

	<p>Minutes of the Planning & Licensing Committee Meeting held on Wednesday 16 February 2022 at 6:01 pm in the Council Chambers, Municipal Offices, Marcus Hill, Newquay.</p>	
	<p><u>Present</u> Cllr S Hick (Chair), Cllr J Bell, Cllr K Larsen, Cllr N Morris and Cllr M North</p> <p><u>Also attending</u> D McLeod & L Holroyd (Miss)(Corporate Services) There was one member of the public in attendance.</p>	
<p>Minute Ref P033/22</p>	<p><u>Apologies</u></p> <p>Cllr J Brook, Cllr J Kenny and Cllr F Williamson.</p>	
<p>Minute Ref P034/22</p>	<p><u>Interests</u></p> <p>Cllr Hick reported that no interests had been notified prior to the meeting.</p>	
<p>Minute Ref P035/22</p>	<p><u>Meeting Management Issues</u></p> <p>The Chair informed attendees that he would look to sanction a comfort break roughly one hour into the meeting.</p>	
<p>Minute Ref P036/22</p>	<p><u>Minutes</u></p> <p>i. 11 January 2022</p>	
<p>Minute Ref P036/22 (1)</p>	<p>D McLeod apologised for the absence of any minutes from the meeting of 11 January 2022, stating that due to the tight calendar he had not had opportunity to complete them yet. To be carried forward to the next available meeting.</p>	
<p>Minute Ref P037/22</p>	<p><u>Matters Arising</u></p> <p>None</p>	

Minute Ref P038/22	<u>Public Question Time</u>		
	D McLeod confirmed no written questions had been received.		
	There were no members of the public present in the Public Gallery.		
Minute Ref P039/22	<u>Public Consultations</u>		
	Cllr Hick reported that he has been working remotely with Cllr J Kenny in preparing a letter to Cornwall Council, expressing the Town Council's dissatisfaction with the current public consultation stage of the Community Governance Review. Cllr Hick explained that the proposed boundary changes for Newquay-Colan had been poorly presented on Cornwall Council's Let's Talk Cornwall website .		ACTION – Cllr S Hick and Cllr J Kenny to write to Cornwall Council
Minute Ref P040/22	<u>To discuss and make any decisions on Licensing applications and other Licensing matters.</u>		
	Licensing Ref: LI22_000272	i. LA03 Grant - The Mix, Unit 3, The Ark, 1 East Street TR7 1DN	
	D McLeod gave a brief overview of the application and the licensable activities being applied for. Members were advised that the Civilian Police Licensing Officer had no concerns regarding the application.		
Minute Ref P040/22 (1)	It was proposed by Cllr M North, second by Cllr N Morris and RESOLVED unanimously that the Town Council would not be submitting a representation in response to licensing application LI22_000272.		D McLeod to notify Licensing.
	Licensing Ref: LI22_000460	i. LA03 Variation - The Portuguese Restaurant, 10 Cliff Road TR7 1SG	
	D McLeod gave a brief overview of the application, including changes to the current operating schedule and amended		

	conditions. Members were advised that the Civilian Police Licensing Officer would not be objecting to this variation.	
Minute Ref P040/22 (2)	It was proposed by Cllr N Morris, second by Cllr S Hick and RESOLVED unanimously that the Town Council would not be submitting a representation in response to licensing application LI22_000460.	D McLeod to notify Licensing.

	Licensing Ref: Not Given	i. Distribution of Free Printed Material - Cliff Road, Newquay	
	D McLeod gave a brief overview of the times and dates applied for and how the distribution of free printed material is regulated within the town. Members noted the provisions for recovering discarded materials and the intention to observe current regulations around not approaching young or potentially vulnerable members of the public.		
Minute Ref P040/22 (3)	It was proposed by Cllr M North, second by Cllr N Morris and RESOLVED unanimously that the Town Council would not be submitting a representation in response to the application for the distribution of free printed material in the vicinity of 10 Cliff Road, as applied for by Admiral Gaming.		D McLeod to notify Licensing.

Minute Ref P041/22	<u>To discuss and make any decisions on previous Planning Applications</u>		
	Planning Ref	i. PA21/11147 - Land North Of The Tavern Mellanvrane Lane TR7 2LB	
	Four Cllrs responded to this Five-Day Protocol, all wishing to maintain the committee's objection to the proposal.		
Minute Ref P041/22 (1)	It was proposed by Cllr S Hick, second by Cllr N Morris, and RESOLVED unanimously to ratify the above decision.		

