

	Minutes of the Planning & Licensing Committee Meeting held on Wednesday 9th October 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 Brook, J Bell, Cllr K Larsen</p> <p><u>Also attending</u> D McLeod & J MacCreadie (Corporate Service) There were two members of the public in attendance.</p>	
Minute Ref P440/24	<u>Apologies</u> Cllr F Williamson, Cllr M North (substitute)	
Minute Ref P441/24	<u>Interests</u> None	
Minute Ref P442/24	<u>Meeting Management Issues</u> None	
Minute Ref P443/24	<u>Minutes</u> i. 25 September 2024	
	It was proposed by Cllr J Kenny, second by Cllr S Thomson and RESOLVED unanimously that the minutes of the meeting for 25 September 2024 were correctly recorded and that they be adopted and signed by the Chairman.	
Minute Ref P444/24	<u>Matters Arising</u> None	
Minute Ref P445/24	<u>Public Question Time</u> There were two members of the public in attendance. A representation was made in support of Planning Application: PA24/07003 (Agenda item 10.03)	

Minute Ref P445/24 (1)	It was proposed by Cllr J Kenny, second by Cllr S Thomson and RESOLVED unanimously to bring forward agenda item 10.03 (PA24/07003) in order that decision be made before returning to the remaining agenda items.		
	Application 3	Porth & Tretherras	
	Reference	PA24/07003	
	Proposal	Linked extensions and alterations to two dwellings to form one single dwelling.	
	Location	65 & 67 Arundel Way TR7 3AG	
	Applicant	Mr and Mrs Goldsworthy	
Minute Ref P445/24 (2)	Decision	It was proposed by Cllr S Thomson, second by Cllr J Kenny and RESOLVED unanimously to SUPPORT to PA24/07003	
	Comments	Cllrs agreed that this ambitious design would represent a departure from the established appearance of surrounding dwellings. However, any potential harm to the existing street scene appears likely to be mitigated by the location, with the two application dwellings sitting some 30 metres off Arundel Way at the southern end of a cul de sac. Similarly, Cllrs felt it was unlikely the finished works would result in any additional overbearing, overlooking or overshadowing of neighbouring properties. In line with the Newquay Neighbourhood Plan policy G2(e)(Development Principles), the integration of sustainable energy sources into the design was welcomed;	ACTION - post SUPPORT on CC Planning Register

		<p>Cllrs also noted that South West Water were satisfied the proposed method of surface water management was in line with their Run-off Destination Hierarchy. It is understood from a conversation with the applicant that the parking areas would be finished with a permeable material. In line with Policy H1 of the Newquay Neighbourhood Plan (Replacement Dwellings and Extensions), Cllrs were happy to support this application, subject to confirmation from the Officer that there would be no loss of the residential amenity currently enjoyed by nearby neighbouring properties.</p>	
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Minute Ref P446/24	<u>Active Consultations</u>		
	Consultation 1	Countywide 20mph Speed Limits – Phase 3 – Newquay and St Columb	
	Reference	Infra23-213	
	Proposal	Implement a 20mph Speed Limit on most residential streets in the settlements within the Newquay & St Columb Community Network Area.	
	Location	Newquay & St Columb	
	Applicant	Cormac	
Minute Ref P446/24 (1)	Decision	It was proposed by Cllr J Kenny, second by Cllr S Thomson and RESOLVED unanimously to give delegated authority to the Parking Working Party to respond to the Cornwall Council consultation on the implementation of a 20mph Speed Limit on most residential	ACTION – D McLeod to update Cllrs and invite comments

	streets within Newquay and St Columb Community Network Area before the 1st November Deadline and report back to the P&L committee at the next meeting on the 23rd October.		
Minute Ref P447/24	<u>To discuss and make any decisions on Licensing applications and other Licensing matters.</u>		
	None		
Minute Ref P448/24	<u>To discuss and make any decisions on previous Planning Applications</u>		
	<u>Five Day Protocols</u>		
	Planning Ref	i. PA24/04856 - 43 Well Way TR7 3LS	
	x7 Cllrs responded to this Five-Day Protocol, with all agreeing to support the Case Officer's recommendation to approve following amendments.		
	Planning Ref	ii. PA24/06062 - 6 Esplanade Road TR7 1PY	
	x2 Cllrs responded to this Five-Day Protocol, with all agreeing to support the Case Officer's recommendation to approve.		
Minute Ref P448/24 (1)	It was proposed by Cllr J Kenny, second by Cllr S Thomson, and RESOLVED unanimously to ratify the above decisions.		
Minute Ref P449/24	<u>To consider Planning Applications and correspondence relating to Planning Applications</u>		
	Application 1	Central & Pentire	
	Reference	PA24/07160	
	Proposal	Construction of new porch, double storey rear and side extension and alterations to existing dwelling	

