

	Minutes of the Planning & Licensing Committee Meeting held on Wednesday 8th May at 6:00 pm in the Council Chambers, Municipal Offices, Marcus Hill, Newquay.	
	<p><u>Present</u> Cllr D Creek (Mayor), J Kenny, Cllr S Thomson, Cllr J Brook, Cllr J Bell, Cllr F Williamson, Cllr S Hick, Cllr K Larsen</p> <p><u>Also attending</u> D McLeod & K McGoldrick (Corporate Service) There were 11 members of the public in attendance.</p> <p>In his role as the Mayor of Newquay Town Council, Cllr D Creek opened the first Planning & Licensing Committee meeting of the new civic year and invited nominations for the position of Committee Chair.</p>	
Minute Ref P255/24	<u>Election of Chair for the Civic Year 2024-25</u>	
	It was proposed by Cllr F Williamson, second by Cllr J Bell and RESOLVED unanimously to elect Cllr J Kenny as Chair of Newquay Town Council's Planning & Licensing Committee for the Civic Year of 2024/25.	
Minute Ref P256/24	<u>Election of Vice Chair for the Civic Year 2024-25</u>	
	It was proposed by Cllr J Brook, second by Cllr K Larsen and RESOLVED by majority to elect Cllr S Thomson as Vice Chair of Newquay Town Council's Planning & Licensing Committee for the Civic Year of 2024/25.	
	6:03pm – Cllr D Creek left the meeting.	
Minute Ref P257/24	<u>Apologies</u> Cllr M North	

Minute Ref P258/24	<u>Interests</u> Cllr J Brook reported an non-pecuniary interest in Agenda Item 10.01 (planning application ref PA24/02324).	
Minute Ref P259/24	<u>Meeting Management Issues</u> None	
Minute Ref P260/24	<u>Minutes</u> i. 24 April 2024	
Minute Ref P260/24 (1)	It was proposed by Cllr J Kenny, second by Cllr S Thomson and RESOLVED unanimously that the minutes of the meeting for 24 April 2024 were correctly recorded and that they be adopted and signed by the Chairman.	
Minute Ref P261/24	<u>Matters Arising</u> None	
Minute Ref P262/24	<u>Public Question Time</u> There were 11 members of the public in attendance.	
	A representation was made in objection to planning application PA24/02856 (Agenda item 10.03)	
Minute Ref P262/24 (1)	It was proposed by Cllr J Kenny, second by Cllr S Hick and RESOLVED unanimously to bring forward agenda item 10.03 (PA24/02856) in order that a decision be made before returning to the remaining agenda items.	
	Application 3 TRENANCE	
	Reference PA24/02856	
	Proposal Retention of extensions to Hive A, Hive D and Hive E for B8 (storage)	
	Location Hives A, D And E Prow Park Business Village Treloggan Industrial Estate TR7 2SX	
	Applicant RT Julian & Son RT Julian & Son	

Minute Ref P262/24 (2)		It was proposed by Cllr S Hick to raise No Objection to PA24/02856 There was no seconder. The motion fell.	
Minute Ref P262/24 (3)	Decision	It was proposed by Cllr S Thomson, second by Cllr S Hick and RESOLVED unanimously to OBJECT to PA24/02856	
	Comments	Cllrs wished to make it clear that, whilst they are always keen to back local business and enterprise wherever possible, the Applicant's ongoing 'build now, worry later' development strategy makes this supportive stance less than easy. This application is considered a good example of the piecemeal approach to the development of PROW Park as this current proposal seeks permission for first floor units that were already in place back in 2023 when the Town Council were asked to consider the lawfulness of the ground floor units (PA23/06179). Key concerns raised in response to the current application relate to the lack of any meaningful consideration given to access and accessibility issues; the proximity to the train station and bus stop, whilst noted, are not seen as particularly relevant when the majority of customers accessing the storage containers seem likely to need use of a car or van. Cllrs would ask for more detail	ACTION – post OBJECTION on CC Planning Register

regarding the Applicant's assertion that "...PROW Park has an adequate provision of on-site parking". In terms of disabled access Cllrs again raised concerns that, throughout the many applications submitted over the past two years, the development of PROW Park has continually failed to demonstrate that the needs of those with mobility issues have been considered. People with physical disabilities have the same needs for storage as the wider population – and an understanding of how inclusive access is achieved across the whole site has yet to be made clear in any of the (mainly retrospective) applications seen so far.

