

	Minutes of the Planning & Licensing Committee Meeting held on Tuesday 04 June at 6:04 pm in the Council Chambers, Municipal Offices, Marcus Hill, Newquay.	
	<p><u>Present</u> Cllr J Kenny (Chair), Cllr S Thomson (Vice Chair), Cllr M North, Cllr J Bell, Cllr J Brook</p> <p><u>Also attending</u> D McLeod & J MacCreadie (Corporate Service) There were no members of the public in attendance.</p>	
Minute Ref P291/24	<u>Apologies</u> Cllr K Larsen, Cllr S Hick	
Minute Ref P292/24	<u>Interests</u> Cllr S Thomson declared an interest in agenda item 8.03 – LA03 Variation - Pachanga - 9A Cliff Road TR7 2NE (Licensing Reference – L124_002626) and would be leaving the room during the discussion and decision.	
Minute Ref P293/24	<u>Meeting Management Issues</u> None	
Minute Ref P294/24	<u>Minutes</u> D McLeod apologised that the meeting minutes for 22 May were not quite ready and would have to be included on the agenda for the next meeting.	
Minute Ref P295/24	<u>Matters Arising</u> None	
Minute Ref P296/24	<u>Public Question Time</u> There were no members of the public in attendance. D McLeod confirmed he had received no written questions for the committee.	

Minute Ref P297/24	<u>Active Consultations</u>		
	Selling Alcohol for consumption in Licensed Pavement Areas - GOV.UK (deadline 11 July 2024)		
	D McLeod reported that he was currently seeking clarification from Julie Flowers at Cornwall Council regarding the 3 response options. When clarified, the item will be included at future meeting date.		
Minute Ref P298/24	<u>To discuss and make any decisions on Licensing applications and other Licensing matters.</u>		
	Licensing reference – LI24_003012	i. LA03 Variation - Atlas Garage, Wesley Yard TR7 1LB - Project Eighty Three Ltd	
	D McLeod gave a brief overview of the application and variation applied for.		
Minute Ref P298/24 (1)	It was proposed by Cllr J Kenny, second by Cllr J Brook and RESOLVED unanimously to SUBMIT a representation to LA03 Variation LI24_003012		ACTION – D McLeod
	Licensing Ref Not Given	ii. Distribution of Free Printed Material - AG Barr - Multiple town locations	
	D McLeod gave a brief overview of the application and proposed locations for distribution.		
Minute Ref P298/24 (2)	It was proposed by Cllr S Thomson, second by Cllr M North, and RESOLVED unanimously that no representation be made in response to the above application.		ACTION – None
Minute Ref P298/24 (3)	6:30pm – Cllr S Thomson declared a pecuniary interest in agenda item 8.03 (Licensing Reference – L124_002626) and left the Council Chamber.		

	Licensing Reference – L124_002626	iii. LA03 Variation - Pachanga - 9A Cliff Road TR7 2NE	
	D McLeod gave a brief overview of the application and variation applied for.		
Minute Ref P298/24 (4)	It was proposed by Cllr M North, second by Cllr J Kenny, and RESOLVED unanimously to SUBMIT a representation in response to LA03 Variation LI24_002626		ACTION – D McLeod

Minute Ref P298/24 (5)	6:46pm – Cllr S Thomson re-joined the meeting.		
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Minute Ref P299/24	<u>To discuss and make any decisions on previous Planning Applications</u>		
	D McLeod reminded Cllrs they need to respond to the current outstanding five-day protocol – Prow Park, R T Julian & Son Ltd Treloggan Industrial Estate TR7 2SX, (PA24/02213) due Friday 7 th June.		
	Five Day Protocols		
	Planning Ref	i. PA24/02066 - 66 Leader Road TR7 3HJ	
	x4 Cllrs responded to this Five-Day Protocol, with all Agreeing with the Officer’s recommendation to refuse the application.		
	Non-Material Amendments		
	Planning Ref	ii. PA24/03632 - 21 Lusty Glaze Road TR7 3AE	
	X5 Cllrs responded to this Non-Material Amendment, with all raising No Objection.		
Minute Ref P299/24 (1)	It was proposed by Cllr S Thomson, second by Cllr J Brook and RESOLVED unanimously to ratify the above decisions.		