	Location	4 Penmere Drive TR7 1QQ	
	Applicant	Mr And Mrs Niemann	
Minute Ref P449/24 (1)	Decision	It was proposed by Cllr S Thomson, second by Cllr J Brook and RESOLVED to OBJECT to PA24/07160	
	Comments	In principle, Cllrs felt the proposed extensions and alterations would be a positive addition to the existing building. However, public concerns (dated Tue 08 Oct 2024) describing a potential loss of privacy to 6 Penmere Drive, were noted. Whilst there was some uncertainty around the height of the obscure glass proposed for the east elevation, Cllrs agreed that the creation of new views at first floor level would be likely to impact the privacy currently enjoyed by these near neighbours. Similarly, a privacy screen at the balcony's east end should be considered to maintain this neighbour's privacy. When looking at the proposed ground floor plans, Cllrs were mildly alarmed to see that access to the patio on the western side of the dwelling would be via an ensuite toilet; these concerns were somewhat assuaged when looking at the proposed west elevation which shows a blank brick wall with no windows or doors. The discrepancy in these two drawings needs to be resolved, as does the apparent drop to ground level	ACTION - post OBJECTION on CC Planning Register

that would be encountered when accessing the rear garden via any one of the four PPC aluminium doors shown on the proposed south elevation. The light coloured, single-storey box-like structure that appears to be present on the proposed south and west elevations (and possibly on the patio as shown on the proposed floorplan) also requires some explanation.

The absence of any surface water management strategy was noted and Cllrs would expect this to be addressed before any permission is granted.

	Application 2	Porth & Tretherras	
	Reference	PA24/07314	
	Proposal	Loft conversion forming new gable and flat roof dormer to north elevation.	
	Location	The Crow's Nest, 99 Henver Road TR7 3DL	
	Applicant	Mrs Chloe Alex Stock	
Minute Ref P449/24 (2)	Decision	It was proposed by Cllr S Thomson, second by Cllr J Bell and RESOLVED unanimously to SUPPORT to PA24/07314	
	Comments	The proposal's scale and appearance were considered suitable for this location. Whilst there would be a loss of symmetry to the existing building, Cllrs felt it was unlikely the finished works would harm the existing street scene or result in any additional	ACTION – post SUPPORT on CC Planning Register

overbearing, overlooking or overshadowing of neighbouring properties. In line with Policy H1 of the Newquay Neighbourhood Plan (Replacement Dwellings and Extensions), Cllrs were happy to support this application.

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.

The addition of bee/bird boxes would benefit the scheme.

	Application 4	Porth & Tretherras	
	Reference	PA24/07473	
	Proposal	Proposed garage extension with new shallow pitched roof to re-place existing flat roof	
	Location	14A Alexandra Road TR7 3ND	
	Applicant	Mrs M Parton	
Minute Ref P449/24 (3)	Decision	It was proposed by Cllr J Kenny, second by Cllr K Larsen and RESOLVED unanimously to SUPPORT to PA24/07473	
	Comments	Cllrs recalled their previous support for proposals approved under PA22/09358 & PA23/09035 and agreed the proposed garage extension with new shallow pitched roof would have minimal impact on the existing street scene.	ACTION – post SUPPORT on CC Planning Register

Minute Ref P450/24	<u>Terms of Reference and Risk Assessment Update</u>	
	None	

Minute Ref P451/24	<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>No Updates.</p>	
	<p>iii. Parking Working Party</p> <p>The Chair informed members that there will be a meeting for the middle of October and a date would be confirmed in due course. She reiterated her intention to include the recent Cornwall Council consultation on the "implementation of a 20mph Speed Limit on most residential streets within Newquay and St Columb Community Network Area" on the meeting agenda.</p>	

Minute Ref P452/24	<u>Financial Statement</u>	
	D McLeod reported that no purchases had been made and there were no payments to authorise.	

Minute Ref P453/24	<u>Other Correspondence</u>	
	None	

Minute Ref P454/24	<u>Items for information and discussion only</u>	
	<p>i. Cornwall Council Weekly Decisions List</p> <p>Members noted the list of decisions.</p> <p>ii. PA24/05500 - Trewinda 17 Eliot Gardens TR7 2QE</p> <p>D McLeod reported that the above application has been 'called in' by Cllr L Gardner and will now be determined by Cornwall Council's Central Sub-Area Planning Committee at a date yet to be confirmed.</p> <p>iii. Enforcement case - EN24/00813 - Whitegate Market - Whitegate Shopping Complex, Henver Road TR7 3BP</p> <p>D McLeod reported that he has contacted the Planning Enforcement Officer, Jenna Jasper, who confirmed that a Planning Enforcement Case was opened in August following public concern at the works taking place at Whitegate Market. The Town Council have now been added to the list of interested parties and will be informed of the outcome.</p> <p>iv. Former Jewson Depot Site presentation – 20 November 2024</p> <p>D McLeod reported that Acorn Blue Ltd will deliver a presentation prior to the P&L meeting on the 20th November, regarding plans for the former Jewson Depot site.</p>	
Minute Ref P455/24	<p><u>Date and time of next meeting</u></p> <p>The next Planning & Licensing Committee meeting will take place on WEDNESDAY 23 October 2024 at 6:00pm in the Council Chamber, Municipal Offices, Marcus Hill, Newquay TR7 1AF.</p> <p>The Chair thanked Members for their attendance and exited the meeting at 7:47 pm</p> <p>Signed.....</p> <p>Date.....</p> <p>Chair Cllr J Kenny</p>	