

	<b>Minutes of the Planning &amp; Licensing Committee Meeting held on Tuesday 31<sup>st</sup> December 2022 at 18:00 pm in the Council Chambers, Municipal Offices, Marcus Hill, Newquay.</b>	
	<p><b><u>Present</u></b>  Cllr J Kenny (Chair), Cllr N Morris (Vice Chair),  Cllr S Thomson, Cllr J Bell, Cllr J Brook,  Cllr M North, Cllr F Williamson.</p> <p><b><u>Also attending</u></b>  D McLeod &amp; M Mee (Corporate Service)</p>	
<b>Minute Ref P034/23</b>	<p><b><u>Apologies</u></b>  Cllr K Larsen, Cllr F Williamson, Cllr C Anderson</p>	
<b>Minute Ref P035/23</b>	<p><b><u>Interests</u></b>  None</p>	
<b>Minute Ref P036/23</b>	<p><b><u>Meeting Management Issues</u></b>  None</p>	
<b>Minute Ref P037/23</b>	<p><b><u>Minutes</u></b>  None</p>	
<b>Minute Ref P038/23</b>	<p><b><u>Matters Arising</u></b>  None</p>	
<b>Minute Ref P039/23</b>	<p><b><u>Public Question Time</u></b>  There were no members of the public in attendance and no written questions were received.</p>	
<b>Minute Ref P040/23</b>	<p><b><u>Active Consultations</u></b>  i. Watergate Bay Sprint 16-17 September 2023</p>	

	It was proposed by Cllr J Kenny, second by Cllr N Morris and <b>RESOLVED unanimously</b> to review and send in final thoughts to Duncan to pass on.	
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<b>Minute Ref P041/23</b>	<b><u>To discuss and make any decisions on Licensing applications and other Licensing matters.</u></b>	
	None	

<b>Minute Ref P042/23</b>	<b><u>To discuss and make any decisions on previous Planning Applications</u></b>	
	<b>Planning Ref</b> i. PA22/10658 – 14 East Street TR7 1BH	
	Four Cllrs responded to this Five-Day Protocol, with all four agreeing with the Officer's recommendation to approve the application.	
	<b>Planning Ref</b> ii. PA22/10658 – 14 East Street TR7 1BH	
	Four Cllrs responded to this Five-Day Protocol, with the majority agreeing to disagree with the Officer's recommendation to approve the application.	
	<b>Planning Ref</b> iii. PA22/11050 – 36 Church Street	
	Six Cllrs responded to this Five-Day Protocol, with all six Cllrs agreeing to disagree with the Officer's recommendation to approve the application.	
<b>Minute Ref P042/23 (1)</b>	It was proposed by Cllr J Kenny, second by Cllr N Morris, and <b>RESOLVED unanimously to ratify the above decision.</b>	

<b>Minute Ref P043/23</b>	<b><u>To consider Planning Applications and correspondence relating to Planning Applications</u></b>	
	<b>Application 1</b> <b>Porth &amp; Tretherras</b>	
	<b>Reference</b> <a href="#">PA23/00141</a>	
	<b>Proposal</b> Proposed former extensions and internal alterations	
	<b>Location</b> 1 Lewarne Crescent TR7 3JW	

	<b>Applicant</b>	Mr and Mrs Colin Beasley	
	<b>Grid Ref</b>	183441 / 62391	
<b>Minute Ref P043/23 (1)</b>	<b>Decision</b>	It was proposed by Cllr J Brook, second by Cllr M North and <b>RESOLVED unanimously to raise NO OBJECTION to</b> PA22/00141	
	<b>Comments</b>	<b>Members recalled their objection to the previous proposals for this property (PA22/07424). The addition of dormer windows was considered far more in keeping with the character of the Lewarne Estate and the retention of the dwarf wall and green verge was welcomed. When comparing the elevations there was some uncertainty at whether the ridge height was being raised, but it was felt that a modest increase could be accommodated without any cause for concern. Reassurance is sought that there would be no access from the first floor onto the flat roof, other than for maintenance purposes. Whilst the intention to extend the bungalow into a multigenerational dwelling is understood, Members wished to reiterate their view that the property does not appear suitable for subdivision resulting in the creation of a new, separate address.</b>	<b>ACTION - raise NO OBJECTION on CC Planning Register</b>

