

	Minutes of the Planning & Licensing Committee Meeting held on Wednesday, 3rd January 2024 at 6:00 pm in the Council Chambers, Municipal Offices, Marcus Hill, Newquay.	
	<p><u>Present</u> Cllr J Kenny (Chair), Cllr S Thomson (Vice Chair), Cllr J Brook, Cllr K Larsen, Cllr M North, Cllr S Hick</p> <p><u>Also attending</u> L Hughes & K McGoldrick (Corporate Service) There were two members of the public in attendance.</p>	
Minute Ref P152/22	<u>Apologies</u> D McCleod, Cllr N Morris, Cllr F Williamson, Cllr N Morris, Cllr D Souray	
Minute Ref P153/22	<u>Interests</u> None	
Minute Ref P154/22	<u>Meeting Management Issues</u> None	
Minute Ref P155/22	<u>Minutes</u> <ul style="list-style-type: none"> i. 06 DECEMBER 2023 ii. 19 DECEMBER 2023 	
	It was proposed by Cllr S Thomson, second by Cllr J Kenny and RESOLVED unanimously that the minutes of the meeting for 08 November 23 were correctly recorded and that they be adopted and signed by the Chairman.	Note to officer.
Minute Ref P156/22	<u>Matters Arising</u> Representation via J Kenny on proposal – Completed. Representation via J Kenny land of east of California. Completed.	

	Changing of name Esplanade Road – and has been confirmed via Louise Hughes.	
Minute Ref P157/22	<u>Public Question Time</u> No questions.	
	A representation was made in support of one Planning Application: PA23/08577 (Agenda item 10.02)	
Minute Ref P096/23 (1)	It was proposed by Cllr J Kenny, second by Cllr S Hick and RESOLVED unanimously to bring forward agenda item 10.04 (PA23/08577) in order that decision be made before returning to the remaining agenda items.	
	Application 2 Central & Pentire	
	Reference PA23/08577	
	Proposal Retrospective change of use to student accommodation during term time and guest accommodation during the summer months.	
	Location 72 Edgcumbe Avenue, Newquay TR7 2NN	
	Applicant Mr Stephen Thatcher	
	Grid Ref	
Minute Ref P096/23 (2)	Decision It was proposed by Cllr J Kenny, second by Cllr S Thomson and RESOLVED unanimously to NO OBJECTION to PA23/08577	
	Comments Members saw no issue with application and were happy to raise no objection.	ACTION - post NO OBJECTION on CC Planning Register
Minute Ref P158/22	<u>Active Consultations</u>	
	None	

Minute Ref P159/22	<u>To discuss and make any decisions on Licensing applications and other Licensing matters.</u>		
	None		
Minute Ref P160/22	<u>To discuss and make any decisions on previous Planning Applications</u>		
	Planning Ref	i. PA23/08964 – 29 Lewarne Crescent	
	A majority responded to this Five-Day Protocol, with all agreeing to RATIFY the decision to agree to the Officer's recommendation to approve the application.		
Minute Ref P206/23 (1)	It was proposed by Cllr J Kenny, second by Cllr S Thomson, and RESOLVED unanimously to ratify the above decision.		
Minute Ref P162/22	<u>To consider Planning Applications and correspondence relating to Planning Applications</u>		
	Application 1	Porth & Tretherras	
	Type		
	Reference	PA23/09849	
	Proposal	Variation of Condition 1 (approved plans) of Application No. PA17/04525 dated 27 th June 2017 (Creation of a Foot path/Cycle path from Nansledan School to Gypsy Corner) / Land Off William Hosking Road Newquay	
	Location	Land off William Hosking Road Newquay	
	Applicant	Mr Alastair Martin	
Minute Ref P162/22 (1)	Decision	It was proposed by Cllr S Hick, second by Cllr S Thomson and RESOLVED unanimously to NO OBJECTION to PA23/09849	
	Comments	Members raise no objection to the variation in principle, however they wished to make sure that reflective signage is placed on the fencing to advise all users of the new layout. Specifically for use at night.	ACTION - post NO OBJECTION on CC Planning Register

		Members wished to ask for any information on the use of the Haul Rd after the completion of the entire development?	
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	Application 3	Porth & Tretherras	
	Type		
	Reference	PA23/10065	
	Proposal	Raising of roof and creation of a new first floor level, removal of conservatory and replacement with a ground floor extension, and a new front porch enclosure.	
	Location	25 Bedowan Meadows, Tretherras Newquay TR7 2SN	
	Applicant	Mr & Mrs Bennett	
Minute Ref P162/22 (1)	Decision	It was proposed by Cllr S Thomson, second by Cllr S Hick and RESOLVED to raise OBJECTION to PA23/10065	
	Comments	<p>Members objected to the application due to lack of information on the plans for the ridge height of the roof, to be able to see in context with the neighbouring properties. Concerns over the change in street scene and setting a precedent. Members wished to know if solar panels will be placed back on the roof.</p> <p>X4 voted objection. X1 Cllr K Larsen voted NO OBJECTION.</p>	ACTION - post OBJECTION on CC Planning Register

