

	<b>Minutes of the Planning &amp; Licensing Committee Meeting held on Wednesday 31<sup>st</sup> January 2024 at 6:00 pm in the Council Chambers, Municipal Offices, Marcus Hill, Newquay.</b>	
	<p><b><u>Present</u></b> Cllr J Kenny (Chair), Cllr S Thomson (Vice Chair), Cllr J Bell, Cllr J Brook, Cllr M North</p> <p><b><u>Also attending</u></b> D McLeod &amp; K McGoldrick (Corporate Service) There were 6 members of the public in attendance.</p>	
<b>Minute Ref P133/24</b>	<p><b><u>Apologies</u></b> Cllr N Morris, Cllr K Larsen, Cllr D Souray, Cllr F Williamson. Cllr North notified the Chair she would have to leave the meeting early.</p>	
<b>Minute Ref P134/24</b>	<p><b><u>Interests</u></b> Cllr J Brook declared an non pecuniary interest in item 10.7 – PA23/08467 23 Bonython Road TR7 3AW.</p>	
<b>Minute Ref P135/24</b>	<p><b><u>Meeting Management Issues</u></b> None</p>	
<b>Minute Ref P136/24</b>	<p><b><u>Minutes</u></b> i. 17 January 2024</p>	
<b>Minute Ref P136/24 (1)</b>	<p>It was proposed by Cllr J Kenny, second by Cllr S Thomson and <b>RESOLVED that the minutes of the meeting for 17 January 2024 were correctly recorded and that they be adopted and signed by the Chairman.</b></p> <p>Cllr J Bell ABSTAINED having not attended that meeting.</p>	
<b>Minute Ref P137/24</b>	<p><b><u>Matters Arising</u></b> None</p>	

<b>Minute Ref P138/24</b>	<b><u>Public Question Time</u></b>		
	<p>Two representations were made in relation to Planning Application: PA24/00178 (Agenda item 10.02)</p> <p>One representation was made in support of the application (Mr Brooker). One representation was made against the application.</p>		
<b>Minute Ref P138/24 (1)</b>	<p>It was proposed by Cllr J Kenny, second by Cllr S Thomson and <b>RESOLVED unanimously to bring forward agenda item 10.02 (PA24/00178) in order that decision be made before returning to the remaining agenda items.</b></p>		
	<b>Application 2</b>	Porth & Tretherras	
	<b>Reference</b>	PA24/00178	
	<b>Proposal</b>	Proposed extensions and alterations to existing dormer bungalow.	
	<b>Location</b>	23 Whitegate Road TR7 2RG	
	<b>Applicant</b>	Mr & Mrs J Brooker	
<b>Minute Ref P138/24 (2)</b>	<b>Decision</b>	It was proposed by Cllr J Kenny, second by Cllr J Brook and <b>RESOLVED unanimously to OBJECT to PA24/00178</b>	
	<b>Comments</b>	<p><b>Whilst the precedent for the development of existing properties is well established along Whitegate Road Cllrs noted several local objections to the current proposals.</b></p> <p><b>Although there are additions to the footprint of the existing building, it is understood this would extend the east face of the property into the rear garden, which Cllrs agreed was unlikely to cause any issues for neighbouring properties. However, concerns</b></p>	<b>ACTION - post OBJECTION on CC Planning Register</b>

are raised that the extension over the existing garage will cause harm to the neighbouring property to the immediate north (no.21). Given the close proximity to this near neighbour, the creation of a new first-floor bedroom over the existing garage scale seems likely to result in an unacceptable level of overshadowing to the south facing first-floor window at no21. The outlook would also be heavily impaired and whilst it is understood that the window in question serves a bathroom, Cllrs felt the overall effect would be to reduce the ability of these neighbours to enjoy their property. It was also agreed that, because the two properties are so close together, the proposed over-garage extension would create the impression the two properties were physically connected when viewed from various angles, which Cllrs considered would appear inconsistent with a street scene characterised by the spacious layout of detached properties; similarly, the proposed change in form of no23 would be significant and at odds with the overall rhythm of development along this section Whitegate Road. Cllrs were disappointed to see there had been little consideration of Cornwall Council's Climate Change DPD; in

