

	<p>Minutes of the Planning & Licensing Committee Meeting held on Wednesday 25th October 2023 at 6:08 pm in the Council Chambers, Municipal Offices, Marcus Hill, Newquay.</p>	
	<p><u>Present</u> Cllr S Thomson (Vice Chair), Cllr K Larsen, Cllr J Bell, Cllr R Souray, Cllr N Morris, Cllr M North.</p> <p><u>Also attending</u> D McLeod & Ms. L Holroyd (Corporate Service) There were 2 members of the public in attendance.</p>	
Minute Ref P350/23	<p><u>Apologies</u></p> <p>Cllr J Kenny (Chair), Cllr J Brook.</p>	
Minute Ref P351/23	<p><u>Interests</u></p> <p>None</p>	
Minute Ref P352/23	<p><u>Meeting Management Issues</u></p> <p>None</p>	
Minute Ref P353/23	<p><u>Minutes</u></p> <p>i. 27 September 2023</p>	
	<p>Cllr K Larsen queried the omission of a comment relating to P340/23. D McLeod confirmed he would be able to check the livestream recording and the written notes from 27 September 2023 and report back at the next meeting.</p>	
	<p>It was proposed by Cllr S Thomson, second by Cllr K Larsen and RESOLVED unanimously that the minutes of the meeting for 27 September 2023 should be carried forward to the next meeting.</p>	

Minute Ref P354/23	<u>Matters Arising</u> See Minute Ref P353/23.	
Minute Ref P355/23	<u>Public Question Time</u>	
	A representation was made in support of Planning Application PA23/08028 (Agenda item 10.06)	
	It was proposed by Cllr S Thomson, second by Cllr M North and RESOLVED unanimously to bring forward Agenda item 10.06 (PA23/08028) in order that decision be made before returning to Public Question Time.	
	Application 6 Trenance	
	Type Permission in Principle	
	Reference PA23/08028	
	Proposal Application for Permission in Principle for the construction of a dwelling	
	Location Land North Of 9 Chichester Crescent, Gresham Close TR7 2LD	
	Applicant Peter Wickham	
Minute Ref P355/23 (1)	Decision It was proposed by Cllr M North, second by Cllr N Morris and RESOLVED to OBJECT to PA23/08028. Cllr K Larsen and Cllr R Souray abstained.	
	Comments Cllrs were aware this application was intended to seek permission in principle for the construction of a dwelling and would be followed by the necessary detailed development proposals, should the current application be successful. Although these technical details are not currently known,	ACTION - post OBJECTION on CC Planning Register

Cllrs raised concerns that the plot would not be of sufficient size to accommodate a dwelling house of a type that would be in keeping with the neighbouring properties of Chichester Crescent & Gresham Close. Shoehorning such a dwelling into this plot would, in the view of Cllrs, lead to a development that would appear cramped and at odds with the character of the surrounding area. Similarly, doubts were raised that a dwelling house could be located here without impacting the privacy of existing neighbours. Further concerns were raised at the overall loss of biodiversity that would result from developing the site. The limited space available left Cllrs questioning whether safe and suitable access could be achieved without detriment to neighbouring properties. Cllrs noted the reasons for the refusal of PA17/11789 (1 Gresham Close) and agreed there were likely to be similar considerations that would go against the current application.

Minute Ref P355/23 (2)	A representation was made in support of Planning Application PA23/06066 (Agenda item 10.10)	
---------------------------------------	---	--

Minute Ref P355/23 (3)	It was proposed by Cllr S Thomson, second by Cllr M North and RESOLVED unanimously to bring forward Agenda item 10.10 (PA23/06066) in order that decision be made before returning to the remaining Agenda items.	
	Application 10	Whipsiderry
	Type	Planning Permission
	Reference	PA23/06066
	Proposal	Demolition and replacement of kennels. Demolition and removal of ancillary structures to be replaced by new buildings to include office and staff facilities for the Charity. Existing Training Hall to be retained. Foul treatment and Surface water disposal to be upgraded. Parking to be re-graded and include disabled parking spaces. Re-grading of Application Site and provision of ramps and steps to meet Part M Accessibility requirements to all buildings. Landscaping works including 10% bio-diversity net gain. Vehicle Entrance improvements.
	Location	St Francis Home For Animals Trevelgue Road TR8 4AT
	Applicant	Mr Anthony Kinder St Francis Dogs Home [charity]
Minute Ref P355/23 (4)	Decision	It was proposed by Cllr N Morris, second by Cllr M North and RESOLVED unanimously to SUPPORT PA23/06066
	Comments	Cllrs were reminded of their support for the previously approved proposals (PA21/09227) and were made aware of the circumstances that had led to this current application. Having considered these new plans, all aspects of the current application are welcomed, with the sole suggestion
		ACTION - post SUPPORT on CC Planning Register

that, in addition to the Sparrow Terrace and Bat Boxes, the Charity may also like to consider incorporating a number of Swift Boxes into the plans too.