The ongoing development of PROW Park continues to lack the coherence and transparency that near neighbours and the Town as a whole should be able to expect from this key economic and employment site. Cllrs continue to call for an overall masterplan to be submitted to the LPA.

Members of the public asked for an update regarding the recent 5-day Protocol for planning application PA22/05334 – Prow Park Business Village, Treloggan Ind. Estate TR7 2SX

**Minute Ref
P262/24
(4)**

It was proposed by Cllr J Kenny, second by Cllr S Thomson and **RESOLVED unanimously to bring forward agenda item 10.i (Previous Decisions - Five Day protocols_**

	Planning Ref	i. PA24/01836 – Unit 21 Bank Street TR7 1DJ	
		D McLeod reported that six Cllrs had responded to this Five-Day Protocol, with the majority choosing to Agree to Disagree with the Officer's recommendation to Approve the application.	
	Planning Ref	ii. PA22/05334 – Prow Park Business Village	
		D McLeod reported that four Cllrs had responded to this Five-Day Protocol, with all choosing to Maintain Objection to the Officer's recommendation to Approve the application. It is understood that, in the Ward Members absence, Cllr O Monk (Newquay Trenance) has referred this application to the Central Sub Area Planning Committee for determination.	
Minute Ref P262/24 (5)		It was proposed by Cllr J Kenny, second by Cllr S Thomson, and RESOLVED unanimously to ratify the above decisions. (Having briefly left the Chamber, Cllr S Hick did not take part in this vote.)	
		Having already declared a non-pecuniary interest in PA24/02324 (Agenda item 10.01) Cllr J Brook left the Chamber.	
Minute Ref P262/24 (6)		There were three public representations made in objection to planning application PA24/02324 (Agenda item 10.01)	
Minute Ref P262/24 (7)		It was proposed by Cllr J Kenny, second by Cllr S Hick and RESOLVED unanimously to bring forward agenda item 10.01 (PA24/02324) in order that a decision be made before returning to the remaining agenda items.	
	Application 1	CENTRAL & PENTIRE	
	Reference	PA24/02324	
	Proposal	Change of Use of Existing Guest House to Sui Generis HMO Accommodation & Associated Works	

	Location	Trewinda 17 Eliot Gardens TR7 2QE	
	Applicant	Kastel Property Solutions Ltd	
Minute Ref P262/24 (8)	Decision	It was proposed by Cllr K Larsen, second by Cllr F Williamson and RESOLVED to OBJECT to PA24/03029 Cllr S Hick Abstained	
	Comments	<p>On 21 September 2021 the Town Council's Planning & Licensing Committee agreed to adopt and observe the following form of words when considering planning applications that seek to create any Large House of Multiple Occupation:</p> <p><i>"Newquay Town Council collectively recognises Newquay has a housing crisis driven by the impacts of the Covid-19 pandemic; this is an acute problem of a lack of rental accommodation which is affordable to our community. There is a need for short-term immediate interventions to mitigate the most severe impacts and as such we recognise that the provision of high-quality Houses of Multiple Occupation is an important part of the solution as recognised by policy H3 of the Newquay Neighbourhood Plan. In this respect we confirm that we will take a proactive and positive approach to all proposals for HMO applications on a case-by-case basis, recognising that, where high-quality proposals are submitted, the acute</i></p>	ACTION - post OBJECTION on CC Planning Register

need for low-cost rental housing should be given significant weight in the planning balance. We would continue to expect all such proposals to be of a high-quality design as required by Policy H3 criteria 2 (waste and amenity storage), 3 (visual appearance), 4 (residential amenity), and 6 (fire safety measures) and include a management plan to demonstrate how the property will continue to be managed and maintained".

Cllrs are not opposed to the principle of repurposing the Trewinda Guesthouse into a form of residential accommodation that would comprise multiple households.