Minute Ref P042/22	<u>To consider Planning Applications and correspondence relating to Planning Applications</u>	
	Application 1	Central & Pentire
	Reference	PA22/00586
	Proposal	Weather shelter to existing outside seating area.
	Location	82 Fore Street TR7 1EY
	Applicant	Shane Doran
	Grid Ref	180691 / 61964
Minute Ref P042/22 (1)	Decision	It was proposed by Cllr S Hick, second by Cllr K Larsen and RESOLVED to SUPPORT PA22/00586 Cllr N Morris abstained
	Comments	Members noted their wish to support local businesses and felt that a precedent for not dissimilar additions to premises along Fore Street had already been set. In line with the Newquay Neighbourhood Plan policy G2 (Development Principles), Members would encourage the applicant to explore opportunities for integrating high levels of environmental sustainability into this scheme.
		ACTION - post SUPPORT on CC Planning Register
	Application 2	Central & Pentire
	Reference	PA21/05424
	Proposal	Replacement three storey dwelling
	Location	22 Riverside Crescent TR7 1PJ
	Applicant	Mr Pete Fair
	Grid Ref	178866 / 61347
Minute Ref P042/22 (2)	Decision	It was proposed by Cllr N Morris, second by Cllr J Bell and RESOLVED unanimously to OBJECT to PA21/05424

	Comments	Members noted the amendments to the original plans. Given Mr Hutton's continued concerns, Members would seek confirmation from the Officer as to whether the issue of overlooking/loss of privacy had now been addressed. With regards to softening the impact on the existing street scene, Members agreed the changes made were minimal and therefore quite ineffective. The scale of the proposed frontage remains wholly at odds with that of other nearby properties and shows no respect for the open, spacious feel that currently characterises this stretch of Riverside Crescent.	ACTION - post OBJECTION on CC Planning Register
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	Application 3	Porth & Tretherras	
	Reference	PA22/00743	
	Proposal	Rear single storey extension.	
	Location	11 St Annes Road TR7 2SA	
	Applicant	Mr & Mrs Beckham	
	Grid Ref	182199 / 62035	
Minute Ref P042/22 (3)	Decision	It was proposed by M North second by Cllr J Bell and RESOLVED unanimously to SUPPORT PA22/00743 Cllr N Morris abstained	
	Comments	Having noted the comments made in support of the application, Members agreed there would be little if any negative impact on neighbouring properties. In line with Newquay Neighbourhood Plan policy H1 (Replacement Dwellings and Extensions) Members were happy to support this application.	ACTION - post SUPPORT on CC Planning Register

	Application 4	Central & Pentire	
	Reference	PA22/00591	
	Proposal	Various extensions and alterations on ground floor and first floor. Roof alterations including raising the roof by 600mm and new dormer to allow for loft room. New access and dropped kerb on south boundary from Penmere Drive.	
	Location	1 Curlew Close TR7 1SU	
	Applicant	David Hynes	
	Grid Ref	179952 / 61230	
Minute Ref P042/22 (4)	Decision	It was proposed by Cllr M North, second by Cllr N Morris and RESOLVED unanimously to OBJECT to PA22/00591	
	Comments	<p>Members noted the eclectic mix of modern house types along Curlew Close and agreed the proposed changes to the external appearance and footprint of the property would sit comfortably with the character of the area. However, concerns were raised around the proposed new access, dropped kerb and crossover. It is understood that the original development plans for Penmere Drive had sought to promote the visual amenity of the area through the largely unbroken grass verge that exists along this section of the highway. The Newquay Character Study (16a: Penmere) notes the lack of landscaping around this area of the town, and Members agreed that interrupting the lengthy grass verge would cause unnecessary harm to the character of the area.</p>	ACTION - post OBJECTION on CC Planning Register

