

	Minutes of the Planning & Licensing Committee Meeting held on Wednesday, 27th September at 6:07pm in the Council Chambers, Municipal Offices, Marcus Hill, Newquay.	
	<p><u>Present</u> Cllr S Thomson (Vice Chair), Cllr J Brook, Cllr R Souray, Cllr F Williamson. Cllr K Larsen joined the meeting at 6:17pm.</p> <p><u>Also attending</u> D McLeod & K McGoldrick (Corporate Service) There was 1 member of the public in attendance.</p>	
Minute Ref P334/23	<u>Apologies</u> Cllr J Kenny (Chair), Cllr N Morris, Cllr M North.	
Minute Ref P335/23	<u>Interests</u> None	
Minute Ref P336/23	<u>Meeting Management Issues</u> None	
Minute Ref P337/23	<u>Minutes</u> <ul style="list-style-type: none"> i. 30 August 2023 ii. 13 September 2023 	
Minute Ref P337/23 (1)	<p>It was proposed by Cllr S Thomson, second by Cllr J Brook and RESOLVED unanimously that the minutes of the meeting for 30 August 2023 and 13 September 2023 were correctly recorded and that they be adopted and signed by the Chairman.</p> <p>Cllr R Souray abstained, having not attended the meetings in question.</p>	
Minute Ref P338/23	<u>Matters Arising</u> None	

Minute Ref P339/23	<u>Public Question Time</u> D McLeod confirmed that no written questions had been received. A representation was made objecting to planning application PA23/07301 (Agenda item 10.03) Cllr K Larsen joined the meeting at 6:17pm.	
Minute Ref P339/23 (1)	It was proposed by Cllr S Thomson, second by Cllr F Williamson and RESOLVED unanimously to bring forward agenda item 10.03 (PA23/07301) in order that decision be made before returning to the remaining agenda items.	
	Application 3	Trenance
	Type	Planning Permission
	Reference	PA23/07301
	Proposal	Single storey pitched roof side/back extension at rear of property to extend kitchen area. Rooflights on the new pitched roof and re-layout of existing decking area.
	Location	20 St Johns Road TR7 1JT
	Applicant	Karen Adlam
Minute Ref P339/23 (2)	Decision	It was proposed by Cllr R Souray , second by Cllr F Williamson and RESOLVED unanimously to OBJECT to PA23/07301
	Comments	Cllrs were unconvinced that the submitted plans were fully accurate, noting inconsistencies between the existing and proposed rear elevations – particularly regarding the neighbouring property at no22. Concerns were raised that the actual height of the existing fence/screen between the area marked as decking at no20 and the rear extension of no22 is noticeably lower than has
		ACTION - post OBJECTION on CC Planning Register

	<p>been depicted on the submitted drawings; Cllrs were concerned that any increase in the height of the fence/screen between no 20 and no 22 may impact the outlook from the rear ground floor windows of no22 and would possibly cause further shadowing. The Case Officer is asked to confirm whether the proposals would result in a loss of privacy to neighbouring properties on either side of no20. As an aside, Cllrs noted that the area marked as decking at no20 appears to be a rear-facing balcony and were unaware of any permission being in place for such a structure. Concerns exist that this structure would not meet Building Regulations and currently prevents safe access from the rear of the property in the event of a fire. It is hoped the Case Officer will be able to conduct a site visit.</p>	
Minute Ref P340/23	<u>Active Consultations</u>	
	<p>i. Telecoms Upgrade, Gannel Road CS1299102 – Gannel Road</p> <p>Cllrs discussed the proposed telecoms upgrade, noting that a similar scheme had been supported by the Committee in April 2023. Cllrs felt it would be appropriate to respond to Cornerstone, chiefly drawing attention to a number of issues, chiefly the noise nuisance that has previously been associated with the telecoms equipment located at this site.</p>	
Minute Ref P340/23 (1)	<p>It was proposed by Cllr R Souray, second by Cllr J Brook and</p> <p>RESOLVED unanimously to return the agreed comments on the Telecoms Upgrade.</p>	ACTION – D McLeod