	line with Newquay Neighbourhood Plan policy G2(e), the applicant is encouraged to explore opportunities for including high levels of environmental sustainability, such as renewable energy sources and rainwater harvesting, as part of the overall design.	
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<b>Minute Ref P138/24 (3)</b>	It was proposed by Cllr J Kenny, second by Cllr S Thomson and <b>RESOLVED unanimously to re-open public question time.</b>	
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	A representation was made objecting to Planning Application PA23/09244 (Agenda item 10.04)	
<b>Minute Ref P138/24 (4)</b>	It was proposed by Cllr J Kenny, second by Cllr S Thomson and <b>RESOLVED unanimously to bring forward agenda item.10.04 (PA23/09244) in order that decision be made before returning to the remaining agenda items.</b>	

	<b>Application 4</b>	Central & Pentire	
	<b>Reference</b>	PA23/09244	
	<b>Proposal</b>	Proposed rear extension and loft conversion	
	<b>Location</b>	43 Bezant Place TR7 1SJ	
	<b>Applicant</b>	Sam Davies	
<b>Minute Ref P138/24 (5)</b>	<b>Decision</b>	It was proposed by Cllr J Kenny, second by Cllr M North and <b>RESOLVED unanimously to OBJECT to PA23/09244</b>	
	<b>Comments</b>	<b>Cllrs noted there had been several local objections to the current proposals, including a disagreement with the Applicant's Land Ownership Declaration. Whilst the repositioning of the garden gate</b>	<b>ACTION - post OBJECTION on CC Planning Register</b>

access to no44 may be a Civil matter, Cllrs were advised that the current landowner had not received the requisite notice – Cllrs would expect this matter to be addressed as a matter of urgency. The accuracy of the plans was also questioned, with the positioning of the proposed dormer in relation to the apex of the roof appearing inconsistent when comparing the side and rear elevations. Cllrs noted that the removal of Permitted Development Rights meant the rear-facing dormer would need to be approved by the LPA – however, concerns exist that this would effectively create new views which could impact the privacy of adjacent properties along Curlew Close. Although the proposed rear extension is considered modest, Cllrs questioned whether it would leave an adequate amount of amenity space for the property. Similarly, building right up to the boundary has alarmed the owner of no44 and should be considered carefully in terms of any potential harm that may result.

**Minute Ref  
P139/24**

Having previously declared a non-pecuniary interest in Planning Application PA23/08467 (Agenda item 10.7) Cllr J Brook left the Council Chamber at 7:13pm

Cllr North reminded the Chair that she would have to leave the meeting early.

	It was proposed by Cllr J Kenny, second by Cllr S Thomson and <b>RESOLVED unanimously to bring forward agenda item.10.07 (PA23/08467) in order that decision be made whilst the Committee were still quorate.</b>		
	<b>Application 7</b>	<b>Porth &amp; Tretherras</b>	
	<b>Reference</b>	PA23/08467	
	<b>Proposal</b>	Certificate of lawfulness existing use for a loft conversion	
	<b>Location</b>	23 Bonython Road TR7 3AW	
	<b>Applicant</b>	Mr Pace	
<b>Minute Ref P139/24 (1)</b>	<b>Decision</b>	It was proposed by Cllr J Kenny, second by Cllr S Thomson and <b>RESOLVED unanimously to raise NO OBJECTION to</b> PA23/08467	
	<b>Comments</b>	<b>Cllrs were unaware of any issues related to the current use and agreed to raise No Objection to this application, subject to the Case Officer being satisfied with the evidence provided.</b>	<b>ACTION - post NO OBJECTION on CC Planning Register</b>
	Cllr J Brook re-entered the council chamber at 7:17pm Cllr M North exited the meeting at 7:18pm		
<b>Minute Ref P140/24</b>	<b><u>Active Consultations</u></b>		
	None		
<b>Minute Ref P141/24</b>	<b><u>To discuss and make any decisions on Licensing applications and other Licensing matters.</u></b>		
	<b>Licensing Ref LI23_002599</b>	i. LA03 Boardmasters Event. Notice of Hearing - 14 February 2024	

