

	<p>Minutes of the Planning & Licensing Committee Meeting held on Wednesday 16 March 2022 at 6:02 pm in the Council Chambers, Municipal Offices, Marcus Hill, Newquay.</p>	
	<p><u>Present</u> Cllr J Kenny (Vice Chair), Cllr J Bell, Cllr J Brook, Cllr N Morris and Cllr M North.</p> <p><u>Also attending</u> D McLeod & L Holroyd (Miss) (Corporate Services) There were no members of the public in attendance.</p>	
<p>Minute Ref P064/22</p>	<p><u>Apologies</u> Cllr S Hick, Cllr K Larsen</p>	
<p>Minute Ref P065/22</p>	<p><u>Meeting Management Issues</u> The Chair informed attendees that she would look to sanction a comfort break roughly one hour into the meeting.</p>	
<p>Minute Ref P066/22</p>	<p><u>Minutes</u> i. 01 March 2022</p>	
	<p>D McLeod apologised for the absence of any minutes from the meeting of 01 March 2022. To be carried forward to the next available meeting.</p>	
<p>Minute Ref P067/22</p>	<p><u>Matters Arising</u> None</p>	
<p>Minute Ref P068/22</p>	<p><u>Public Question Time</u> D McLeod confirmed no written questions had been received.</p>	

	There were no members of the public present in the Public Gallery.	
Minute Ref P069/22	<u>Public Consultations</u>	
	Cllr J Kenny noted that the second round of the current parking consultation was now open and that it was being considered by the Town Council's Communities & Tourism committee, who would be submitting a response on behalf of the Town Council. Members were encouraged to submit their own individual comments.	
Minute Ref P070/22	<u>To discuss and make any decisions on Licensing applications and other Licensing matters.</u>	
	D McLeod confirmed there were no Licensing applications on the agenda. Members were advised to keep an eye on their emails as there may be several street trading renewals over the next few weeks and often the response deadline was too short for them to make it on to the meeting agenda.	
Minute Ref P071/22	<u>To discuss and make any decisions on previous Planning Applications</u>	
	Planning Ref i. PA21/05424 - 22 Riverside Crescent TR7 1PJ	
	Four Cllrs responded to this Five-Day Protocol, with all four disagreeing with the Officer's recommendation to approve the application.	
Minute Ref P071/22 (1)	It was proposed by Cllr J Kenny, second by Cllr N Morris, and RESOLVED unanimously to ratify the above decision.	
Minute Ref P072/22	<u>To consider Planning Applications and correspondence relating to Planning Applications</u>	
	Application 1 Central & Pentire	
	Reference PA22/01380	
	Proposal Proposed new shop front.	

	Location	Carphone Warehouse Ltd 21 Bank Street TR7 1DH	
	Applicant	Mrs Hood - Trustees York Building Settlement	
	Grid Ref	180923 / 61646	
Minute Ref P072/22 (1)	Decision	It was proposed by Cllr J Kenny, second by Cllr N Morris and RESOLVED unanimously to request further information from the Planning Officer regarding PA22/01380	
	Comments	Whilst broadly supportive of the proposed realignment of the shop frontage and demolition of the recessed display glazing the Town Council's Planning & Licensing Committee noted that comparison of the existing and proposed elevations appears to show the loss of the decorative moulding panel that sits between the marble console brackets. The loss of this panel is not mentioned in any of the application documents, therefore more information has been requested.	ACTION – D McLeod to request further information from the Planning Officer

	Application 2	Porth & Tretherras	
	Reference	PA22/01576	
	Proposal	Change of use from domestic garage to a holiday let	
	Location	20 Towan Blystra Road TR7 2RP	
	Applicant	Mr Chris Harbisher	
	Grid Ref	182314 / 61328	
Minute Ref P072/22 (2)	Decision	It was proposed by Cllr J Kenny, second by Cllr J Bell and RESOLVED unanimously to raise NO OBJECTION to PA22/01576	
	Comments	Members would expect to see an appropriate condition applied that would	ACTION - post NO

		limit the use of the holiday let. However, concerns exist as to whether this residential location would be an appropriate setting for what would effectively be tourist accommodation. Members queried whether the fabric of the existing construction would meet building regulations as being suitable for habitable accommodation.	OBJECTION on CC Planning Register
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	Application 3	Porth & Tretherras	
	Reference	PA22/01868	
	Proposal	Proposed enlargement of existing dormer to first floor Maisonette.	
	Location	4 Christian Way TR7 3LA	
	Applicant	Mr and Mrs Gould	
	Grid Ref	183376 / 62431	
Minute Ref P072/22 (3)	Decision	It was proposed by M North second by Cllr J Bell and RESOLVED unanimously to OBJECT to PA22/01868	
	Comments	Members were concerned that the proposed enlargement of the existing dormer, as seen from the southeast elevation, would result in an unacceptable loss of light to the adjacent first floor window at no. 3. Members also queried whether the increased scale and mass at one end of the building would harm the overall appearance – although it was noted that the symmetry of the southeast elevation had already been lost to some extent with the original loft conversion.	ACTION - post OBJECTION on CC Planning Register