Minute Ref P340/23 (2)	<p>ii. St Newlyn East and Mitchell Neighbourhood Development Plan – Consultation</p> <p>Members agreed that, given the consultation deadline isn't until the end of October, it would be appropriate for the Neighbourhood Plan Working Party to review the proposed St Newlyn East and Mitchell NDP and report back to the committee if necessary.</p>	ACTION – D McLeod to share with Working Party
	<p>iii. Cornwall Council Licensing Policy (LA03) – Review</p> <p>D McLeod reported that Cornwall Council's Licensing Policy was subject to review every five years and offered to go through the new draft policy and report back at the next available meeting.</p>	
Minute Ref P340/23 (3)	<p>It was proposed by Cllr S Thomson, second by Cllr J Brook and RESOLVED unanimously that the Officer would review the proposed Licensing Policy changes and report back at the next available meeting.</p>	ACTION – D McLeod
Minute Ref P341/23	<u>To discuss and make any decisions on Licensing applications and other Licensing matters.</u>	
	<p>Licensing Ref N/A i. Concho Lounge, 16 Bank Street TR7 1AY – Extension of Pavement Licence</p>	
	<p>Due to the short deadline, the response to this application was agreed prior to the meeting, in line with para 7.6.8 of the Committee's Terms of reference. D McLeod reported that four Cllrs responded to this Licensing Application, with all agreeing they were happy for the existing Pavement Licence to be extended through to 30 September 2024 and that no representation would be required.</p>	
Minute Ref P341/23 (1)	<p>It was proposed by Cllr J Brook, second by Cllr R Souray, and RESOLVED unanimously to ratify the above decision.</p> <p>Cllr S Thomson abstained, having not taken part in the original decision.</p>	

Minute Ref P342/23	<u>To discuss and make any decisions on previous Planning Applications</u>	
	Planning Ref	i. PA23/04779 – 23 Mount Wise TR7 2BQ
	Four Cllrs responded to this Five-Day Protocol, with all agreeing to disagree with the Officer's recommendation to approve the application.	
	Planning Ref	ii. PA23/07307 – Former Offshore Hotel, 6 Pentire Avenue TR7 1NX
	Six Cllrs responded to this Non-Material Amendment, with the majority agreeing to support the application.	
Minute Ref P342/23 (1)	It was proposed by Cllr S Thomson, second by Cllr F Williamson and RESOLVED unanimously to ratify the above decisions.	

Minute Ref P343/23	<u>To consider Planning Applications and correspondence relating to Planning Applications</u>	
	Application 1	Trenance
	Type	Planning Permission
	Reference	PA23/06076
	Proposal	Upward extension to existing dwelling to create a new first floor level
	Location	Phoenix Rise Gannel Road TR7 2AG
	Applicant	Mr Paul Matthews
Minute Ref P343/23 (1)	Decision	It was proposed by Cllr J Brook, second by Cllr K Larsen and RESOLVED unanimously to OBJECT to PA23/06076
	Comments	Cllrs noted several public objections had been posted on the CC Planning Register, and agreed that the upward extension of the
		ACTION - post OBJECTION on CC

	<p>existing dwelling would be noticeably out of character with the existing enclave of single-storey properties, including Rivers Edge, Endeavour and Gwel an Gannel; the proposed increase in ridge height was felt to create an overbearing relationship with these single storey neighbours but Cllrs also noted that using a standing seam zinc finish for the roof would add to the overall incongruity. Creating new views at the first-floor level appears likely to reduce the privacy currently enjoyed by the nearby neighbours at Galleon Court. Cllrs also voiced concerns about the possible noise nuisance that could result from the proposed balcony/hot tub arrangement, particularly if the property were used as a holiday rental. In terms of the Newquay Neighbourhood Plan (NNP), Cllrs noted that the application site is immediately adjacent to the Gannel Estuary, designated as a Valued Landscape. NNP Policy LE1 seeks to ensure that development does not harm the town's valued landscapes and requires the applicant to demonstrate how they have assessed any likely impact - Cllrs noted there were no visualisations of the proposed development in relation to its surroundings. Having agreed this development would be at odds with its surroundings, Cllrs noted that,</p>	<p>Planning Register</p>
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under Policy LE2, any development reducing visual and/or recreational amenity of the Gannel Estuary will not be supported. Policy G2c requires that development respects the height of neighbouring properties and should seek to maintain any tiered effect up and down hills at existing roof heights. Viewing the application site from Gannel Road, looking up towards the houses on Pengannel Close, Cllrs felt the upward extension of Phoenix Rise would be at odds with the existing tiered effect. When considering the Gannel Side area, as described in the Newquay Character Study, Cllrs agreed the proposals would be at odds with the stated Key Design Principles, which seek to ensure that development maintains a similar scale, form and height as that already in place. Cllrs agreed the Coastal Erosion Vulnerability Assessment, as required under NNP Policy CC2, was short on detail and failed to demonstrate it had been undertaken by a suitably qualified, experienced and indemnified professional.