	The chair informed Cllrs that the LA03 Hearing had been scheduled for 10:00am 14 February 2024 and would be taking place online. Cllr Kenny to represent the Town Council in her role as Chair of the Planning & Licensing Committee	<b>ACTION – D McLeod to confirm attendance and book room 1A</b>
<b>Minute Ref P142/24</b>	<b><u>To discuss and make any decisions on previous Planning Applications</u></b>	
	<b>Planning Ref</b> i. PA23/07331 – Kayes Pharmacy 6-1 East Street – Agree with Officer Recommendation to Approve	
	D McLeod reported that 7 Cllrs had responded to this Five-Day Protocol, with the majority agreeing with the Officer's recommendation to approve the application.	
	<b>Planning Ref</b> ii. PA23/09161 – 1a Ocean Heights Ulalia Road TR7 2FQ – Agree with Officer Recommendation to Approve	
	D McLeod reported that 6 Cllrs had responded to this Five-Day Protocol, with all agreeing with the Officer's recommendation to approve the application.	
	<b>Planning Ref</b> iii. PA23/10065 – 25 Bedowan Meadows Tretherras TR7 2SN – Agree with Officer Recommendation to Approve	
	D McLeod reported that 6 Cllrs had responded to this Five-Day Protocol, with all agreeing with the Officer's recommendation to approve the application.	
<b>Minute Ref P142/24 (1)</b>	It was proposed by Cllr J Kenny, second by Cllr S Thomson, and <b>RESOLVED unanimously to ratify the above decisions.</b>	
<b>Minute Ref P143/24</b>	<b><u>To consider Planning Applications and correspondence relating to Planning Applications</u></b>	
	<b>Application 1 Trenance</b>	

	<b>Reference</b>	PA24/00031	
	<b>Proposal</b>	Certificate of Lawfulness for continued use of dwelling house for purposers falling within use class C3 (including use as holiday let)	
	<b>Location</b>	162 Mount Wise TR7 1QP	
	<b>Applicant</b>	Queensberry Property Investments Limited	
<b>Minute Ref P143/24 (1)</b>	<b>Decision</b>	It was proposed by Cllr J Kenny, second by Cllr J Bell and <b>RESOLVED unanimously to raise NO OBJECTION to</b> PA24/00031	
	<b>Comments</b>	<b>Cllrs were unaware of any issues related to the current use and agreed to raise No Objection to this application, subject to the Case Officer being satisfied with the evidence provided.</b>	<b>ACTION - post NO OBJECTION on CC Planning Register</b>

	<b>Application 3</b>	<b>Trenance</b>	
	<b>Reference</b>	PA24/00240	
	<b>Proposal</b>	Non Material Amendment (3) to Application No. PA21/05621 dated 27 <sup>th</sup> September 2021 for Reserved matters application following outline approval (allowed on appeal) of PA14/03927 dated 25 <sup>th</sup> January 2016 for the construction of 173 dwellings including appearance, landscaping, layout and scale with variation of condition 4 of decision PA18/10371 dated 26/11/2019, namely, to seek to amend size and positioning of Plot 129	
	<b>Location</b>	Land North West Of Trevithic Manor Between A392 And Trevemper Road Trevemper Road TR7 2HS	
	<b>Applicant</b>	Miss L Downs Wain Homes South West LTD	
<b>Minute Ref P143/24 (2)</b>	<b>Decision</b>	It was proposed by Cllr J Kenny, second by Cllr J Bell and <b>RESOLVED unanimously to raise NO OBJECTION to</b> PA24/00240	

