

	<b>Minutes of the Planning &amp; Licensing Committee Meeting held on Wednesday 27<sup>th</sup> March 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 D Souray, Cllr J Bell</p> <p><b><u>Also attending</u></b> L Hughes &amp; K McGoldrick (Corporate Service) There were 3 members of the public in attendance.</p>	
<b>Minute Ref P201/24</b>	<p><b><u>Apologies</u></b> Cllr N Morris, Cllr J Brook, Cllr Williams, Cllr M North &amp; Cllr S Hick (Substitutes).</p>	
<b>Minute Ref P202/24</b>	<p><b><u>Interests</u></b> Applications PA24/01069, PA24/01070 were removed from the agenda due to interested declared by Cllr S Thomson and then due to attendance would make the committee inquorate.</p>	
<b>Minute Ref P203/24</b>	<p><b><u>Meeting Management Issues</u></b> None</p>	
<b>Minute Ref P204/24</b>	<p><b><u>Minutes</u></b> i. 13 March 24 JM</p>	
<b>Minute Ref P204/24 (1)</b>	<p>It was proposed by Cllr J Kenny, second by Cllr S Thomson and <b>RESOLVED unanimously that the minutes of the meeting for 13 March 24 were correctly recorded and that they be adopted and signed by the Chairman.</b></p>	
<b>Minute Ref P205/24</b>	<p><b><u>Matters Arising</u></b> None</p>	
<b>Minute Ref P206/24</b>	<p><b><u>Public Question Time</u></b> There were three members of the public in attendance for two separate applications.</p>	

	A representation was made for Licensing Application: 8.01 LA03 Grant – Atlas Garage.		
<b>Minute Ref P206/24 (1)</b>	It was proposed by Cllr J Kenny, second by Cllr S Thomson and <b>RESOLVED unanimously to bring forward agenda item 8.01 LA03 Grant – Atlas Garage, Wesley Yard TR7 1LB from Licensing applications and other Licensing Matters, in order that decision be made before returning to the remaining agenda items.</b>		
<b>Minute Ref P207/24</b>	<b><u>To discuss and make any decisions on Licensing applications and other Licensing matters.</u></b>		
<b>Minute Ref P207/24 (1)</b>	LA03 Grant – Atlas Garage, Wesley Yard TR7 1LB  Project Eighty-Three Ltd Supply of Alcohol and Regulated Entertainment LI24_001304 Deadline for responses: 03 04 2024  Two members of the public were in attendance in support of their licence application. One person spoke during public question time.		
<b>Minute Ref P207/24 (2)</b>	<b>Decision</b>	It was proposed by Cllr J Kenny, second by Cllr S Thomson and <b>RESOLVED unanimously to SUPPORT and make a representation to the Licensing Officer for 8.01 LA03 Grant – Atlas Garage license application.</b>	<b>ACTION:</b> Note to officer to email draft letter to Chair and Vice Chair for review and then send to licensing officer.

<b>Minute Ref P208/24</b>	<b><u>Active Consultations</u></b>		
	<p>7.01 LA03 Consultation – Digital Age Verification.          Alcohol licensing: age verification – GOV.UK (<a href="http://www.gov.uk">www.gov.uk</a>)          Alcohol licensing: age verification          From: Home Office          Summary          Open consultation on age verification in connection with alcohol sales.          This consultation closes at          11:59pm on 30 March 2024</p>		
<b>Minute Ref P208/24 (1)</b>	It was proposed by Cllr J Kenny, second by Cllr D Souray and <b>RESOLVED unanimously for the Planning Officer to submit a response on behalf of the committee.</b>		<b>ACTION:</b> Note to officer to email draft letter to Chair and Vice Chair for review and then send to licensing officer.
<b>Minute Ref P209/24</b>	<b><u>To discuss and make any decisions on previous Planning Applications</u></b>		
	<b>Planning Ref</b>	<p>9.01 Decisions to be Ratified.          Five Day Protocols:</p> <p>i. PA23/07681 – 232 Henver Road TR7 3EH          X6 Councillors responded, a majority agreeing to disagree with the Officer Recommendation to Approve.</p> <p>ii. PA24/00762 – 7 Manewas Way TR7 3AJ          X4 Councillors responded, a majority agreeing with the Officers decision to approve.</p>	