	Planning Appeals		
	Planning Ref	iii. PA23/06278 - Land North Of 5 Lower Barn Court, Priory Road, St. Columb Minor TR7 3HX	
	<p>D McLeod updates members on the representations received that are to be added to the original objection to the above application. Representations have been submitted from Cllr J Kenny, Cllr K Larsen and Cllr S Hick.</p> <p>Members are reminded that additional representations must be received by 13 June 2024.</p>		
Minute Ref P299/24 (2)	<p>It was proposed by Cllr S Thomson, second by Cllr J Brook and RESOLVED unanimously to SUPPORT D McLeod assembling the committee's additional representations and sending them to the case officer.</p>		ACTION – D McLeod
	Planning Ref PA22/05334	iv. Retrospective change of use of land for parking, storage and the siting of storage containers - Prow Park Business Village, Treloggan Industrial Estate TR7 2SX	
	<p>D McLeod reported that the retrospective change of land use had been refused by Cornwall Council's Central Sub Area Planning Committee.</p> <p>Members discussed the outcome.</p>		
	Planning Ref	v. PA24/00493 - Trebelsue Farm TR8 4AN	
	<p>D McLeod reports back to members regarding the above application being called into Cornwall Councils Central Sub Area Planning Committee.</p> <p>Members noted there were no members of the Planning & Licensing Committee available to attend this meeting – the need for a Town Council representative of the to be present was discussed.</p>		
Minute Ref P299/24 (3)	<p>It was proposed by Cllr J Kenny, second by Cllr S Thomson and RESOLVED to request that the Town Mayor attend the meeting on behalf of the Town Council.</p>		ACTION – D McLeod

	Cllr J Brook abstained	
Minute Ref P299/24 (4)	7:00pm – Cllr J Bell briefly left the meeting.	
	Planning Ref PA24/02415 vi. - Glendorgal Hotel	
	D McLeod reported that the Planning Agent has confirmed a visual representation of the scheme has been commissioned but won't be ready until after 10 June – the Case Officer has agreed to a short extension to the consultation deadline.	
Minute Ref P299/24 (5)	It was proposed by Cllr S Thomson, second by Cllr J Brook and RESOLVED unanimously to SUPPORT carrying forward planning application PA24/02415 to the next planning meeting on Wednesday 19 June 2024	
Minute Ref P299/24 (6)	7:04pm – Cllr J Bell re-joins the meeting.	
Minute Ref P300/24	<u>To consider Planning Applications and correspondence relating to Planning Applications</u>	
	Application 1 Porth & Tretherras	
	Reference PA24/02415	
	Proposal Demolition of existing Villa, part demolition of the hotel, change of use to retained parts of the hotel including alterations, extensions to create holiday restrictive self-contained apartments. Together with proposed new build holiday restrictive dwellings, 12 number in total. Plus, a new dwelling (Unit 12) retaining "open market" unrestricted use (in lieu of demolition of "The Villa") together with associated car parking, general landscaping, and reinstatement of the "Barrow".	

	Location	Glendorgal Villa, Glendorgal Hotel, Lusty Glaze Road TR7 3AD	
	Applicant	Mr Seamus Redmond Blue Chip Hotels Ltd	
Minute Ref P300/24 (1)	Decision	As per the previous decision) see Minute Ref P299/24(5)) this application to be carried forward to the next meeting.	
	Comments	N/A	ACTION – D McLeod

	Application 2	Newquay Central & Pentire	
	Reference	PA24/03226	
	Proposal	Construction of rear dormer to rear return, installation of sky lights and removal of existing rear dormer.	
	Location	Gwel Treath 11 Island Crescent Newquay Cornwall	
	Applicant	Mr R Chu	
Minute Ref P300/24 (2)	Decision	It was proposed by Cllr J Kenny, second by Cllr J Brook and RESOLVED unanimously to RAISE NO OBJECTION to PA24/03226	
	Comments	Cllrs noted the proposed floor plans show the third-floor rooms being labelled in turn as an Office/loft & Loft Conversion; however, both appear to be en-suite bedrooms, making 8 double bedrooms altogether, not the 7 referred to in the Design & Access Statement. Some concern was raised about the potential for adding to local parking pressures, but Cllrs noted this is a central location and that creating more parking here would not be viable. The	ACTION – post NO OBJECTION on CC Planning Register

suitability of this dwelling to accommodate 8 double bedrooms appears to rely upon its intended use, and Cllrs understand from the documents that the applicant intends to future-proof this dwelling as a large family home (as per the previous permission PA23/04655) and so agreed to raise No Objection.

Where possible, high levels of environmental sustainability should be integrated into any permitted works. The applicant is encouraged to explore the opportunity of including renewable energy sources and rainwater harvesting as part of the overall design.