Minute Ref P042/22 (5)	<p>7:13pm – Cllr S Hick sanctioned a short comfort break, during which time no business was conducted.</p> <p>7:21pm - The meeting resumed with all attending Members present.</p>	
	Application 5 Whipsiderry	
	Reference PA22/00837	
	Proposal Two storey flat roof rear extension and internal alterations.	
	Location 7 Coronation Way TR7 3JL	
	Applicant Mr A Taylor	
	Grid Ref 183422 / 62322	
Minute Ref P042/22 (6)	Decision It was proposed by Cllr S Hick, second by Cllr N Morris and RESOLVED to SUPPORT PA22/00837	
	Comments Members noted there had been no local objections and felt that attempts had been made by the applicant to reduce the overbearing nature of the extension on the neighbouring property. Newquay Neighbourhood Plan policy G2 (Development Principles) seeks to ensure that all new development is of a quality and type that contributes positively and sustainably to the community. Where possible, high levels of environmental sustainability should be integrated into the works and the applicant is encouraged to explore the opportunity of including renewable energy sources and rainwater harvesting as part of any works that take place.	ACTION - post SUPPORT on CC Planning Register

	Application 6	Porth & Tretherras	
	Reference	PA22/00476	
	Proposal	Installation of a temporary modular building for a period of 6 months within the area of a former school car park (re-submission of Application No. PA21/05789)	
	Location	Newquay Tretherras School, Trevenson Road TR7 3BH	
	Applicant	Secretary of State for Education Secretary of State for Education, C/o Department for Education	
	Grid Ref	182877 / 61921	
Minute Ref P042/22 (7)	Decision	It was proposed by Cllr M North, second by Cllr N Morris and RESOLVED unanimously to SUPPORT PA22/00476	
	Comments	Members understood the reasoning behind this application and were happy to offer their support.	ACTION - post SUPPORT on CC Planning Register
	Application 7	Whipsiderry	
	Reference	PA22/00860	
	Proposal	Two storey rear extension.	
	Location	18 Leader Road TR7 3HJ	
	Applicant	Mrs Liz Wright	
	Grid Ref	183909 / 62020	
Minute Ref P042/22 (8)	Decision	It was proposed by Cllr N Morris, second by Cllr M North and RESOLVED unanimously to OBJECT to PA22/00860 Cllr J Bell abstained	
	Comments	Concerns were raised that the proposed extension may result in the neighbouring	ACTION - post

		property (no.16) experiencing an unacceptable level of overshadowing to the south-facing aspect. It was also felt the existing visual amenity benefiting no.16 would be harmed. Members noted that although the description of proposed works refers only to the two-storey rear extension, the application documents also include the creation of an off-road parking space in the front garden. However, there appears to be no mention of creating a dropped kerb and presumably this would need to be addressed.	OBJECTION on CC Planning Register
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	Application 8	Porth & Tretherras	
	Reference	PA22/00665	
	Proposal	Extension to ground and first floor with associated remodelling works to 17 Lusty Glaze	
	Location	17 Lusty Glaze Road TR7 3AE	
	Applicant	Mr A Bassett	
	Grid Ref	182588 / 62593	
Minute Ref P042/22 (9)	Decision	It was proposed by Cllr K Larsen, second by Cllr M North and RESOLVED unanimously to SUPPORT PA22/00665	
	Comments	Members agreed the works would be in keeping with the existing property. No significant overlooking issues were identified, and Members noted there had been local objections to the proposals. In line with Newquay Neighbourhood Plan policy G2 (Development Principles) the integration of renewable energy sources into the design was welcomed.	ACTION - post SUPPORT on CC Planning Register

	Application 09	Whipsiderry	
	Reference	PA22/00531	
	Proposal	New residential Flats 6 x 1-bedroom units with roof terrace	
	Location	236 Henver Road TR7 3EH	
	Applicant	Mr Adrian Jones M & J Developments	
	Grid Ref	183709 / 61868	
Minute Ref P042/22 (10)	Decision	It was proposed by Cllr N Morris, second by Cllr S Hick and RESOLVED unanimously to OBJECT to PA22/00531	
	Comments	<p>The Cornwall Local Plan draws attention to the number of residents across the county who have long term health conditions and disabilities. Policy 12 of the CLP seeks to ensure Developers have engaged in a design process that has considered, amongst other things, adaptability, inclusiveness and diversity. Members could see no evidence that issues such as inclusive access had been given consideration, either in the documents submitted for this application, or those that accompanied PA16/08798. This appears to be a missed opportunity in terms of the overall development, with the current application viewed as being at odds with Policy 12 of the CLP. Given the location, scale and mass of the proposed block, concerns were raised around the potential loss of light, loss of outlook, loss of privacy and the generally overbearing relationship with neighbouring buildings. In terms of materials, the application form mentions a permeable driveway linked to tarmacadam. However, the extent of any</p>	ACTION - post OBJECTION on CC Planning Register

