eliot Gardens TR7 2QE
	Applicant	Mr Chapman And Ventura
	Grid Ref	181930 / 61781
Minute Ref P310/22 (1)	Decision	It was proposed by Cllr S Thomson, second by Cllr J Brook and RESOLVED unanimously to OBJECT to PA22/08078
	Comments	<p>Members noted that local objections had been posted on the planning register were particularly concerned at the potential impact on the neighbouring property at no14. Given their proximity to each other, the extension at first floor level would appear likely to harm the existing outlook from the west facing aspect of this near neighbour. Likewise, concerns are raised that the first-floor extension will result in overlooking issues between the two properties. Comments regarding no6 Eliot Court were noted and Members would request confirmation from the Case Officer as to any potential overlooking issue here also. Cllrs were unhappy with proposals to extend the drop kerb to the front of the property. It appears this would lead to the loss of the green verge, along with the</p> <p>ACTION - post OBJECTION on CC Planning Register</p>

		existing, well-established (and apparently healthy) tree (not shown on the plans). Eliot Gardens is recognized as one of the Town's few good examples of a tree lined street and this is seen as a feature that should be protected. a point noted in the Newquay Character Study (Cell 21). Neighbourhood Plan Policy D2.	
--	--	--	--

	Application 2	Porth & Tretherras	
	Reference	PA22/07990	
	Proposal	Demolition of rear kitchen and proposed single storey extension to rear and loft conversion	
	Location	37 Penhallow Road TR7 3BZ	
	Applicant	Mr P Akister	
	Grid Ref	183186 / 62185	
Minute Ref P310/22 (2)	Decision	It was proposed by Cllr S Thomson, second by Cllr J Brook and RESOLVED unanimously to SUPPORT PA22/07990	
	Comments	Members welcomed the intention to improve no37, which had previously fallen into a state of acute dilapidation. It was noted that the proposals effectively mirrored those submitted for no39 (PA22/07998) and it was assumed that the two applications were operating in tandem agreement. Members were therefore reassured there would be no negative impact on the adjoining property at no39 and, in line with Neighbourhood Plan policy H1 - Replacement Dwellings and Extensions, were happy to support this application.	ACTION - post SUPPORT on CC Planning Register

	Application 3	Porth & Tretherras	
	Reference	PA22/07998	
	Proposal	Partial demolition of rear extension, proposed single-storey extension to rear and loft conversion	
	Location	39 Penhallow Road TR7 3BZ	
	Applicant	Mr And Mrs Damian and Sarah Stephens	
	Grid Ref	183188 / 62187	
Minute Ref P310/22 (3)	Decision	It was proposed by Cllr J Kenny, second by Cllr S Thomson and RESOLVED unanimously to SUPPORT PA22/07998	
	Comments	It was noted that the proposals effectively mirrored those submitted for no37 (PA22/07990) and it was assumed that the two applications were operating in tandem. Members were therefore reassured there would be no negative impact on the adjoining property at no37. Subject to confirmation from the Officer that there would be no negative impact on the residential amenity of no41 Members were happy to support this application, in line with Neighbourhood Plan policy H1 - Replacement Dwellings and Extensions.	ACTION - post SUPPORT on CC Planning Register

	Application 6	Central & Pentire	
	Reference	PA22/07570	
	Proposal	Proposed loft conversion and installation of front and rear dormers	
	Location	Lewinnick Lodge Pentire Headland	
	Applicant	Mr P Fair Lewinnick Lodge	
	Grid Ref	178496 / 61534	

Minute Ref P310/22 (4)	Decision	It was proposed by Cllr J Bell, second by Cllr S Thomson and RESOLVED unanimously to RAISE NO OBJECTION to PA22/07570	
	Comments	Members noted this is a sensitive area of the Town and agreed that, whilst the current application is considered in-keeping with the existing building, they would not encourage further development on the site.	ACTION - post NO OBJECTION on CC Planning Register

	Application 7	Central & Pentire	
	Reference	PA22/06056	
	Proposal	Demolition of existing hotel and erection of apartment building comprising of 32 residential apartments as an extension to the existing Cliffedge development, together with access, car parking, landscaping, and associated works	
	Location	Marina Hotel Narrowcliff	
	Applicant	Mr P Stephens - Cliffedge 10 (Newquay) Ltd	
	Grid Ref	181829 / 61942	
Minute Ref P310/22 (5)	Decision	It was proposed by Cllr S Thomson, second by Cllr J Bell and RESOLVED unanimously to RAISE NO OBJECTION to PA22/06056	
	Comments	Members noted comments from the Devon & Cornwall Police Architectural Liaison Officer and fully supported his wider observations regarding steps that should be taken to ensure the safety of those who would use this building. With regards to parking, Members calculated that in order to meet the minimum requirements of Newquay Neighbourhood Plan Policy H4, the applicant would need to deliver 56 off-street spaces for residents. Despite the	ACTION - post NO OBJECTION on CC Planning Register

shortfall, it was noted that this is a central location and the proposals would increase the current parking provision. It is also the Committee's view that a significant number of the apartments will effectively serve as tourist/visitor accommodation, and such use would be less likely to add to local parking pressures. The expected use by visitors to the town, rather than permanent residents, offers some mitigation against the loss of tourist accommodation previously offered by the Marina Hotel. Members noted the applicant's commitment to providing 'full Part M level disabled access' and would request that this forms part of any conditional approval granted. In line with Newquay Neighbourhood Plan Policy G2e, Members would encourage the applicant to explore all available opportunities for integrating high levels of environmental sustainability into the works, including the use of renewable energy sources and rainwater harvesting wherever possible.