	<b>Application 2</b>	<b>Central &amp; Pentire</b>	
	<b>Reference</b>	<a href="#">PA22/11389</a>	
	<b>Proposal</b>	Certificate of Lawfulness of an Existing Use for continued use as a single dwelling house. The whole plot	
	<b>Location</b>	10 Carclew Avenue TR7 1RH	
	<b>Applicant</b>	Mr Paul Smith	
	<b>Grid Ref</b>	181491 / 61516	

<b>Minute Ref P043/23 (2)</b>	<b>Decision</b>	It was proposed by Cllr J Kenny, second by Cllr J Brook and <b>RESOLVED unanimously to raise NO OBJECTION to</b> PA22/11389	
	<b>Comments</b>	<b>Members agreed to raise No Objection to this application, subject to confirmation that the Officer is satisfied with the evidence that has been provided.</b>	<b>ACTION - raise NO OBJECTION on CC Planning Register</b>

	<b>Application 3</b>	<b>Porth &amp; Tretherras</b>	
	<b>Reference</b>	<a href="#">PA23/00165</a>	
	<b>Proposal</b>	Proposed rear extension with a loft conversion and rear dormer with balcony over the new extension	
	<b>Location</b>	Location 34 Arundel Way Newquay Cornwall TR7 3AG	
	<b>Applicant</b>	Mr Christopher Kemp	
	<b>Grid Ref</b>	182579 / 62516	
<b>Minute Ref P043/23 (3)</b>	<b>Decision</b>	It was proposed by Cllr J Bell, second by Cllr J Brook and <b>RESOLVED unanimously to SUPPORT to</b> PA22/00165	
	<b>Comments</b>	<b>Members agreed there would be no harm to the existing street scene and were satisfied that the plot size was suitable for the scale of development proposed. When considering the rear facing balcony there was some concern that the adjacent properties could possibly experience a level of overlooking that would impact their residential amenity. Members would therefore request confirmation from the Case Officer that any loss of privacy is minimal at worst</b>	<b>ACTION - post SUPPORT on CC Planning Register</b>

	<b>Application 4</b>	<b>Central &amp; Pentire</b>	
	<b>Reference</b>	<a href="#">PA22/10302</a>	

	<b>Proposal</b>	Proposed community facility and place of worship. New build on vacant site without compliance with condition 2 of decision notice <a href="#">PA21/06849</a> dated 23/09/2021	
	<b>Location</b>	Avalon Vale 14 Pargolla Road Newquay Cornwall	
	<b>Applicant</b>	Rev'd Clare Anderson Mid Cornwall Methodist Circuit	
	<b>Grid Ref</b>	181563 / 61509	
<b>Minute Ref P043/23 (4)</b>	<b>Decision</b>	It was proposed by Cllr N Morris, second by Cllr S Thomson and <b>RESOLVED unanimously to SUPPORT to</b> PA22/10302	
	<b>Comments</b>	<b>Members welcomed the new design and layout, viewing it as a clear improvement on the previous permission. It was noted that the reflective garden and outdoor space to the rear of the site appears to be accessible by stairs only – Members felt the addition of a low gradient ramp would greatly benefit any users of the building who may struggle with stairs. Members also felt the landscaping elements of the proposals could have been described in greater detail. Confirmation is requested as to the extent of the proposed dropped kerb – Members are keen to see as much of the green verge kept as possible</b>	<b>ACTION - post SUPPORT on CC Planning Register</b>

<b>Minute Ref P043/23 (5)</b>	7:18pm – Cllr J Kenny sanctioned a short comfort break, during which time no business was conducted. 7:25pm - The meeting resumed with all Members present.
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	<b>Application 5</b>	<b>Porth &amp; Tretherras</b>	
	<b>Reference</b>	<a href="#">PA23/00270</a>	
	<b>Proposal</b>	Replacement side extension, garage, and driveway; proposed loft conversion with raised roof; internal alterations and associated works	
	<b>Location</b>	86 Bonython Road TR7 3AL	

