

	Minutes of the Planning & Licensing Committee Meeting held on Wednesday 24th July at 6:02 pm in the Council Chambers, Municipal Offices, Marcus Hill, Newquay.	
	<p><u>Present</u> Cllr J Kenny (Chair), Cllr S Thomson (Vice Chair), Cllr J Bell, Cllr F Williams, Cllr K Larsen, Cllr N Morris</p> <p><u>Also attending</u> D McLeod & J MacCreadie (Corporate Service) There was 1 member of the public in attendance.</p>	
Minute Ref P340/24	<p><u>Apologies</u> Cllr J Brook, Cllr M North</p>	
Minute Ref P341/24	<p><u>Interests</u> None</p>	
Minute Ref P342/24	<p><u>Meeting Management Issues</u> None</p>	
Minute Ref P343/24	It was proposed by Cllr J Kenny, second by Cllr S Thomson and RESOLVED unanimously to bring forward agenda item 6 (Public Question Time) in order that decisions be made before returning to the remaining agenda items.	
Minute Ref P344/24	<p><u>Public Question Time</u></p> <p>A representation was made by the Planning Agent in support of Planning Application PA24/04597 (agenda item 10.5)</p>	
Minute Ref P344/24 (1)	It was proposed by Cllr J Kenny, second by Cllr S Thomson and RESOLVED unanimously to bring forward agenda item 10.5 (PA24/04597) in order that decision be made before returning to the remaining agenda items.	

	Application 5	Porth & Tretherras	
	Reference	PA24/04597	
	Proposal	Extensions, alterations and associated works to change the use of single dwelling to 3 no. apartments	
	Location	25 Lusty Glaze Road TR7 3AE	
	Applicant	Mr Peter Bragg	
Minute Ref P344/24 (2)	Decision	It was proposed by Cllr S Thomson, second by Cllr J Kenny and RESOLVED to RAISE NO OBJECTION to PA24/04597	
	Comments	<p>Cllrs recalled their objection to the previously withdrawn application, PA23/02091, and were encouraged to see that pre-application advice had since been sought. The reintroduction of pitched roofs to match the existing roof shape was considered a much better fit when seen in the context of the existing street scene and improves the relationship with the neighbouring properties on either side. The traditional front wall is considered an important feature. Although the loss of a small section to enable vehicle access is regretted, plans to retain and protect the majority of the wall are welcomed. Cllrs also noted proposals for additional planting along the roadside wall and between the two parking areas.</p>	ACTION - post NO OBJECTION on CC Planning Register

	A representation was made by the Planning Agent in support of Planning Application PA24/04815 (agenda item 10.2)		
Minute Ref P344/24 (3)	It was proposed by Cllr J Kenny, second by Cllr J Bell and RESOLVED unanimously to bring forward agenda item 10.2 (PA24/04815) in order that decision be made before returning to the remaining agenda items.		
	Application 2	Porth & Tretherras	
	Reference	PA24/04815	
	Proposal	Proposed classroom extension for Newquay Primary Academy (NPA), with F1 use until temporary use of site for the school ceases on 4 August 2025 (as permitted by PA23/04420)	
	Location	Newquay Sports Centre, Yeoman Way, Tretherras TR7 2SL	
	Applicant	C Ridehalgh Cornwall Education Learning Trust (CELT)	
Minute Ref P344/24 (4)	Decision	It was proposed by Cllr F Williams, second by Cllr J Bell and RESOLVED to RAISE NO OBJECTION to PA24/04815	
	Comments	Whilst fully appreciating that the Department for Education (DfE) have experienced severe delays to the delivery of a new school for Newquay Primary Academy, Cllrs voiced concerns that the ongoing use of the sports pavilion and recreational area is to the detriment of the various sports and activity groups who have been displaced (all be it temporarily). For this reason, a majority of Members chose to	ACTION - post NO OBJECTION on CC Planning Register

raise No Objection to the proposed classroom extension.

Minute Ref P345/24	<u>Minutes</u> i. 19 June 2024 ii. 02 July 2024	
	It was proposed by Cllr S Thomson, second by Cllr F Williams and RESOLVED that the minutes of the meetings for 19 June and 02 July 2024 were correctly recorded and that they be adopted and signed by the Chairman. Cllrs N Morris & J Kenny ABSTAINED	
Minute Ref P346/24	<u>Matters Arising</u> None	
Minute Ref P347/24	<u>Active Consultations</u> None	
Minute Ref P348/24	<u>To discuss and make any decisions on Licensing applications and other Licensing matters.</u>	
	Licensing ref LA03 Grant - Baggiebetties, 1 Tower Road LI24_003862 TR7 1LR	
	D McLeod explained that due to the above application having a response deadline of 23 July 2024 and there being no facility under the licensing act to allow an extension, the decision to submit or not submit a representation had been required before todays meeting. Eventualities like this are covered by the P&L terms of reference para 7.6.8, which allows such a decision to be made with delegated authority by the Committee Chairman, Vice Chairman and the Town Clerk. Such decisions must be ratified at the next available meeting.	