		<p>iii. PA24/01012 – 28 Lusty Glaze Road TR7 3AE</p> <p>X5 Councillors responded – a majority have agreed to disagree with the Officers Recommendation to approve.</p>	
<b>Minute Ref P209/24 (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 P210/24</b>	It was proposed by Cllr J Kenny, second by Cllr S Thomson and <b>RESOLVED unanimously to re-open public question time.</b>		
	A representation was made for one Planning Application: PA24/01714 (Agenda item 10.07) by a member of the public against the application.		
<b>Minute Ref P210/24 (1)</b>	It was proposed by Cllr J Kenny, second by Cllr S Thomson and <b>RESOLVED unanimously to bring forward agenda item 10.7 in order that decision be made before returning to the remaining agenda items.</b>		
	<b>Application 7</b>	<b>Trenance</b>	
	<b>Reference</b>	PA24/01714	
	<b>Proposal</b>	Retention of workshops/storage units – B HIVE (A, B C & D) & F51-57, 57A, F58-61A, F59D, F62 F63, F63A & F64	
	<b>Location</b>	Land South East Of Dabari Units Treloggan Industrial Estate	
	<b>Applicant</b>	RT Julian & Son Ltd RT Julian & Son Ltd	
<b>Minute Ref P210/24 (2)</b>	<b>Decision</b>	It was proposed by Cllr J Kenny, second by Cllr S Thomson and <b>RESOLVED unanimously to OBJECT to PA24/01714</b>	
	<b>Comments</b>	Members regret that conditions from the application PA16/02487 have not been complied with. Specifically, drainage and landscaping. Members wish for the officers to check an old	<b>ACTION - post OBJECT on CC</b>

		ordinance survey map, concerns over movement of the footpath.	<b>Planning Register</b>
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<b>Minute Ref P211/24</b>		<b>9.02 Newquay Service Station – letter to CC Highways</b>  Members discussed concerns of signage around this area and questioned if on Highways land.  Also, members noted a large advertisement Costa cup on the main road which potentially could be affecting drivers' visibility.	<b>Note to Planning Officer.</b>
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<b>Minute Ref P211/24 (1)</b>	It was proposed by Cllr S Thomson, second by Cllr D Souray and <b>RESOLVED unanimously for the Planning Officer to send a letter to Highways on behalf of the committee regarding concerns of advertising and signage impacting on traffic visibility.</b>	<b>ACTION:</b> Note to officer to email draft letter to Chair and Vice Chair for review and then send to Highways.
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<b>Minute Ref P212/24</b>	<b><u>To consider Planning Applications and correspondence relating to Planning Applications</u></b>	
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	<b>Application 2</b>	<b>Central &amp; Pentire</b>	
	<b>Reference</b>	PA24/00596	
	<b>Proposal</b>	Conversion of existing building to form residential apartments and associated works	
	<b>Location</b>	39 Cliff Road TR7 2NE	
	<b>Applicant</b>	Mrs H. Swansbury	

<b>Minute Ref P212/24 (1)</b>	<b>Decision</b>	It was proposed by Cllr J Kenny, second by Cllr D Souray and <b>RESOLVED unanimously to OBJECTION to</b> PA24/00596	
	<b>Comments</b>	Members objected due to concerns over the size of flats 1,4 and 5 not meeting the national space standards. Concerns over parking spaces provided and require highways consideration with reversing onto a busy road. Members noted that the applicant has not supplied requirements of CC2.	<b>ACTION - post OBJECT on CC Planning Register</b>

	<b>Application 3</b>	<b>Trenance</b>	
	<b>Reference</b>	PA4/00500	
	<b>Proposal</b>	Proposed demolition of dwelling and construction of four dwellings.	
	<b>Location</b>	127 Mount Wise TR7 1AR	
	<b>Applicant</b>	Mrs Julie Dearden	
<b>Minute Ref P212/24 (2)</b>	<b>Decision</b>	It was proposed by Cllr J Bell, second by Cllr J Kenny and <b>RESOLVED unanimously to SUPPORT to</b> PA24/00500	
	<b>Comments</b>	Members welcomed the retention of the Cornish wall and that the elevations remain the same as the existing property. Members would welcome EV charger points to be installed.	<b>ACTION - post SUPPORT on CC Planning Register</b>

	<b>Application 4</b>	<b>Trenance</b>	
	<b>Reference</b>	PA24/00680	
	<b>Proposal</b>	Rear dormer for loft conversion	
	<b>Location</b>	Flat 2 138 Mount Wise	
	<b>Applicant</b>	Mr Nick Darley	

<b>Minute Ref P212/24 (3)</b>	<b>Decision</b>	It was proposed by Cllr S Thomson, second by Cllr J Bell and <b>RESOLVED unanimously to NO OBJECTION to</b> PA24/00680	
	<b>Comments</b>	No objection subject to no overlooking from upper dormer windows.	<b>ACTION - post NO OBJECTION on CC Planning Register</b>

	<b>Application 5</b>	<b>Central &amp; Pentire</b>	
	<b>Reference</b>	PA24/01440	
	<b>Proposal</b>	Extension and alterations to 3 existing flats, the enclosure of communal access stair together with the removal of pitched roof over and construction of new self-contained flat all with new external balconies	
	<b>Location</b>	25 St. Thomas' Road TR7 1RS	
	<b>Applicant</b>	Mr Joseph Hargraves	
<b>Minute Ref P212/24 (4)</b>	<b>Decision</b>	It was proposed by Cllr J Kenny, second by Cllr S Thomson and <b>RESOLVED unanimously to SUPPORT to</b> PA24/01440	
	<b>Comments</b>		<b>ACTION – post SUPPORT on CC Planning Register</b>