Minute Ref P356/23	<u>Active Consultations</u>	
	PROPOSED BASE STATION INSTALLATION UPGRADE AT CS12799102 - GANNEL ROAD SW, NEWQUAY TR7 1SB	
	D McLeod reported that Cornerstone had replied to the Committee's comments (see Minute Ref P340/23), confirming that it would be up to the LPA to consult with any near neighbours. In addition, it was confirmed that the proposed replacement mast would match the grey colour of the existing. Members were informed that the Local Planning Authority (LPA) had since been notified of the proposed base station installation upgrade, under permitted development rights, and had no comments to make. The information has been added to the LPA's records.	
Minute Ref P357/23	<u>To discuss and make any decisions on Licensing applications and other Licensing matters.</u>	
	None	
Minute Ref P358/23	<u>To discuss and make any decisions on previous Planning Applications</u>	
	Planning Ref i. PA23/04477 – The Croft, 37 Mount Wise TR7 2BL	
	5 Cllrs responded to this Five-Day Protocol, with all Agreeing to Disagree with the Officer's recommendation to Approve the application.	
	Planning Ref ii. PA23/07285 – 15 Alexandra Road TR7 3ND	

	3 Cllrs responded to this Five-Day Protocol, with all Agreeing to Disagree with the Officer's recommendation to Approve the application.		
Minute Ref P358/23 (1)	It was proposed by Cllr S Thomson, second by Cllr N Morris, and RESOLVED unanimously to ratify the above decisions.		
	Planning Ref	iii. PA22/10572 – Land at Hotel Bristol, Narrowcliff, TR7 2PQ	
	<p>Following an update from Cornwall Council, informing the Town Council of the intention to approve Planning Application PA22/10572 under delegated authority, it was felt appropriate to request that the LPA's Chief Planning Officer refer the application to the Central Sub Area Planning Committee for determination. The request had been drafted and included on the agenda for the Planning & Licensing meeting scheduled for 11 October 2023. However, this meeting had been cancelled (due to staff sickness).</p> <p>In line with the Town Council's Scheme of Delegation, the Chair and Town Clerk agreed the letter be sent, due to the time sensitive nature of the matter at hand, and that this decision would be ratified at the next available meeting.</p>		
Minute Ref P358/23 (2)	It was proposed by Cllr S Thomson, second by Cllr M North, and RESOLVED unanimously to ratify the above decision.		
Minute Ref P358/23 (3)	Planning Ref	iv. PA23/06897 – 1 Coronation Way, TR7 3JL	
	In the meeting held on 13 September 2023, the Committee agreed to raise No Objection to planning application PA23/06897. For information, the Case Officer has since communicated that the proposed flat-roofed two-storey side extension was deemed incongruous by the LPA. This flat roof design has now been replaced with a revised, pitched roof design which is considered more in keeping with the character and appearance of the area.		

Minute Ref P359/23	<u>To consider Planning Applications and correspondence relating to Planning Applications</u>	
	Application 1	Trenance
	Type	Planning Permission
	Reference	PA23/06115
	Proposal	Erection of lightweight storage structure
	Location	Jewsons Ltd - Unit 2 Treloggan Industrial Estate TR7 2SX
	Applicant	Stark Building Materials
Minute Ref P359/23 (1)	Decision	It was proposed by Cllr M North, second by Cllr R Souray and RESOLVED unanimously to SUPPORT to PA23/06115
	Comments	<p>Cllrs agreed they were pleased to be able to support local businesses wherever possible. 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 any permitted works and the applicant is encouraged to explore the opportunity of including renewable energy sources and rainwater harvesting as part of the overall design.</p>
		ACTION - post SUPPORT on CC Planning Register
	Application 2	Central & Pentire
	Type	Application under Section 73 of TCP Act

	Reference	PA23/07331	
	Proposal	Conversion of first floor restaurant and second floor to form nine flats without compliance with Condition 1 of decision notice PA22/02288 dated 28.10.2022	
	Location	Kayes Pharmacy 6 - 10 East Street	
	Applicant	Mr T Anik	
Minute Ref P359/23 (2)	Decision	It was proposed by Cllr S Thomson, second by Cllr N Morris and RESOLVED unanimously to OBJECT to PA23/07331	
	Comments	<p>Cllrs noted that whilst the application form solely makes reference to the provision of Juliet balconies, the submitted plans appear to include additional changes. A key difference, as identified by the Police Architectural Liaison Officer, appears to be the omission of any reference to the access control system, as described on the approved plans. Cllrs agreed they would not be able to support the removal of this feature from the scheme. Further clarification is also requested as to whether the exterior appearance of the building, as shown on the NW elevation described on drawing 4076-02-H, is being changed. The front of the building looks markedly different on the proposed 4076-02-H drawing, but with no detail or explanation as to why. Looking at the proposed floor plans, Cllrs expressed their unhappiness at</p>	ACTION - post OBJECTION on CC Planning Register