	Application 4	Central & Pentire	
	Reference	PA22/01881	
	Proposal	Replacement of rear kitchen extension and conservatory with single extension with internal alterations, conversion and extension of garage to form ancillary accommodation	
	Location	3 Ulalia Road TR7 2QA	
	Applicant	Mr & Mrs Smith	
	Grid Ref	181933 / 61961	
Minute Ref P072/22 (4)	Decision	It was proposed by Cllr J Kenny, second by Cllr J Bell and RESOLVED unanimously to raise NO OBJECTION to PA22/01881	
	Comments	Members agreed that the extensions to the rear of the host dwelling would be an improvement to the property and were unlikely to impact the amenity of neighbours. Members would expect to see an appropriate condition applied that would limit the use of the annexe to family and non-paying guests. Parking considerations would suggest the ancillary accommodation would not be suitable for holiday letting, and any permission granted should reflect this.	ACTION - post NO OBJECTION on CC Planning Register

	Application 5	Central & Pentire	
	Reference	PA22/01902	
	Proposal	Remove existing ground floor extension and form a new two storey rear extension with balcony. Also remove existing front porch and form a two storey front extension.	
	Location	19 Edgumbe Gardens TR7 2QD	
	Applicant	MR & MRS T MCCARTHY	

	Grid Ref	181884 / 61856	
Minute Ref P072/22 (5)	Decision	It was proposed by Cllr J Kenny, second by Cllr J Brook and RESOLVED unanimously to OBJECT to PA22/01902	
	Comments	Members were happy to support the proposed changes to the rear of the property. However, concerns were raised that the proposed two-storey front extension would result in an unacceptable loss of light to the adjacent first floor window at no.21. The two-storey, flat roof, front extension is also considered to be an untidy addition to the overall built structure and would harm the appearance and pleasing symmetry that currently exists.	ACTION - post OBJECTION on CC Planning Register

	Application 6	Trenance	
	Reference	PA22/01945	
	Proposal	Conversion of garage/outbuilding into office, W.C. and first floor studio	
	Location	168 Mount Wise TR7 1QN	
	Applicant	Mr Martin Hampshaw	
	Grid Ref	180494 / 61446	
Minute Ref P072/22 (6)	Decision	It was proposed by Cllr J Kenny, second by Cllr J Bell and RESOLVED to OBJECT to PA22/01945	
	Comments	If permission were granted, Members queried whether the Officer would apply an annexe condition to the office/studio and would appreciate confirmation around this point. Newquay Neighbourhood Plan policy H4 requires houses with two or more bedrooms to provide a minimum of two	ACTION - post OBJECTION on CC Planning Register

parking spaces. However, Members were unconvinced that current arrangements would be unaffected and queried whether no.168 would still benefit from two parking spaces if the proposed works were permitted. Cllrs felt there were two spaces currently available – one being the garage itself, and one spanning the width of the front of the garage. Unless parked parallel to the road, vehicles parked in front of the garage hang over onto the public highway. This creates an obstruction to a wide range of pedestrians who are forced to walk into the road to get past the vehicles parked in this way. Members agreed that converting the garage would leave only one space. Losing the off-road parking offered by the garage would cause further negative impact on a part of the town where on-street parking is already limited.

	Application 7	Trenance	
	Reference	PA22/01552	
	Proposal	Rebuild of pedestrian access and extension of parking area	
	Location	Gwel Teg Rawley Lane TR7 2EU	
	Applicant	Ms Emma Bolger	
	Grid Ref	181417 / 60903	
Minute Ref P072/22 (7)	Decision	It was proposed by Cllr J Kenny, second by Cllr N Morris and RESOLVED unanimously to SUPPORT PA22/01552	
	Comments	The Newquay Character Study (appendix 5 of the Newquay Neighbourhood Plan) identifies the trees and landscape	ACTION - post SUPPORT on CC