However, when measured against Newquay Neighbourhood Plan (NNP) policy H3 – Houses of Multiple Occupation, the current proposals have led to a number of concerns: H3b1 seeks to ensure that parking is provided for at least 50% of the proposed number of bedrooms. The provision of just two off road spaces is considered likely to add to the parking pressures that already exist on Eliot Gardens throughout the year; H3b2 seeks to ensure sufficient space for waste storage is provided, and whilst the plans shows an area marked for 'storage' on the east elevation, it is not clear if this

would be intended for the rubbish bins and recycling bags – and whilst the intention to reduce waste is welcomed, Cllrs noted the lack of detail regarding the implementation of a waste reduction plan; H3b6 requires that details of the proposed fire safety measures are included as part of the proposal – Cllrs noted that no such detail had been provided.

Concerns were also raised that the potential for noise disturbance to the neighbouring property at no.15 had not been fully considered and local comments regarding the lack of sound proofing between the two properties were noted.

Given the number of occupiers that would be accommodated in one single property, the proposed communal area appears small – especially in terms of kitchen facilities.

And again, with such a high level of occupancy, the absence of a detailed management plan is a concern. Cllrs would have expected a greater level of communal storage to be provided – the absence of any dedicated space to store bicycles, for instance, is surprising.

When considering the annexe to the rear (referred to as Room 10) Cllrs recalled the Town Council had raised No Objection to

		PA17/10751 on the proviso that it was not given over to residential use. The approved use as a home office and gym appears not to have been respected and Cllrs would draw the Case Officer's attention to this.	
	Cllr J Brook rejoined the meeting at 7.13pm		
Minute Ref P262/24 (9)	A representation was made for one Planning Application: PA24/03029 (Agenda item 10.07)		
Minute Ref P262/24 (10)	It was proposed by Cllr J Kenny, second by Cllr S Thomson and RESOLVED unanimously to bring forward agenda item 10.07 (PA24/03029) in order that decision be made before returning to the remaining agenda items.		
	Application 7	CENTRAL & PENTIRE	
	Reference	PA24/03029	
	Proposal	Renovation & Extension To An Existing Dwelling	
	Location	8 Pentire Crescent TR7 1PX	
	Applicant	Mr Hopper	
Minute Ref P262/24 (11)	Decision	It was proposed by Cllr K Larsen, second by Cllr S Hick and RESOLVED unanimously to SUPPORT to PA24/03029	
	Comments	The appearance, scale and proposed materials are all considered quite suitable. Cllrs also felt the plot size was large enough to accommodate the proposed extension whilst still leaving an adequate amount of amenity space for the property. It was	ACTION - post SUPPORT on CC Planning Register

considered unlikely the proposal would result in any additional overbearing or overshadowing of neighbouring properties. With some reassurance from the Officer that there would be no loss of privacy to neighbours, Cllrs agreed they were happy to support this application, in line with Policy H1 of the Newquay Neighbourhood Plan (Replacement Dwellings and Extensions).

Minute Ref P263/24	<u>Active Consultations</u>	
	None	

Minute Ref P264/24	7:36pm – Cllr J Kenny sanctioned a short comfort break, during which time no business was conducted. 7:45pm - The meeting resumed with all Members present.	
-------------------------------	--	--

Minute Ref P265/24	<u>To discuss and make any decisions on Licensing applications and other Licensing matters.</u>	
-------------------------------	--	--

	Licensing Ref Not Given	Application for a Pavement Licence – The Cornish Sweet Shop, 53 Bank Street, Newquay, TR7 1DL	
		D McLeod reported that, due to the short response deadline allowed for the “new” pavement licences, the Committee’s response to this application needed to be agreed outside of the meeting (as described under para 7.6.8 of the Planning & Licensing Committee’s terms of reference). The Committee’s decision had been to raise an Objection to the application on the grounds that the proposed seating area would cause an obstruction to the public highway, and due to the short response deadline, this response has already been returned to Cornwall Council Licensing.	