Application 2	Trenance	
Type	Tree Preservation Order	
Reference	PA23/06928	

	Proposal	Works to trees subject to a Tree Preservation Order (TPO), fell Eucalyptus on border of plot running along Mellanvrane Lane.	
	Location	14 Trevemper Road TR7 2HR	
	Applicant	Mrs Julie Clinton	
Minute Ref P343/23 (2)	Decision	It was proposed by Cllr S Thomson, second by Cllr K Larsen and RESOLVED unanimously to raise NO OBJECTION to PA23/06928	
	Comments	Cllrs noted the Tree Officer's comments. It was agreed this is not the ideal location for a Eucalyptus and Members understood the applicant's reasons for wishing to fell the tree. In terms of biodiversity, the loss of this tree is regretted, and Cllrs would encourage the applicant to consider planting a more suitable alternative species in its place.	ACTION - post NO OBJECTION on CC Planning Register

	Application 4	Porth & Tretherras	
	Type	Application under Section 73 of TCP Act	
	Reference	PA23/07285	
	Proposal	'Demolition of existing single storey bungalow in favour of the erection of 7no. apartments arranged over 3 floors with associated parking' with variation of condition 1 of decision PA22/08259 dated 20/02/2023	
	Location	15 Alexandra Road TR7 3ND	
	Applicant	Mr Lewis Johnson – Kost Architects Ltd	
Minute Ref P343/23 (3)	Decision	It was proposed by Cllr F Williamson, second by Cllr J Brook and RESOLVED unanimously to OBJECT to PA23/07285 Councillor R Souray abstained.	

	<p>Comments</p> <p>Having considered the previous submissions for this site, Cllrs noted that the building had been designed so that the primary focus would be the view towards the north, with the shallow depth of the floor plan preventing the need for excessive side windows. Cllrs were uncertain whether replacing the projecting angled bay windows with standard fixed glazing would result in a loss of privacy to the dwellings at Attenborrow Court to the east. However, the proposed extension to the third-floor terrace was considered very likely to impact the privacy of this near neighbour, as was the increased fenestration shown on the proposed east elevation. Cllrs also queried whether the additional glazing would still comply with the 25% rule, and if not, had any mitigation measures been considered?</p>	<p>ACTION – post OBJECTION on CC Planning Register</p>
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<p>Minute Ref P343/23 (4)</p>	<p>7:46pm – Cllr S Thomson sanctioned a short comfort break, during which time no business was conducted.</p> <p>7:53pm - The meeting resumed with all Members present.</p>
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<p>Minute Ref P343/23 (5)</p>	<p>7:53pm It was proposed by Cllr J Brook, second by Cllr S Thomson and RESOLVED unanimously to extend the meeting by up to 60 minutes.</p>
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	<p>Application 5</p>	<p>Whipsiderry</p>	
	<p>Type</p>	<p>Planning Permission</p>	
	<p>Reference</p>	<p>PA23/04280</p>	