	<b>Applicant</b>	Mr And Mrs George and Molly Spencer	
	<b>Grid Ref</b>	182826 / 62353	
<b>Minute Ref P043/23 (6)</b>	<b>Decision</b>	It was proposed by Cllr S Thomson, second by Cllr N Morris and <b>RESOLVED unanimously to SUPPORT to</b> PA22/00270	
	<b>Comments</b>	<b>Members noted the creation of a recessed balcony and additional fenestration on the east elevation, facing Praze Road. Although there is some distance across Praze Road to the nearest property, Members would request confirmation from the Officer that there would be no negative impact on the residential amenity of the neighbouring property at no.88. Likewise, confirmation is sought that the increased ridge height would not negatively impact the property immediately opposite at no.61. Newquay Neighbourhood Plan Policy G2(e) encourages the applicant to explore any opportunities where high levels of environmental sustainability could be integrated into the works, including renewable energy sources and rainwater harvesting, where possible.</b>	<b>ACTION - post SUPPORT on CC Planning Register</b>

<b>Minute Ref P043/23 (7)</b>	20:00pm It was proposed by Cllr J Kenny, second by Cllr J Brook and <b>RESOLVED unanimously to extend the meeting by up to 60 minutes.</b>
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	<b>Application 6 &amp; 7</b>	<b>Whipsiderry</b>	
	<b>Reference</b>	<a href="#">PA22/10706</a>	
	<b>Proposal</b>	Planning Application and Listed Building Consent for: Change of use former chapel to vestry as owners flat with tented internal letting of main chapel, demolish extension to east	

	<b>Location</b>	St Columb Minor Methodist Church, Church Street, St Columb Minor	
	<b>Applicant</b>	Mrs Michelle Braddock MiTime Ltd	
	<b>Grid Ref</b>	183917 / 62150	
<b>Minute Ref P043/23 (8)</b>	<b>Decision</b>	It was proposed by Cllr S Thomson, second by Cllr N Morris and <b>RESOLVED unanimously to SUPPORT to PA22/10706</b>	
	<b>Comments</b>	<p><b>Members are aware that the Chapel has remained empty and largely unmaintained for over two decades and as a result has fallen into a state of continued decay. It was noted that the current owner has commenced repair works detailed and conditionally approved under PA22/07142, and Members welcomed the broad intention to secure a viable commercial future for the building. The demolition of the extension to the east is seen as a significant improvement and Members were supportive of this aspect of the proposals. Similarly, the use of a section of the building as the owner's accommodation would appear to be a positive step towards ensuring a future for the building. It is understood the proposed construction of a new level floor built over the pews is intended to facilitate the tented internal letting of the main chapel, whilst also addressing comments on conservation and heritage arising from previous plans for the building. However, Members agreed they do not have the expertise to judge the impact and acceptability of this aspect of the proposals; support for this aspect of the scheme is therefore heavily dependent on a positive response from consultees, including the Historic Environment Planning team and Historic England. Members were uncertain</b></p>	<b>ACTION - post SUPPORT on CC Planning Register</b>

		<b>about what reasonable provision had been made to ensure the building and its facilities would be accessible for all</b>	
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	<b>Application 8</b>	<b>Central &amp; Pentire</b>	
	<b>Reference</b>	<a href="#">PA23/00332</a>	
	<b>Proposal</b>	Install a replica tiled roof and new frames	
	<b>Location</b>	48 Penmere Drive Newquay Cornwall TR7 1QQ	
	<b>Applicant</b>	Ms Reynolds	
	<b>Grid Ref</b>	180143 / 61216	
<b>Minute Ref P043/23 (9)</b>	<b>Decision</b>	It was proposed by Cllr S Thomson, second by Cllr J Bell and <b>RESOLVED unanimously to SUPPORT to</b> PA23/0332	
	<b>Comments</b>	<b>Members agreed there would be no harm resulting from the proposed works and were happy to offer their support for this application</b>	<b>ACTION - post SUPPORT on CC Planning Register</b>

	<b>Application 9</b>	<b>Central &amp; Pentire</b>	
	<b>Reference</b>	<a href="#">PA23/00176</a>	
	<b>Proposal</b>	Change the use of 61 Pentire Avenue from the existing Use Class C1 (hotel) to Use Class C3 (residential) by sub-dividing the building to create four no. self-contained apartments with parking	
	<b>Location</b>	Ravensbury Hotel 61 Pentire Avenue	
	<b>Applicant</b>	Neil Whitehall Lanwood Capital Ltd	
	<b>Grid Ref</b>	179444 / 61386	
<b>Minute Ref P043/23 (10)</b>	<b>Decision</b>	It was proposed by Cllr N Morris, second by Cllr S Thomson and <b>RESOLVED to OBJECT to</b> PA22/00176 Cllr J Brook <b>ABSTAINED</b>	