the apparent changes to the agreed Bin Store. The GF floor plan suggests the bin store would move to the entrance lobby area and would no longer be in a dedicated, separate space - losing the code secure door and the open-air vent to the bin store were also seen as negative changes. When considering the Juliet balconies, Cllrs were unconvinced they would fit in with the surrounding street scene, which clearly has a more commercial, rather than residential appearance. Cllrs queried the accuracy of the plans; when considering drawing 4076-02-K, the access to the sedum roof shown on the proposed second floor plan appears to have been removed from the proposed SE and SW elevations.

Minute Ref P359/23 (3) 7:31pm - Cllr M North left the meeting.

	Application 3	Central & Pentire	
	Type	Application under Section 73 of TCP Act	
	Reference	PA23/07434	
	Proposal	Variation of Condition 2 (approved plans) of Application No. PA22/04790 dated 20th February 2023 (Demolition of the existing 7 residential flats and the erection of 10 new residential apartments (Revised Plans))	
	Location	Ocean Reach, 11 Esplanade Road TR7 1QA	

Minute Ref P359/23 (4)	Applicant	Mr Andy West - Verto	
	Decision	It was proposed by Cllr S Thomson, second by Cllr K Larsen and RESOLVED to raise NO OBJECTION to PA23/07434.	
	Comments	<p>Whilst aspects of the amended design are welcomed, such as the improved parking provision, Cllrs agreed to raise No Objection to the proposals, subject to satisfactory answers regarding the following concerns:</p> <p>Cllrs were unsure how the Developer intends to maintain the 'Living Wall' shown on the proposed south elevation. Some detail or explanation would be appreciated;</p> <p>additionally, with regards to the use of 'perforated metal cladding' on the exterior of the building, Cllrs are aware of examples across the town where this style of finish has been shown to be inappropriate for Newquay's coastal climate. In line with Neighbourhood Plan Policy G3, Building for the Maritime Climate, Cllrs would request the Developers demonstrate how the amended design has taken into account the impact of the maritime climate on long-term building finishes.</p>	ACTION - post NO OBJECTION on CC Planning Register

	Application 4	Central & Pentire	
	Type	Non-Material Amendment	
	Reference	PA23/07744	

Minute Ref P359/23 (5)	Proposal	Non-material amendment in relation to Decision Notice PA21/07856 dated 19/11/2021: Change roof finish from zinc metal to natural slate.	
	Location	Sea Spray, 82A Tower Road TR7 1LY	
	Applicant	Mr Luca Albano	
	Decision	It was proposed by Cllr S Thomson, second by Cllr N Morris and RESOLVED to SUPPORT PA23/07744	
	Comments	Cllrs would encourage the use of a high-quality slate product as part of this scheme.	ACTION – post SUPPORT on CC Planning Register

Minute Ref P359/23 (6)	Application 5	Whipsiderry	
	Type	Planning Permission	
	Reference	PA23/06479	
	Proposal	Change of use from annexe to dwelling	
	Location	Hope Cottage, Stanways Road TR7 3HF	
	Applicant	Mrs Caroline Short-Hurst	
	Decision	It was proposed by Cllr S Thomson, second by Cllr N Morris and RESOLVED to OBJECT to PA23/06479. Cllr K Larsen abstained	
	Comments	Whilst understanding the current situation had arisen through no fault of the current owners, Cllrs agreed that without a positive response from the Historic Environment Officer, they would not be able to support the proposed change of use.	ACTION – post OBJECTION on CC Planning Register

	Application 7	Whipsiderry	
--	----------------------	--------------------	--

	Type	Planning Permission	
	Reference	PA23/06665	
	Proposal	Alterations and improvements to the hotel. North-East and South-West elevations	
	Location	Sands Family Resort, Watergate Road TR7 3LX	
	Applicant	Mr Graeme Scrimgeour - Watergate Bay Hotel Ltd	
Minute Ref P359/23 (7)	Decision	It was proposed by Cllr R Souray, second by Cllr J Bell and RESOLVED to SUPPORT PA23/06665.	
	Comments	Cllrs welcomed the proposed alterations and improvements.	ACTION - post SUPPORT on CC Planning Register

Minute Ref P359/23 (8)	7:59pm It was proposed by Cllr S Thomson, second by Cllr J Bell and RESOLVED unanimously to extend the meeting by up to 60 minutes.
---------------------------------------	--