Minute Ref P343/23 (6)	Proposal	Proposed extensions including increase of floorspace at ground floor level and creation of a new first floor (with raising of ridge and demolition of a detached garage to accommodate).	
	Location	21 Aylwin Close TR7 3EF	
	Applicant	Mr & Mrs Abel / Alexa Williams	
	Decision	It was proposed by Cllr J Brook, second by Cllr F Williamson and RESOLVED unanimously to OBJECT to PA23/04280 Councillor R Souray abstained.	
	Comments	Cllrs recalled their support for the previous proposal for this address, PA22/02324, which saw an increase in the ridge height approved, but left the footprint of the dwelling house unchanged; however, it was noted that the current application now seeks to combine the raised ridge height with a significant increase in the footprint of the dwelling. When considering the properties that make up Aylwin Close, along with those on Chylan Crescent and Stanhaver Close, Cllrs struggled to find any noticeable precedent for a dwelling house of the size proposed; it was felt that such a build would appear quite at odds with immediate neighbours and with the surrounding area. The overall increase in scale and mass also seems likely to create an overbearing relationship with the nearest neighbour at	ACTION - post OBJECTION on CC Planning Register

no.8, mainly because the distance between these properties is minimal. This close proximity also led to concerns that the outlook from the first floor east-facing window at no.8 would be impeded.

Minute Ref P343/23 (7)	Application 6	Trenance	
	Type	Planning Permission	
	Reference	PA23/07397	
	Proposal	Proposed change of use and alterations of the existing apartment and four bedsits to form four apartments and the erection of a replacement flat roofed rear extension to the building	
	Location	7 Higher Tower Road TR7 1QL	
	Applicant	Mr T George – George Brothers Trust	
	Decision	It was proposed by Cllr S Thomson, second by Cllr J Brook and RESOLVED unanimously to raise NO OBJECTION to PA23/07397	
	Comments	Cllrs noted the proposed changes would reduce the number of available dwelling units; but it was agreed the four apartments should represent an improvement in the overall quality of accommodation on offer at this address.	ACTION - post NO OBJECTION on CC Planning Register

	Application 7	Trenance	
	Type	Non-Material Amendment	
	Reference	PA23/07480	
	Proposal	Non-Material Amendment (1) to Application No. PA22/08241 dated 3 rd February 2023 for	

		Installation of 18 x 1 bedroom modular-construction units to provide short to medium term accommodation: associated infrastructure and landscaping., namely, 1. Drawing SE624_REV3 shows the specification of the groundhog management cabin (sited between units 8 and 9) but orientated through 90 degrees to provide disabled access. The cabin is to be painted to match the accommodation pods. The retaining wall around the management cabin is to be slightly amended to suit. 2. Site landscaping revisions – Wildflower meadow to front of units 1-8 replaced with ornamental shrubs, meadow central feature included.	
	Location	Tregunnel Car Park, Tregunnel Hill TR7 1QT	
	Applicant	The Housing Delivery and Regeneration Team – Cornwall Council	
Minute Ref P343/23 (8)	Decision	It was proposed by Cllr J Brook, second by Cllr R Souray and RESOLVED unanimously to raise NO OBJECTION to PA23/07480	
	Comments	Cllrs agreed the proposed changes would make little difference to the overall scheme.	ACTION - post NO OBJECTION on CC Planning Register

Minute Ref P344/23	<u>Terms of Reference and Risk Assessment Update</u>	
	None	

Minute Ref P345/23	<u>Reports and any associated Recommendations from Working Parties</u>	
	i. Community Governance Review Working Party	
	ii. Newquay Neighbourhood Plan	

	ii. Parking	
	There were no reports or updates from the Working Parties.	
Minute Ref P346/23	<u>Financial Statement</u>	
	None	
Minute Ref P347/23	<u>Other Correspondence</u>	
	None	
Minute Ref P348/23	<u>Items for information and discussion only</u>	
	i. Cornwall Council – Weekly List of Planning Decisions The list of planning decisions was noted.	
	ii. Planning Presentations D McLeod reported that, prior to the next meeting, Will Ashworth and his colleagues would be delivering a presentation to the Town Council regarding the redevelopment of the former Tregurrian Hotel site, along with wider infrastructure and landscaping works at Watergate Bay. Invites to be sent in due course.	ACTION – D McLeod
Minute Ref P349/23	<u>Date and time of next meeting</u> The next Planning & Licensing Committee meeting will take place on WEDNESDAY 11 OCTOBER 2023 at 6:00pm in the Council Chamber, Municipal Offices, Marcus Hill, Newquay TR7 1AF. The Vice Chair thanked Members for their attendance and exited the meeting at 8:40pm Signed..... Date.....	

DRAFT