	<p><b>Comments</b></p> <p><b>Members noted the Marketing Statement included in the application documents and were satisfied that appropriate efforts had been made to find a buyer for the property. The loss of this building as a hotel is accepted and the principle of sub-division as a means of retaining and improving the existing building is therefore welcomed. In terms of the external appearance, Members were satisfied the proposed changes were fully in keeping with the adjoining property and would be unlikely to harm the character of the immediate area. However, whilst the reasoning behind the shortfall in off-street parking provision was understood, Members were concerned that this would inevitably add to local parking pressures, especially during the summer season. Having studied the floor plans, Members went on to question whether Flats 3&amp;4 should be considered as one-bedroom dwellings. In addition to the designated bedroom, both flats benefit from a well-sized room, described on the plans as a Study, and each has its own additional (en-suite?) bathroom; Members agreed that, despite the applicant's description, this layout would almost certainly see Flats 3&amp;4 being utilised as two-bedroom accommodation. In turn, this would see the parking provision fall even further short of the levels required under Neighbourhood Plan policy H4. In terms of access, Members queried whether reasonable provision had been made to ensure the building and its facilities would be accessible for all. It was noted that the only access to the first and second floors was via stairs, whilst there also appears to</b></p>	<p><b>ACTION – post OBJECTION on CC Planning Register</b></p>
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be no form of disabled access from the car park to the main building. Viewing the south-facing elevations, concerns are also raised at the potential for overlooking that would result from the proposed terraces at the first and second-floor levels. Members agreed there were positive aspects to the overall scheme, but would not be able to support the current set of plans

	<b>Application 10</b>	<b>Central &amp; Pentire</b>	
	<b>Reference</b>	<a href="#">PA22/09254</a>	
	<b>Proposal</b>	Erection of a permanent sculpture depicting a surfer on a wave	
	<b>Location</b>	Killacourt Field The Crescent TR7 1DT	
	<b>Applicant</b>	Keogh Foundation	
	<b>Grid Ref</b>	Not Given	
<b>Minute Ref P043/23 (11)</b>	<b>Decision</b>	It was proposed by Cllr J Kenny, second by Cllr N Morris and <b>RESOLVED unanimously to raise NO OBJECTION to</b> PA22/09254 Cllr N Morris <b>ABSTAINED</b>	
	<b>Comments</b>	<b>Following the submission of further documents, Members agreed that, given its size and proposed location, the statue would be unlikely to harm the longer coastal views across the Harbour, Towan Beach and out to sea. Despite this, Members were uncertain whether the appearance of the proposed statue, fixings and associated works now reflects the design featured in the public consultation carried out in July 2022. It was noted that this is a decision for Town Cllrs to decide upon and so has been referred back to Full Council. Having considered the additional documentation, Members agreed they would raise no</b>	<b>ACTION - raise NO OBJECTION on CC Planning Register</b>

	<b>objection to the application, but that this position would be subject to firm reassurance from the LPA that the three recommendations detailed on page 5 of the current Slope Stability Appraisal, regarding the base plinth for the statue, can be met.</b>	
	Having considered the most recent application documents, concerns were raised that the overall appearance of the statue was notably different to the original drawings that residents of Newquay were consulted on in July 2022.	
<b>Minute Ref P043/23 (12)</b>	It was proposed by Cllr J Kenny, second by Cllr N Morris and <b>RESOLVED unanimously to recommend that Full Council reconsider the current application documents to determine whether the appearance of the proposed statue, fixings and associated works accurately reflects the design that was subject to public consultation in July 2022.</b>	
<b>Minute Ref P044/23</b>	21:05pm Cllr J Kenny noted that no further extension of the meeting was possible, and that any remaining business would need to be carried forward to the next available meeting date.	
<b>Minute Ref P045/23</b>	<p><b><u>Date and time of next meeting</u></b></p> <p>An Extraordinary meeting of the Planning &amp; Licensing Committee meeting will take place on THURSDAY 9th FEBRUARY 2023 at 14:00pm in the Council Chamber, Municipal Offices, Marcus Hill, Newquay TR7 1AF.</p> <p><b>The Chair thanked Members for their attendance and exited the meeting at 09:06 pm</b></p> <p><b>Signed.....</b></p> <p><b>Date.....</b></p> <p><b>Chair Cllr J Kenny</b></p>	