	Application 8	Central & Pentire	
	Reference	PA22/07712	
	Proposal	Proposed balcony over existing flat roof	
	Location	12A First Floor Flat Cliff Road	
	Applicant	Mr Andrew Dinneen	
	Grid Ref	181549 / 61820	
Minute Ref P310/22 (6)	Decision	It was proposed by Cllr J Kenny, second by Cllr S Thomson and RESOLVED unanimously to RAISE NO OBJECTION to PA22/07712	

	Comments	Members noted the local comment objecting to the 1.8m privacy screen and would ask the Officer to look closely at the balance between loss of outlook and maintaining residential privacy. Members were happy to support the proposals, subject to confirmation there would be no negative impact on the residential amenity of neighbouring properties.	ACTION - post NO OBJECTION on CC Planning Register
--	-----------------	---	---

	Application 9	Central & Pentire	
	Reference	PA22/08216	
	Proposal	Single-storey extension to rear	
	Location	9 Robartes Road TR7 2HG	
	Applicant	Mr & Mrs John & April Collins	
	Grid Ref	181556 / 61365	
Minute Ref P310/22 (7)	Decision	It was proposed by Cllr J Kenny, second by Cllr C Anderson and RESOLVED unanimously to SUPPORT to PA22/08216	
	Comments	Members were satisfied the plot size was sufficient to accommodate the proposed Single-storey extension, whilst still leaving an appropriate level of amenity space for a family property. In line with Newquay Neighbourhood Plan policy H1 (Replacement Dwellings and Extensions) it was agreed to support the scheme.	ACTION - post SUPPORT on CC Planning Register

	Application 11	Whipsiderry	
	Reference	PA22/07914	
	Proposal	Single storey back extension to dwelling, and erection of detached family annex/holiday let unit ancillary to main dwelling	

	Location	6 Trevelgue Road TR7 3LY	
	Applicant	Mr Sean Clement	
	Grid Ref	183246 / 63152	
Minute Ref P310/22 (8)	Decision	It was proposed by Cllr J Kenny, second by Cllr C Anderson and RESOLVED unanimously to RAISE NO OBJECTION to PA22/07914	
	Comments	Members were satisfied the plot size was sufficient to accommodate the proposed single-storey rear extension, whilst still leaving an appropriate level of amenity space for a family sized property. There was some concern at the loss of the existing pine trees and Members agreed they would want to see a positive from the Tree Officer. Likewise, Members would request confirmation from the Case Officer that there would be no negative impact on the residential amenity of adjacent properties associated with the detached annexe/holiday let unit. For clarity, Members wished to make it clear they would not support any proposal that sought to create an additional residential address on this property.	ACTION - post NO OBJECTION on CC Planning Register

	Application 12	Porth & Tretherras	
	Reference	PA22/08363	
	Proposal	Loft conversion with two dormers and a single-storey extension to the rear/side of the property	
	Location	20 Billings Drive TR7 2SQ	
	Applicant	Anna Gannon	
	Grid Ref	182582 / 61014	

Minute Ref P310/22 (9)	Decision	It was proposed by Cllr J Kenny, second by Cllr J Brook and RESOLVED unanimously to RAISE NO OBJECTION to PA22/08363	
	Comments	Members were aware they had raised no objection to the previous application PA22/06502 subject to there being no loss of privacy to neighbouring properties. A reduction in the proposed south facing dormer was noted, along with the inclusion of frosted glass on the north facing dormer. With this in mind, Members agreed once again to raise no objection, subject to confirmation there would be no significant loss of privacy to neighbouring properties.	ACTION - post NO OBJECTION on CC Planning Register

Minute Ref P311/22	<u>Terms of Reference and Risk Assessment Update</u>	
	None	

Minute Ref P312/22	<u>Reports and any associated Recommendations from Working Parties</u>	
	i. Community Governance Review Working Party None	
	ii. Newquay Neighbourhood Plan None	
	iii. Parking None	

Minute Ref P313/22	<u>Financial Statement</u>	
	D McLeod reported that no purchases had been made and that there were no payments to authorise.	
Minute Ref P314/22	<u>Other Correspondence</u>	
	None	
Minute Ref P315/22	<u>Items for information and discussion only</u>	
	None	
Minute Ref P316/22	<u>Date and time of next meeting</u> The next Planning & Licensing Committee meeting will take place on Wednesday 12th October 2022 at 6:00pm in the Council Chamber, Municipal Offices, Marcus Hill, Newquay TR7 1AF. The Chair thanked Members for their attendance and exited the meeting at 20:33 pm Signed..... Date..... Chair Cllr J Kenny	