		<p>surrounding Trenance Park as an important and valued characteristic that defines the green setting of this part of the town. Concerns were therefore raised that if visible from the Boating Lake, the proposed extended parking area may harm this view. However, there was some uncertainty as to the level of visibility and so Members agreed to support the application, subject to confirmation from the Officer that there would be no negative impact on this valued local view.</p>	Planning Register
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	Application 8	Porth & Tretherras	
	Reference	PA22/01162	
	Proposal	Proposed ground floor extension to provide a new stair access and main first floor extension to create a one bedroom self-contained apartment.	
	Location	24 The Watermark Lusty Glaze Road TR7 3AS	
	Applicant	Mr Andrew Breese - Artchart	
	Grid Ref	182513 / 62651	
Minute Ref P072/22 (8)	Decision	It was proposed by Cllr J Bell, second by Cllr N Morris and RESOLVED unanimously to OBJECT to PA22/01162	
	Comments	<p>Newquay Neighbourhood Plan (NNP) policy H1 – Replacement Dwellings and Extensions – seeks to ensure extensions to an existing dwelling do not negatively impact the character of the area. Given the uniform appearance and continuous flat roofscape of the Watermark properties, Members agreed the addition of a first-floor extension to no.24 would appear at odds with neighbouring properties and the</p>	ACTION - post OBJECTION on CC Planning Register

overall development. In terms of the setting, NNP policy H2 - Development in Sensitive Landscape Areas – seeks to ensure that valued areas such as Porth are protected from unsympathetic development. Members agreed the proposed first floor extension would be overly prominent and out of character with the wider views landscape that currently benefit this part of the town. NNP policy H4 - Parking for Residential Development – requires the provision of at least 1 space for each residential property with one bedroom or less. Members were concerned that no additional on-site parking was being offered and noted this is a location where parking provision is already quite limited.

Minute Ref P072/22 (9)	7:57pm It was proposed by Cllr J Kenny, second by Cllr J Brook and RESOLVED unanimously to extend the meeting by up to one hour.	
Minute Ref P072/22 (10)	7:57pm – Cllr J Kenny sanctioned a short comfort break, during which time no business was conducted. 8:06pm - The meeting resumed with all attending Members present.	
	Application 09 Trenance	
	Reference PA22/02032	
	Proposal Loft conversion through raising ridge height with associated works.	
	Location 1 Penina Avenue TR7 2LE	
	Applicant Mr & Mrs Stokes	
	Grid Ref 181744 / 60605	

Minute Ref P072/22 (11)	Decision	It was proposed by Cllr N Morris, second by Cllr J Bell and RESOLVED unanimously to OBJECT to PA22/02032	
	Comments	Although the roof would be subject to significant remodeling, Members agreed there would be no negative visual impact to the property itself or to the existing street scene. However, concerns were raised that the rear facing views from the first-floor loft conversion may result in an unacceptable level overlooking of neighbouring properties – primarily affecting no.26 Trevemper Road.	ACTION - post OBJECTION on CC Planning Register

	Application 10	Porth & Tretherras	
	Reference	PA22/02007	
	Proposal	Single storey extension to rear.	
	Location	39 Tretherras Road TR7 2TF	
	Applicant	Mr Rusell Whitchurch	
	Grid Ref	182469 / 61507	
Minute Ref P072/22 (12)	Decision	It was proposed by Cllr N Morris, second by Cllr M North and RESOLVED unanimously to SUPPORT PA22/02007	
	Comments	The design and scale of the proposal, including materials are considered acceptable and Members felt it was unlikely the proposal would result in unreasonable additional overbearing, overlooking, overshadowing or noise and disturbance impact. Members agreed the plot size was large enough to accommodate the proposed extension whilst still leaving an adequate amount of	ACTION - post SUPPORT on CC Planning Register

		amenity space for the property. In line with Policy H1 of the Newquay Neighbourhood Plan (Replacement Dwellings and Extensions), the Town Council were happy to support this application.	
	Application 11	Trenance	
	Reference	PA21/07024	
	Proposal	Self contained annexe to west of existing with flat roof	
	Location	Trefinick House, 18A Trethewey Way TR7 2AE	
	Applicant	Mr D Evans And Ms K Fenner	
	Grid Ref	Not Given	
Minute Ref P072/22 (13)	Decision	It was proposed by Cllr J Bell, second by Cllr M North and RESOLVED unanimously to OBJECT to PA21/07024	
	Comments	Members noted that references to the rear garden being divided had now been removed from the Design & Access Statement. However, concerns still exist regarding the plot size not being of sufficient size to accommodate the self-contained annexe. There is limited space available to the rear of the property and losing the space to the side is seen as overdevelopment of the site. Attempts to address overlooking issues have resulted in what Members consider to be a poor design solution. The flat roof annexe was already out of keeping with the host dwelling and the character of the immediate area. Extending the flat roof over the rear-facing window, along with the addition of 'timber-clad cheeks', is	ACTION - post OBJECTION on CC Planning Register

seen as visually unattractive and further evidence that the site is unsuitable for this development. Members believe that the self-contained annexe is likely to add to local parking pressures and have not seen any evidence that the current on-site parking can accommodate three vehicles.