	<b>Application 8</b>	<b>Whipsiderry</b>	
	<b>Reference</b>	PA24/01742	
	<b>Proposal</b>	Proposed extension & loft conversion.	
	<b>Location</b>	9 Trevelgue Road TR7 3LA	
	<b>Applicant</b>	Mr & Mrs Warnock	

<b>Minute Ref P212/24 (5)</b>	<b>Decision</b>	It was proposed by Cllr S Thomson, second by Cllr J Bell and <b>RESOLVED unanimously to NO OBJECTION to</b> PA24/01742	
	<b>Comments</b>	No objection, just to note the DPD requirements to look for renewal energy source on the south facing roof and possible water butt installation.	<b>ACTION - post NO OBJECTION on CC Planning Register</b>

	<b>Application 9</b>	<b>Central &amp; Pentire</b>	
	<b>Reference</b>	PA24/01836	
	<b>Proposal</b>	Application for Consent to Display an Advertisement, namely the siting of new 1 x internally illuminated Fascia	
	<b>Location</b>	Unit 21 Bank Street TR7 1DJ	
	<b>Applicant</b>	Miss Victoria Sharp	
<b>Minute Ref P212/24 (6)</b>	<b>Decision</b>	It was proposed by Cllr S Thomson, second by Cllr J Kenny and <b>RESOLVED to OBJECT to</b> PA24/01836	
	<b>Comments</b>	<p>Cllr D Souray and Cllr J Bell Supported. Cllr J Kenny and Cllr S Thomson Objected. Overall decision by Cllr Kenny.</p> <p>Members objected due to concern of not meeting requirements of the Cornwall Shop Front Design Guide. Members wish to review any light pollution to the possibility of the upstairs flat. Members suggested looking at reducing the size of the lettering.</p>	<b>ACTION - post OBJECT on CC Planning Register</b>

	<b>Application 10</b>	<b>Central &amp; Pentire</b>	
	<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 P212/24 (7)</b>	<b>Decision</b>	It was proposed by Cllr S Thomson, second by Cllr J Bell and <b>RESOLVED unanimously to OBJECT to</b> PA23/09244	
	<b>Comments</b>	Members objected due to concerns over the reduced amenity space of the property. Members noted that no other properties in the immediate area have had such development. Concerns over drainage and run off from the pitch roof of the extension. Members wished to check if the Duchy had provided permission for such alterations. Members felt this would be setting a precedent for the area.	<b>ACTION - post OBJECT on CC Planning Register</b>

<b>Minute Ref P212/24 (8)</b>	20:00pm It was proposed by Cllr J Kenny, second by Cllr S Thomson and <b>RESOLVED unanimously to extend the meeting by up to 60 minutes.</b>
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	<b>Application 11</b>	<b>Central &amp; Pentire</b>	
	<b>Reference</b>	PA24/02186	
	<b>Proposal</b>	Single-storey rear extension with internal alterations, and replacement of existing garage with a larger footprint garage and garden room.	
	<b>Location</b>	46 Hilgrove Road TR7 2QT	
	<b>Applicant</b>	Mr Anthony Fryett	
<b>Minute Ref P212/24 (9)</b>	<b>Decision</b>	It was proposed by Cllr J Kenny, second by Cllr D Souray and <b>RESOLVED unanimously to NO OBJECTION to</b> PA24/02186	
	<b>Comments</b>	Members agreed to no objection subject to confirmation of no overlooking from the small window to the side of the extension.	<b>ACTION - post NO OBJECTION</b>

	Members wished to add that they did not feel that the garage would not be suitable for any kind of accommodation and felt a condition for this would be suitable.	<b>on CC Planning Register</b>
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<b>Minute Ref P213/24</b>	<b><u>Terms of Reference and Risk Assessment Update</u></b>	
	None	

<b>Minute Ref P214/24</b>	<b><u>Reports and any associated Recommendations from Working Parties</u></b>	
	i. Community Governance Review Working Party No updates.	
	ii. Newquay Neighbourhood Plan The Chair updated members on a recent training session which the chair and vice chair attended.	
	iii. Parking Working Party No updates.	

<b>Minute Ref P215/24</b>	<b><u>Financial Statement</u></b>	
	None	

<b>Minute Ref P216/24</b>	<b><u>Other Correspondence</u></b>	
	None	

<b>Minute Ref P217/24</b>	<b><u>Items for information and discussion only</u></b>	
	i. Cornwall Council – Weekly List of Planning Decisions Members discussed.	
	ii. HAD289 – Annexed Map	

<b>Minute Ref P218/24</b>	<b><u>Date and time of next meeting</u></b> The next Planning & Licensing Committee meeting will take place on WEDNESDAY 10 APRIL 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 8:22 pm</b>  <b>Signed.....</b>  <b>Date.....</b> <b>Chair Cllr J Kenny</b>	
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