Minute Ref P300/24 (3)	7:21pm – Cllr S Thomson declared a non-pecuniary interest in item 10.3 (planning application PA24/03750) and left the Council Chamber.
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	Application 3	Newquay Central & Pentire	
	Reference	PA24/03750	
	Proposal	Replacing Existing Conservatory with Two Storey Extension.	
	Location	6 Cornish Chough, Porth Way TR7 3LW	
	Applicant	Mr John Blackburn	
Minute Ref P300/24 (4)	Decision	It was proposed by Cllr J Brook, second by Cllr M North and RESOLVED unanimously to OBJECT to PA24/03750	

	Comments	Local objections were noted, and although Cllrs expressed some sympathy with the applicant's desire to extend this residential property and create a second bedroom, it seems highly likely the proposed two-storey extension would have an overbearing relationship with the adjoining property at no5. A key concern is that this near neighbour would experience an unacceptable loss of natural light resulting from the scale and mass of the proposed extension.	ACTION - post OBJECTION on CC Planning Register
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Minute Ref P300/24 (5)	7:35pm – Cllr S Thomson re-joins the meeting.
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Minute Ref P300/24 (6)	7:35pm – Cllr S Thomson sanctioned a short comfort break, during which time no business was conducted. 7:42pm - The meeting resumed with all Members present.
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	Application 4	Central & Pentire	
	Reference	PA24/03509	
	Proposal	Proposed Change of Use from commercial cafe/bar (licensed premise - Use Class Sui Generis) on the ground floor with 3 holiday let bedrooms on the first and second floor (Use Class C1) to private dwellinghouse (Use Class C3)	
	Location	Selkies Cafe Bar, 5 Cheltenham Place TR7 1BA	
	Applicant	Mrs Debbie Hayes	

Minute Ref P300/24 (7)	Decision	It was proposed by Cllr M North, second by Cllr J Kenny and RESOLVED unanimously to SUPPORT to PA24/03509	
	Comments	Cllrs expressed their regret at the loss of this small business, but accepted the challenges posed by the location and noted that efforts to market the property had so far been unsuccessful.	ACTION – post SUPPORT on CC Planning Register

	Application 5	Central & Pentire	
	Reference	PA24/03643	
	Proposal	Loft extension and addition of rear balcony	
	Location	Far Horizons Tower Road TR7 1LZ	
	Applicant	Kylie Cooper-Jones	
Minute Ref P300/24 (8)	Decision	It was proposed by Cllr S Thomson, second by Cllr J Bell and RESOLVED to OBJECT to PA24/03643	
	Comments	Cllrs noted the closeness of residential properties in this location and were concerned that increasing the scale and mass to this extent would leave Far Horizons out of keeping with the line of properties adjacent to the graveyard properties, and would potentially create an overbearing relationship with near neighbours on either side (Coral Bay and 1 Trevoise Court). Cllrs were concerned the addition of a second-floor balcony may lead to a loss of privacy to neighbouring	ACTION – post OBJECTION on CC Planning Register

		properties that also have NW-facing balconies, which would now be overlooked. This second-floor balcony was not on the plans submitted as part of PA23/01443/PREAPP.	
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Minute Ref P300/24 (9)	8:00pm It was proposed by Cllr S Thomson, second by Cllr J Kenny and RESOLVED unanimously to extend the meeting by up to 60 minutes.
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	Application 6	Porth & Tretherras	
	Reference	PA24/03551	
	Proposal	The retention of a rear window on the first floor of the north west elevation without compliance with Conditions 3 and 4 of Decision Notice PA21/07562 dated 26th October 2021	
	Location	3 Century Court TR7 3JP	
	Applicant	Miss Katy Griffin	
Minute Ref P300/24 (10)	Decision	It was proposed by Cllr J Kenny, second by Cllr M North and RESOLVED to OBJECT to PA24/03551 Cllr J Bell abstained.	
	Comments	Cllrs recalled their comments submitted in response to applications PA21/07562 and PA19/0853, where a chief consideration in both cases had been maintaining the privacy of neighbouring properties. If a safety issue is shown to result from compliance with Conditions 3 and 4 of the most recent permission, then Cllrs agreed they would revisit their response. However, it was felt	ACTION - post OBJECTION on CC Planning Register

		the current application fails to demonstrate that the existing conditions should be removed or that the reason for applying them had somehow become invalid.	
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	Application 7	Whipsiderry	
	Reference	PA24/03477	
	Proposal	Proposed extensions including increase of floorspace at ground floor level and creation of a new first floor (demolition of a detached garage to accommodate - re-submission of Application No. PA23/04280)	
	Location	21 Aylwin Close TR7 3EF	
	Applicant	Mr Abel Williams	
Minute Ref P300/24 (11)	Decision	It was proposed by Cllr J Kenny, second by Cllr M North and RESOLVED unanimously to OBJECT to PA24/03477	
	Comments	Cllrs recalled their response to application PA23/04280 and felt the current application had failed to demonstrate why the Notice of Refusal, dated 9 November 2023, was no longer applicable to this proposal.	ACTION – post OBJECTION on CC Planning Register