	Application 12	Central & Pentire	
	Reference	PA19/06640	
	Proposal	Demolition of the vacant former hotel and the redevelopment of the site to provide 33 residential apartments, in a mix of 9 x 1 bedroom units, 24 x 2 bedroom units, together with associated car parking, and landscape improvements (revised plans).	
	Location	Edgcumbe Hotel, Narrowcliff TR7 2RR	
	Applicant	Noble Design and Build	
	Grid Ref	182083 / 62130	
Minute Ref P072/22 (14)	Decision	It was proposed by Cllr J Kenny, second by Cllr J Bell and RESOLVED to SUPPORT PA19/06640 Cllr N Morris asked that his objection be recorded in the minutes.	
	Comments	Members noted the most recent changes to the plans and were satisfied that parking provision was now appropriate to the number of residential apartments proposed. It is understood the roof gardens that had formed part of the previous plans have now been removed from the scheme.	ACTION - post SUPPORT on CC Planning Register
	Application 13	Central & Pentire	
	Reference	PA22/01995	

	Proposal	Certificate of Lawful Development for an Existing Use of the occupation of property known as 1A Fore Street, Newquay, TR7 1HB, as a one bedroomed flat and two studio apartments ('the flats'), in breach of Conditions 2 and 3 of Decision Notice C2/06/01376 dated 10th October 2006.	
	Location	1 Fore Street TR7 1HB	
	Applicant	Kevin Mann	
	Grid Ref	180810 / 61675	
Minute Ref P072/22 (15)	Decision	It was proposed by Cllr J Kenny, second by Cllr N Morris and RESOLVED unanimously to SUPPORT PA22/01995	
	Comments	Members agreed to support this application for a Certificate of Lawful Development for an Existing Use, subject to confirmation from the Officer that, based on the balance of probabilities, the LPA is satisfied the breach of planning conditions has subsisted for more than sufficient time to have accrued lawfulness.	ACTION - post SUPPORT on CC Planning Register

Minute Ref P073/22	<u>Terms of Reference and Risk Assessment</u>		
	There were no updates		
Minute Ref P074/22	<u>Reports and any associated Recommendations from Working Parties</u>		
	i. Newquay Neighbourhood Plan There were no updates		
	ii. Community Governance Review Working Party Cllr J Kenny reported that a letter had been sent to Cornwall Councillor Barry Jordan (Chair of the Constitution and		

	<p>Governance Committee) expressing the Town Council's dissatisfaction with the public consultation presented on Cornwall Council's Let's Talk Cornwall website.</p> <p>Cllr Kenny asked the committee for delegated authority to be given to D McLeod and the CGR Working Party to complete the Town Council's submission to the current consultation. The deadline for responses is 20 March 2022.</p>	<p>ACTION – D McLeod to arrange a further meeting of the CGR Working Party.</p>
<p>Minute Ref P074/22 (1)</p>	<p>It was proposed by Cllr J Kenny, second by Cllr M North, and RESOLVED unanimously to give delegated authority to the CGR Working Party, assisted by D McLeod, to respond to the current Community Governance Review consultation.</p>	
<p>Minute Ref P075/22</p>	<p><u>Recommendations from Governance & Resources Committee</u></p>	
	<p>Cllr M North gave a brief overview of the reasons for the recommendations made by the Governance & Resources Committee. Feedback should ideally be available for the next Full Council, scheduled for 06 April 2022.</p> <p>Given the absence of the Chair, Members agreed this item be carried forward to the next available meeting.</p>	
<p>Minute Ref P076/22</p>	<p><u>Financial Statement</u></p>	
	<p>There were no updates.</p> <p>D McLeod reported that current work on the Community Governance Review was taking him beyond his contracted 20 hours per week and as a result it was likely he would have to claim for additional hours worked.</p>	
<p>Minute Ref P077/22</p>	<p><u>Other Correspondence</u></p>	
	<p>D McLeod reported that all of the correspondence received had related to planning application PA22/01162 (24 The</p>	

	Watermark Lusty Glaze Road TR7 3AS) and had been added to the comments pack and dealt with under agenda item 10.08	
Minute Ref P078/22	<u>Items for information and discussion only</u>	
	There were no items.	
Minute Ref P079/22	<u>Date and time of next meeting</u> The next Planning & Licensing Committee meeting will take place on Wednesday 30 March 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 8:58 pm Signed..... Date..... Chair Cllr S Hick	