	Application 4	Porth & Tretherras	
	Type		
	Reference	PA23/09992	
	Proposal	Proposed Extension and Alterations	
	Location	Porth Kea Alexandra Road Newquay TR7 3NB	
	Applicant	Mr And Mrs Amor	
Minute Ref P162/22 (1)	Decision	It was proposed by Cllr S Hick, second by Cllr S Thomson and RESOLVED to SUPPORT to PA23/09992	
	Comments	Members noted that this application is well suited for residents and for holiday property. Please could they look to install Bee Bricks and Swift Boxes.	ACTION – post SUPPORT on CC Planning Register

	Application 5	Porth & Tretherras	
	Type		
	Reference	PA23/06218	
	Proposal	Erection of 4 New dwellings and detached garages	
	Location	Land Adj To The Warren Gusti Veor Newquay	
	Applicant	Mr John Pearce	
Minute Ref P162/22 (1)	Decision	It was proposed by Cllr S Hick, second by Cllr K Larsen and RESOLVED unanimously to OBJECT to PA23/06218	
	Comments	Members objected to the application. Concerns over removal of hedges and loss of habitat. The loss of greenery contradicts the NNP Policy G1 which requires developments to protect and enhance areas of nature. Members were concerned about lack of information on the Green Infrastructure Survey completed.	ACTION - post OBJECT on CC Planning Register

	Application 6	Trenance	
	Type		
	Reference	PA23/07357	
	Proposal	Proposed demolition of existing garage, construction of games room, gym and office, new garage, photovoltaic panels, widening of driveway and associated works	
	Location	9 Gresham Close, Newquay, TR7 2LF	
	Applicant	Mr Paul Ennor	
Minute Ref P162/22 (1)	Decision	It was proposed by Cllr S Thomson, second by Cllr S Hick and RESOLVED unanimously to OBJECT to PA23/07357	
	Comments	Members voted to object to this application. Concerns over loss of amenity space for the house as well as the area due to the reduced garden size. Members wished to see an annexe clause added to the application.	ACTION - post OBJECT on CC Planning Register
Minute Ref P007/23	7:41pm – Cllr M North exited the meeting.		
Minute Ref P007/23	7:43pm – Cllr J Kenny sanctioned a short comfort break, during which time no business was conducted. 7:48pm - The meeting resumed with all Members present.		
Minute Ref P007/23	7:48pm – Cllr J Brook declared an interest in Application 7 PA23/10084 and left the chamber.		

	Application 7	Porth & Tretherras	
	Type		
	Reference	PA23/10084	
	Proposal	Extension to existing dwelling	
	Location	21 Bonython Road Newquay TR7 3AW	
	Applicant	Ms Wright	
Minute Ref P162/22 (1)	Decision	It was proposed by Cllr S Thomson, second by Cllr J Kenny and RESOLVED unanimously to NO OBJECTION to PA23/10084	
	Comments	Members wished to see renewable energy solutions included. Members wished for confirmation about no overlooking from the new windows. Look to install Bee Bricks and Swift Boxes.	ACTION - post NO OBJECTION on CC Planning Register

Minute Ref P007/23	19:58pm It was proposed by Cllr J Kenny, second by Cllr S Thomson and RESOLVED unanimously to extend the meeting by up to 10 minutes.
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Minute Ref P007/23	7:58pm – Cllr J Brook returned to the chamber.
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	Application 8	Central & Pentire	
	Type		
	Reference	PA23/10008	
	Proposal	Continued use of the building as a self-contained apartment and a house in multiple occupation (HMO)	
	Location	Seascape Lodge 1 Tolcarne Road Newquay	
	Applicant	Mr and Mrs A Card	
Minute Ref P162/22 (1)	Decision	It was proposed by Cllr S Hick, second by Cllr J Brook and RESOLVED unanimously to NO OBJECTION to PA23/10008	

	Comments	Members felt this has been a well-run HMO for a number of years and were happy to raise no objection.	ACTION - post NO OBJECTION on CC Planning Register
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Minute Ref P163/22	<u>Terms of Reference and Risk Assessment Update</u>	
	None	

Minute Ref P164/22	<u>Reports and any associated Recommendations from Working Parties</u>	
	i. Community Governance Review Working Party	
	ii. Newquay Neighbourhood Plan	
	iii. Parking Working Party	
	No updates from all.	

Minute Ref P165/22	<u>Financial Statement</u>	
	None	

Minute Ref P166/22	<u>Other Correspondence</u>	
	<p>The Chair informed members that the Whipsiderry steps are being closed by Cornwall Council for 6 months. If the full 6 months are not required, they will reduce the time.</p> <p>Members asked office to write to Councillor J Fitter to raise the question of why they are closing Whipsiderry.</p> <p>Members were informed that a letter has already been sent from the office. And will update members when a response is received.</p>	

Minute Ref P167/22	<u>Items for information and discussion only</u>	
	None	

Minute Ref P168/22	<u>Date and time of next meeting</u> The next Planning & Licensing Committee meeting will take place on WEDNESDAY 17 JANUARY 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 20:06 pm Signed..... Date..... Chair Cllr J Kenny	
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