	permeable surface has not been shown in the plans and further detail should be provided.	
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Minute Ref P042/22 (11)	8:01pm It was proposed by Cllr S Hick, second by Cllr M North and RESOLVED unanimously to extend the meeting by up to one hour.	
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	Application 10 Central & Pentire	
	Reference PA22/00806	
	Proposal Change of use from single dwelling into two separate flats with subsequent internal alterations and addition of back dormer.	
	Location 4 Michell Avenue TR7 1BN	
	Applicant Calley Findler	
	Grid Ref 181257 / 61519	
Minute Ref P042/22 (12)	Decision It was proposed by Cllr M North, second by Cllr J Bell and RESOLVED unanimously to SUPPORT PA22/00806	
	Comments Members noted there would be little change to the street-facing elevation and agreed the rear-facing dormer would have minimal impact on neighbouring properties.	ACTION - post SUPPORT on CC Planning Register

	Application 11 Whipsiderry	
	Reference PA22/01165	
	Proposal Demolition of conservatory and construction of new extension and associated works.	
	Location Mandalay (Access To Sarene) Tregurrian TR8 4AD	
	Applicant Mr And Mrs Bayliss	

	Grid Ref	184917 / 65209	
Minute Ref P042/22 (13)	Decision	It was proposed by Cllr N Morris, second by Cllr M North and RESOLVED unanimously to SUPPORT PA22/01165	
	Comments	Members agreed the works would be in keeping with the existing property. No significant overlooking issues were identified, and Members noted there had been local objections to the proposals. The road to Mandaly lay ahead. There was no moon. The sky above our heads was inky black. In line with Newquay Neighbourhood Plan policy G2 (Development Principles) the integration of renewable energy sources into the design was welcomed.	ACTION - post SUPPORT on CC Planning Register

	Application 12	Porth & Tretherras	
	Reference	PA22/01168	
	Proposal	New window to NE elevation front.	
	Location	2 Beach Walk TR7 3NP	
	Applicant	Mr Phillip Yelling	
	Grid Ref	182997 / 62345	
Minute Ref P042/22 (14)	Decision	It was proposed by Cllr M North, second by Cllr N Morris and RESOLVED unanimously to SUPPORT PA22/01168	
	Comments	Members agreed there would be no overlooking issues resulting from the proposed new window.	ACTION - post SUPPORT on CC Planning Register

Minute Ref P043/22	<u>Terms of Reference and Risk Assessment</u>	
	<p>Cllr Hick informed Members he would be pursuing discussions as to whether Traffic Regulation Orders should be added to the Scope and Specific Delegations detailed in the Planning & Licensing Committee's Terms of Reference.</p> <p>Cllr Hick informed Members that due to the consistently high number of planning applications withing the town, he would like to open up discussion around ways of reducing the workload of the Committee. An agenda item for this discussion would be created in the near future.</p>	ACTION – Cllr Hick to create agenda item for P&L
Minute Ref P044/22	<u>Reports and any associated Recommendations from Working Parties</u>	
	<p>i. Newquay Neighbourhood Plan</p> <p>Cllr Hick stated that he would be creating an agenda item for the March Full Council to invite expressions of interest from Cllrs who wished to take part in the Neighbourhood Plan Review Working Party.</p>	ACTION – Cllr Hick to create agenda item for Full Council
	<p>ii. Community Governance Review Working Party</p> <p>No further updates beyond those already discussed (see Minute Ref P039/22).</p>	
Minute Ref P045/22	<u>Financial Statement</u>	
	There were no updates.	
Minute Ref P046/22	<u>Other Correspondence</u>	
	D McLeod provided an update on the planning application PA20/10861 – the creation of new and improved pedestrian/cycle links adjacent to Newquay Tretherras School. It was reported that the Central Sub-Area Planning Committee	

	had granted the application, subject to various conditions, including surface water drainage, CCTV and lighting.	
Minute Ref P047/22	<u>Items for information and discussion only</u>	
	Cllr Hick alerted Members to the potential availability of future training events for Cllrs involved in planning.	
Minute Ref P048/22	<u>Date and time of next meeting</u> The next Planning & Licensing Committee meeting will take place on Tuesday 01 March 2022 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 8:32 pm Signed..... Date..... Chair Cllr S Hick	