Minute Ref P265/24 (1)	It was proposed by Cllr J Kenny, second by Cllr S Thomson, and RESOLVED unanimously to RATIFY the above decision.		
	Licensing Ref LI24_002311	LA03 Grant - Fins Surf School – 1 Beacon Road TR7 1HH	
	D McLeod gave a brief overview of the application and licensable activities applied for.		
Minute Ref P265/24 (2)	It was proposed by Cllr J Kenny, second by Cllr S Thomson, and RESOLVED unanimously that no representation be made in response to LA03 application LI24_002311		
	Licensing Ref LI24_002449	LA03 Grant – Hakari Kitchen – South Quay Hill TR7 1HR	
	D McLeod gave a brief overview of the application and licensable activities applied for.		
Minute Ref P265/24 (3)	It was proposed by Cllr J Kenny, second by Cllr S Hick, and RESOLVED unanimously that no representation be made in response to LA03 application LI24_002449		
	Licensing Ref LI24_002546	LA03 Variation – Rick Stein’s Fistril – Unit 2, International Surfing Centre TR7 1HY	
	D McLeod gave a brief overview of the variation to the existing licence detailed in the application documents.		
Minute Ref P265/24 (4)	It was proposed by Cllr J Kenny, second by Cllr S Thomson, and RESOLVED unanimously that no representation be made in response to LA03 application LI24_002546		
Minute Ref P266/24	8.00pm It was proposed by Cllr J Kenny, second by Cllr F Williamson and RESOLVED unanimously to extend the meeting by up to 60 minutes.		

Minute Ref P267/24	<u>To discuss and make any decisions on previous Planning Applications</u>		
	Planning Ref	PA24/02050 - 28 Lusty Glaze Rd TR7 3AE	
Minute Ref P267/24 (1)	<p>D McLeod reported that although Cllrs had already considered this application at the previous meeting - see Minute Ref P248/24 (6) - a comment had not been returned to the LPA as it had become apparent that an incorrect plan had been referred to when presenting the application and this had carried significant weight when informing the Committee's decision.</p> <p>D McLeod presented the application to the Committee – this time ensuring the correct existing elevations were shown.</p>		
	Porth & Tretherras		
	Reference	PA24/02050	
	Proposal	Extensions and modifications to existing dwelling (revised scheme following PA22/03181) without compliance of Condition 2 in relation to Decision Notice PA23/02484 dated 06.07.2023.	
	Location	28 Lusty Glaze Road TR7 3AE	
	Applicant	Mr Clive Chesser	
Minute Ref P267/24 (2)	Decision	It was proposed by Cllr J Kenny, second by Cllr S Thomson, and RESOLVED unanimously to raise NO OBJECTION.	
	Comments	Cllrs agreed to raise No Objection to the proposed changes, subject to the Case Officer being satisfied there would be no loss of privacy to neighbouring properties.	ACTION – post NO OBJECTION on CC Planning Register

Minute Ref P268/24	<u>To consider Planning Applications and correspondence relating to Planning Applications</u>	
	Cllr F Williamson declared a non-pecuniary interest in planning application PA24/02793 and exited the Chamber.	
	Application 2 TRENANCE	
	Reference PA24/02793	
	Proposal Proposed first floor extension and alterations to semi-detached dwelling.	
	Location 12 Anthony Road TR7 2AS	
	Applicant C Brookes	
Minute Ref P268/24 (1)	Decision It was proposed by Cllr S Thomson, second by Cllr S Hick and RESOLVED unanimously to SUPPORT to PA24/02793	
	Comments The scale and appearance of the proposal, including materials, is considered quite acceptable. Cllrs felt it was unlikely the proposal would result in any additional overbearing, overlooking or overshadowing of neighbouring properties. Cllrs felt the proposed first floor extension and alterations were respectful of the existing building and the character of the street scene. In line with Policy H1 of the Newquay Neighbourhood Plan Cllrs agreed to support the application.	ACTION - post SUPPORT on CC Planning Register
	Cllr F Williamson re-entered the Chamber at 8.13pm	

	Application 4	PORTH & TRETHERRAS	
	Reference	PA24/02930	
	Proposal	Proposed Rear Building Extension, Erection of Porch & Garage Extension.	
	Location	50 Bonython Road TR7 3AN	
	Applicant	Mrs Sian Weller	
		It was proposed by Cllr S Hick to Support PA24/02930 There was no seconder. The motion fell.	
Minute Ref P268/24 (2)	Decision	It was proposed by Cllr S Thomson, second by Cllr J Brook and RESOLVED to raise NO OBJECTION to PA24/02930	
	Comments	Cllrs noted a level of overlooking from the rear, first floor bedroom already exists, and were therefore satisfied the additional fenestration associated with the newly created Master Bedroom would be unlikely to result in any further loss of privacy to neighbouring properties. Cllrs requested a condition be added that would ensure use of the garage extension was limited to that of a workshop/outside store and was not used as additional living space. Cllrs could find no permission in place for already completed works to the front garden that had enabled creation of the second parking space.	ACTION - post NO OBJECTION on CC Planning Register