	D McLeod reported that , after consideration, the Town Clerk, along with Cllrs Kenny (Chair) and Thomson (Vice Chair) had RESOLVED unanimously that no representation be made in response to LA03 application LI24_003862	
Minute Ref P348/24 (1)	It was proposed by Cllr J Kenny, second by S Thomson, and RESOLVED unanimously to ratify the above decision.	
	Licensing ref LA03 Grant - Sands Resort Hotel, Watergate LI24_003681 Road, TR7 3LX	
	D McLeod reported that an LA03 Hearing has been set for 07 August 2024. However, amendments are being worked on with the Licensing Agent and it is hoped these can be discussed at the next meeting, scheduled for 31 July 2024.	ACTION – D McLeod
Minute Ref P349/24	<u>To discuss and make any decisions on previous Planning Applications</u>	
	Five Day Protocols	
	Planning Ref i. PA24/03643 - Far Horizons Tower Rd TR7 1LZ	
	D McLeod reported that x6 Cllrs had responded to this Five Day Protocol, with a majority choosing to Agree to Disagree with Officer Recommendation to Approve.	
	Planning Ref ii. PA23/10338 - 3 Gyles Court TR7 3ER	
	D McLeod reported that x6 Cllrs had responded to this Five Day Protocol, with all choosing to Agree to Disagree with Officer Recommendation to Approve.	
	Non-Material Amendments	
	Planning Ref iii. PA24/04541 – Former Offshore Hotel, Pentire Avenue TR7 1NX	
	D McLeod reported that x6 Cllrs had responded to this Non-Material Amendment, with all choosing to Support the proposed changes.	

	Planning Ref	iv. PA24/04870 - 1 Penina Avenue TR7 2LE	
		D McLeod reported that x7 Cllrs had responded to this Non-Material Amendment, with all choosing to Support the proposed changes.	
Minute Ref P349/24 (1)		It was proposed by Cllr J Kenny, second by Cllr S Thomson, and RESOLVED unanimously to ratify the above decisions.	

	Planning Appeals	
	Appeal Ref	APP/D0840W/23/3331740 The Atlantic Hotel, Dane Road TR7 1EN
		Cllrs challenged the Planning Inspector's argument for allowing this Appeal and discussed the potential implications for the Newquay Neighbourhood Plan.

Minute Ref P349/24 (2)	It was proposed by Cllr J Kenny, second by Cllr N Morris, and RESOLVED unanimously that D McLeod draft a letter of complaint to the newly appointed Secretary of State for Housing, Communities and Local Government.	ACTION – D McLeod
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Minute Ref P350/24	<u>To consider Planning Applications and correspondence relating to Planning Applications</u>	
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	Application 1	Porth & Tretherras	
	Reference	PA24/04925	
	Proposal	Proposed conversion of existing roof. Proposed ground floor side extension. Replacement windows. Internal alterations.	
	Location	10 Greenbank Crescent TR7 3JX	
	Applicant	Mr Jason Mateer	
Minute Ref P350/24 (1)	Decision	It was proposed by Cllr S Thomson, second by Cllr J Bell and RESOLVED unanimously to RAISE NO OBJECTION to PA24/04925	

	<p>Comments</p>	<p>Cllrs were aware that a similar style of development has previously been approved on Greenbank Crescent (PA16/02084) although it is noted the current proposals are for a semi-detached dwelling house, rather than a fully detached property. As per character cell 24 of the Newquay Character Study, it is noted that most of the housing in this part of the town was originally laid out to maximise coastal views - but Cllrs agreed the relatively modest increase in ridge height would be unlikely to compromise this design principle.</p> <p>However, fears were voiced at the proposed increase in scale and mass and the potential impact this may have on the immediate neighbour at no12 - leading to a loss of privacy and possible overshadowing/overbearing. In raising No Objection to this application, Cllrs would request confirmation from the Case Officer that there would be no harm to the residential amenity of this neighbouring property.</p> <p>Some concern was raised at the apparent lack of detail regarding the site's landscaping. When compared to online images dating from approximately 12 months ago, the photos included in drawing</p>	<p>ACTION - post NO OBJECTION on CC Planning Register</p>
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no. KB0457-001 suggests that significant landscaping work has already begun on the site. Cllrs noted that the Character Study (Key Design Principles) seeks the retention of walls and hedges on the boundaries; however, it is unclear from the application documents whether some or all of the traditional front wall has been retained, so further confirmation is required. Further detail is also required around the materials proposed for the patio and driveway areas - in line with Neighbourhood Plan G2(h) non-permeable hard landscaping will not generally be supported. Where non-permeable surfaces are the only reasonable option, then justification should be provided, and the proposal should be accompanied by details of how any surface water drainage will be managed within the site. Cllrs noted the comments from South West Water and would expect further detail around surface water management to be provided.