	<b>Comments</b>	<b>Whilst uncertain as to the reasons for making these changes to Plot 129, Cllrs agreed they had No Objection to the proposed amendments and considered the increased floorspace as a worthwhile benefit.</b>	<b>ACTION - post NO OBJECTION on CC Planning Register</b>
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	<b>Application 5</b>	<b>Porth &amp; Tretherras</b>	
	<b>Reference</b>	PA23/09697	
	<b>Proposal</b>	Erection of a replacement plant compound, enclosure and associated works.	
	<b>Location</b>	Aldi Stores Ltd Cliff Road TR7 1SW	
	<b>Applicant</b>	ALDI Stores Ltd	
<b>Minute Ref P143/24 (3)</b>	<b>Decision</b>	It was proposed by Cllr S Thomson, second by Cllr J Brook and <b>RESOLVED unanimously to SUPPORT</b> PA23/09697	
	<b>Comments</b>	<b>Cllrs noted the positive comments from Public Protection regarding noise levels and having considered the proposals, were satisfied there would be no impact on the available car parking or harm to the wider location.</b>	<b>ACTION - post SUPPORT on CC Planning Register</b>

	<b>Application 6</b>	<b>Trenance</b>	
	<b>Reference</b>	PA23/10110	
	<b>Proposal</b>	New single storey outbuilding for use as a surfboard shed and shower room by the occupants of Gannets	
	<b>Location</b>	Gannets, The Old Printhouse, Crescent Lane TR7 1FZ	
	<b>Applicant</b>	Mr Sebastian Venn	

<b>Minute Ref P143/24 (4)</b>	<b>Decision</b>	It was proposed by Cllr J Brook, second by Cllr S Thomson and <b>RESOLVED unanimously to raise NO OBJECTION to</b> PA23/10110	
	<b>Comments</b>	<b>Cllrs noted the potential to improve the existing appearance of the street facing boundary, although it was felt some clarification around the final intended finish would be useful. In line with Newquay Neighbourhood Plan policy G2(e), the applicant is encouraged to explore opportunities for including high levels of environmental sustainability, such as renewable energy sources and rainwater harvesting, as part of the overall design.</b>	<b>ACTION - post NO OBJECTION on CC Planning Register</b>

<b>Minute Ref P144/24</b>	<b><u>Terms of Reference and Risk Assessment Update</u></b>	
	None	

<b>Minute Ref P145/24</b>	<b><u>Reports and any associated Recommendations from Working Parties</u></b>	
	i. Community Governance Review Working Party None	
	ii. Newquay Neighbourhood Plan The chair informed members that the next Newquay Neighbourhood Plan working party meeting will be held in March 2024. The Chair will inform members of the date and time of the meeting in due course.	
	iii. Parking Working Party None	

<b>Minute Ref P146/24</b>	<b><u>Financial Statement</u></b>	
	None	

<b>Minute Ref P147/24</b>	<b><u>Other Correspondence</u></b>	
	None	

<b>Minute Ref P148/24</b>	<b><u>Items for information and discussion only</u></b>	
	<p>i. Cornwall Council – Weekly List of Planning Decisions.</p> <p>The list of planning decisions was noted.</p>	

<b>Minute Ref P149/24</b>	<b><u>Date and time of next meeting</u></b> The next Planning & Licensing Committee meeting will take place on WEDNESDAY 14 February 2024 at 6:00pm in the Council Chamber, Municipal Offices, Marcus Hill, Newquay TR7 1AF.  <b>The Chair thanked Members for their attendance and exited the meeting at 7:59 pm</b>  <b>Signed.....</b>  <b>Date.....</b> <b>Chair Cllr J Kenny</b>	
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