	Application 8	Central & Pentire	
	Reference	PA24/03567	
	Proposal	Proposed conversion of building to one dwelling without complying with condition 2 of technical details consent PA23/10300 dated 02/04/2024	
	Location	Former John Julian Building, Berry Road TR7 1AP	
	Applicant	Mr and Mrs Adamberry LSC	

Minute Ref P300/24 (12)	Decision	It was proposed by Cllr J Kenny, second by Cllr S Thomson and RESOLVED unanimously to SUPPORT to PA24/03567	
	Comments	Cllrs agreed the changes applied for were minimal would have no significant impact on the existing permission.	ACTION – post SUPPORT on CC Planning Register
	Application 9	Central & Pentire	
	Reference	PA24/02605	
	Proposal	Demolition of two existing buildings and construction of new 3 storey public building at the Tolcarne site in Newquay Station Quarter.	
	Location	Adult Education Office, Tolcarne Road TR7 2NQ	
	Applicant	Laura Viant	
Minute Ref P300/24 (13)	Decision	It was proposed by Cllr S Thomson, second by Cllr M North and RESOLVED unanimously to OBJECT to PA24/02605	
	Comments	Cllrs were aware of the public consultation exercise that had taken place and agreed the replacement design appears to be of a high quality and could potentially improve the existing street scene. However, the notion that the additional 14 parking spaces to the immediate south of the building, which sit outside the red line boundary, will be available to the building but may be given over to future development in the area is a cause for concern. This area of the Town is	ACTION – post OBJECTION on CC Planning Register

already subject to local on-street parking pressures, whilst the adjacent Albany Street car park is quite constrained, regularly close to capacity and would offer minimal additional parking options. Newquay Neighbourhood Plan policy E5 requires that new commercial buildings provide appropriate levels of car parking in line with CC guidance. Cllrs agreed the application failed to demonstrate that the proposed development wouldn't add to parking pressures in this often busy, mixed-use location.

	Application 10	Central & Pentire	
	Reference	PA24/02477	
	Proposal	First floor roof extension with dormers and rear balcony to extend residential space.	
	Location	15A Manewas Way TR7 3AJ	
	Applicant	James Harrison	
Minute Ref P300/24 (14)	Decision	It was proposed by Cllr S Thomson, second by Cllr M North and RESOLVED unanimously to OBJECT to PA24/02477	
	Comments	The Newquay Character Study (appendix 5 of the Newquay Neighbourhood Plan), highlights the single-storey bungalows found in this part of the town, noting that they give the area a distinctive and important character that should be retained	ACTION – post OBJECTION on CC Planning Register

(see character cell 5: Porth Veor). Cllrs felt the proposed first-floor roof extension was quite inelegant in appearance and would be wholly at odds with neighbouring properties and the wider area. Local comments were noted and Cllrs agreed the proposals represent the overdevelopment of what is becoming a very cramped site. The residential amenity of the neighbouring property at no13 would be harmed by the scale and mass of the extension, resulting in an overbearing relationship and an unacceptable loss of privacy that Cllrs could not support.

Minute Ref P301/24	<u>Terms of Reference and Risk Assessment Update</u>	
	D McLeod informs members about the needed change to the Terms of reference as it refers to having 2 substitutes while the current committee has 3. This will be brought to a future meeting.	
Minute Ref P302/24	<u>Reports and any associated Recommendations from Working Parties</u>	
	i. Community Governance Review Working Party No updates	
	ii. Newquay Neighbourhood Plan No updates	
	iii. Parking Working Party No updates	

Minute Ref P303/24	<u>Financial Statement</u>	
	D McLeod reported that no purchases had been made and there were no payments to authorise.	
Minute Ref P304/24	<u>Other Correspondence</u>	
	None	
Minute Ref P305/24	<u>Items for information and discussion only</u>	
	<p>i Weekly Decisions List</p> <p>Members noted the list of decisions.</p> <p>ii. The government's proposed relaxation of licensing laws for Euro 2024 becomes law</p> <p>D McLeod updated Cllrs on the recent temporary relaxation of Licensing Laws</p> <p>iii. 2024 planning training - Short term lets and Article 4s; Community led projects in planning (13.06.2024 - 4pm-5.30pm)</p> <p>Cllrs noted this training has now been postponed.</p>	
Minute Ref P306/24	<u>Date and time of next meeting</u> The next Planning & Licensing Committee meeting will take place on WEDNESDAY 19 June 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 9:00 pm Signed..... Date..... Chair Cllr J Kenny	