Application 3	Central & Pentire	
Reference	PA24/04848	
Proposal	Addition of a single-storey loft extension, demolition and erection of a single storey porch, part re-configuration of the ground and first floor and associated fenestration, installation of twelve	

		solar panels on the flat roof and an air source heat pump at ground floor level without compliance with Condition 2 of Decision Notice PA22/10309 dated 11th January 2023.	
	Location	The Island, Island Crescent TR7 1EA	
	Applicant	Mr C Lawson	
Minute Ref P350/24 (2)	Decision	It was proposed by Cllr J Kenny, second by Cllr J Bell and RESOLVED unanimously to SUPPORT PA24/04848	
	Comments	Cllrs agreed with the view expressed by the Coastal Protection Authority and, noting the reasons for this application, were satisfied that the proposed alterations would allow the safe continuation of an existing feature of the property, whilst being sympathetic to the host building and the broader coastline vistas.	ACTION - post SUPPORT on CC Planning Register

	Application 4	Porth & Tretherras	
	Reference	PA24/04856	
	Proposal	RENOVATION & EXTENSION TO AN EXISTING DWELLING	
	Location	43 Well Way TR7 3LS	
	Applicant	Mr & Mrs Waldron	
Minute Ref P350/24 (3)	Decision	It was proposed by Cllr K Larsen, second by Cllr F Williamson and RESOLVED unanimously to OBJECT to PA24/04856	
	Comments	Cllrs welcomed the applicant's decision to retain, remodel and improve the existing property. However, the loss of the green	ACTION - post OBJECTION on CC

	<p>front garden to off-street parking for three vehicles presents cause for significant concern, as Cllrs feel it will appear out of keeping with the existing street scene. The property already benefits from a sizeable driveway leading up to the garage and it is understood there are opportunities for on-street parking along much of Well Way. With this in mind, Cllrs felt the loss of the green front garden on the scale proposed was unnecessary and unjustified. Whilst it is noted the proposed ridge height will match that of the existing, the increased mass of the roof has the potential to appear out of character when viewed in the context of neighbouring properties.</p>	Planning Register
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Minute Ref P351/24	<p>8:00pm It was proposed by Cllr J Kenny, second by Cllr S Thomson and RESOLVED unanimously to extend the meeting by up to 60 minutes.</p> <p>Cllr N Morris left the meeting.</p>
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Minute Ref P352/24	<p>8:08pm – Cllr J Kenny sanctioned a short comfort break, during which time no business was conducted.</p> <p>8:11pm - The meeting resumed with all Members present.</p>
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Minute Ref P353/24	<u>Terms of Reference and Risk Assessment Update</u>	
	None	

Minute Ref P354/24	<u>Reports and any associated Recommendations from Working Parties</u>	
	<p>i. Community Governance Review Working Party</p> <p>No updates</p>	
	<p>ii. Newquay Neighbourhood Plan</p> <p>Cllr J Kenny reported the next meeting is likely to be scheduled for September.</p>	
	<p>iii. Parking Working Party</p> <p>Cllr J Kenny asked that the income and usage figures for the Town's Cornwall Council run carparks (recently secured via Freedom of Information request) be circulated to the Parking Working Party and the Planning & Licensing Committee.</p>	ACTION - D McLeod
Minute Ref P355/24	<u>Financial Statement</u>	
	D McLeod reported that no purchases had been made and there were no payments to authorise.	
Minute Ref P356/24	<u>Other Correspondence</u>	
	None	
Minute Ref P357/24	<u>Items for information and discussion only</u>	
	<p>i. Cornwall Council - Weekly List of Planning Decisions</p> <p>Members noted the list of decisions.</p>	

Minute Ref P358/24	<u>Date and time of next meeting</u> The next Planning & Licensing Committee meeting will take place on WEDNESDAY 31 July 2024 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 8:21 pm Signed..... Date..... Chair Cllr J Kenny	
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