	Application 5	TRENANCE	
	Reference	PA22/07800	
	Proposal	Construction of 66-unit care home (use class C2) for the over 65s and those with specialist dementia care needs, with associated access, parking, landscaping, and infrastructure	
	Location	Land North of the A392 Newquay Cornwall	
	Applicant	SDI (Newquay) Limited And SH Care Newquay Limited	
Minute Ref P268/24 (3)	Decision	It was proposed by Cllr S Hick, second by Cllr J Kenny and RESOLVED unanimously to SUPPORT to PA22/07800	
	Comments	Cllrs welcomed the re-siting of the building and efforts to reduce the massing adjacent to the proposed housing development. The recommendation that an attractive, accessible and direct walk route between the development and the Morrisons car park is strongly supported. Similarly, any initiatives that would lessen the potential for conflicts between cyclists and road vehicles on the A392 should also be acted upon.	ACTION – post SUPPORT on CC Planning Register

	Application 6	CENTRAL & PENTIRE	
	Reference	PA24/02866	
	Proposal	Erection of cabin in external garden	
	Location	The Fort Inn 63 Fore Street TR7 1HA	
	Applicant	Mitchell & Butlers	

Minute Ref P268/24 (4)	Decision	It was proposed by Cllr J Kenny, second by Cllr S Hick and RESOLVED unanimously to SUPPORT to PA24/02866	
	Comments	Cllrs are keen to back local business and enterprise wherever possible – providing an additional outlet for the sale of food and drink would appear a positive move for this premises and seems unlikely to have a detrimental impact on neighbouring properties.	ACTION - post SUPPORT on CC Planning Register

Minute Ref P269/24	<u>Terms of Reference and Risk Assessment Update</u>	
	None	

Minute Ref P270/24	<u>Reports and any associated Recommendations from Working Parties</u>	
	i. Community Governance Review Working Party No updates.	
	ii. Newquay Neighbourhood Plan D McLeod drew attention to the fact the 'form of words' that now accompanies NNP Policy is not apparent anywhere within the plan or on the website.	
	iii. Parking Working Party No updates.	

Minute Ref P271/24	<u>Financial Statement</u>	
	None	

Minute Ref P272/24	<u>Other Correspondence</u>	
	None	

Minute Ref P273/24	<u>Items for information and discussion only</u>	
	<p>i. Cornwall Council - Weekly List of Planning Decisions</p> <p>Cllrs had note for the Newquay decisions.</p> <p>ii. Newquay Service Station – EN24/00333</p> <p>The Case Officer dealing with the Greggs Totem has confirmed that CC Planning Enforcement are looking at both the Burger totem sign and the roadside advertising clutter around the site.</p> <p>iii. The 5.30pm presentation regarding the Glendorgal Hotel</p> <p>Originally scheduled for 08 May, this presentation will now take place 22 May 5.30pm.</p> <p>iv. Local Council Planning Training: 13 June 2024 –</p> <p>Online training to include Short Term Lets and Article 4s; Community Growing.</p> <p>v. Changes to Central Sub Area Planning Committee</p> <p>Cllr Kenny raised concerns at reports that Cornwall Council's Constitution and Governance Committee had made changes to their Guidance for Members and Officers, limiting the ability of Members of a Planning Committee to ask questions of attendees, including members of the public and representatives from Town & Parish Councils.</p>	

Minute Ref	It was proposed by Cllr J Kenny, second by Cllr J Brook, and RESOLVED unanimously to write to Cornwall Council	ACTION –
-------------------	---	-----------------

P273/24 (1)	expressing strong objection to the changes that have been made to paragraph 12 of the Guidance for Members and Officers dealing with Planning matters AND to write to the local Community Area Partnership (Saints Coast CAP) to ask for their support in this matter.	D McLeod
------------------------	---	-----------------

Minute Ref P274/24	<u>Date and time of next meeting</u> The next Planning & Licensing Committee meeting will take place on WEDNESDAY 22 MAY 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 8:58 pm Signed..... Date..... Chair Cllr J Kenny	
-------------------------------	--	--