	Application 8	Central & Pentire	
	Type	Planning Permission	
	Reference	PA23/07632	
	Proposal	Extension to create additional storey on existing 2 storey house (Alterations to previously approved PA19/08832)	
	Location	Southend, Riverside Avenue TR7 1PN	
	Applicant	Mr Richard Holder	
Minute Ref P359/23 (9)	Decision	It was proposed by Cllr N Morris, second by Cllr J Bell and RESOLVED unanimously to OBJECT to PA23/07632	
	Comments	Cllrs were aware of the previous scheme, PA19/08832, which had been allowed at	ACTION - post OBJECTION

Appeal (Ref: APP/D0840/D/20/3257651) and noted that the Inspector had felt the scale, height, mass, form and design of that development would be in keeping with other properties in the surrounding area and would maintain the tiered effect on the hillside in relation to the roof heights of surrounding properties. However, Cllrs agreed the current proposal to increase the ridge height and incorporate a wraparound terrace would be a significant departure from the approved plans, resulting in an appearance that would no longer be “similar to other properties in the surrounding area.” Further concerns were raised that these changes could, in combination, potentially lead to a loss of privacy to the neighbouring property to the north-west (no.19) as well as those immediately north (81 Pentire Avenue) and south (no.18). Cllrs agreed with the public concerns around the addition of two large block-built chimney stacks and the harm this could cause to nearby residents. The inclusion of Photo Voltaic Panels is welcomed, but the applicant is encouraged to give further consideration to utilizing environmentally sustainable energy sources, in line with

**on CC
Planning
Register**

**Newquay Neighbourhood Plan policy G2(e)
(Development Principles).**

	Application 9	Central & Pentire	
	Type	Planning Permission	
	Reference	PA23/08344	
	Proposal	Ground floor extension and partial replacement of pitched roof over for flat roof	
	Location	5 - 13 East Street TR7 1DN	
	Applicant	Mr John Clark CCT Partnership	
Minute Ref P359/23 (10)	Decision	It was proposed by Cllr S Thomson, second by Cllr N Morris and RESOLVED to raise NO OBJECTION to PA23/08344.	
	Comments	Cllrs noted that the pavement along this section of East Street is particularly narrow, with the area of the proposed extension effectively offering additional space for pedestrians to step into, rather than stepping onto the road, should congestion occur. However, it is understood that whilst the current layout might effectively act as a safe passing place for pedestrians, there is no obligation for the building owners to provide this space for public use. With this in mind, Cllrs agreed the proposal would add to the overall improvements already agreed for this building.	ACTION - post NO OBJECTION on CC Planning Register
	Application 11	Central & Pentire	

	Type	Planning Permission	
	Reference	PA23/08377	
	Proposal	Proposed ground and first floor extension to provide increased kitchen, new snug/dining area at ground floor and garage/utility at lower ground floor	
	Location	Apley House 24 Trebarwith Crescent TR7 1DX	
	Applicant	Mr And Miss Williams and Downing	
Minute Ref P359/23 (11)	Decision	It was proposed by Cllr S Thomson, second by Cllr R Souray and RESOLVED to RAISE NO OBJECTION to PA23/08377.	
	Comments	Cllrs recalled their support for the previous permission for this address, PA22/09565. It was noted that the current Design and Access Statement refers to positive conversations with the nearest neighbours around overshadowing, and at the time of considering the application there were no objections posted on the Planning Register. However, Cllrs would appreciate confirmation from the Officer that there would be no negative impact on the residential amenity of neighbouring properties. Some concern was raised at the inclusion of a woodburner in the plans, and reassurance is required that emissions from the flue are unlikely to cause an issue for nearby neighbours. Newquay Neighbourhood Plan policy G2	ACTION - post NO OBJECTION on CC Planning Register

(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 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.

	Application 12	Central & Pentire	
	Type	Planning Permission	
	Reference	PA23/07759	
	Proposal	Extension to balcony and change of window in diner to French Doors	
	Location	47 Lusty Glaze Road TR7 3AE	
	Applicant	Mr T Davies	
Minute Ref P359/23 (12)	Decision	It was proposed by Cllr K Larsen, second by Cllr R Souray and RESOLVED unanimously to SUPPORT PA23/07759	
	Comments	Cllrs recalled their previous concern when these material changes had been applied for as a non-material amendment (PA23/06427) and were therefore glad to see the proposals submitted as a Full Permission. The scale and appearance of the balcony extension, and the change to	ACTION - post SUPPORT on CC Planning Register

		French Doors, are considered quite acceptable and unlikely to result in any harm to neighbouring properties.	
--	--	---	--

	Application 13	Porth & Tretherras	
	Type	Non-material Amendment	
	Reference	PA23/07451	
	Proposal	Non-material amendment to decision PA19/07290 dated for 24.10.2019 to change two ground floor windows to door openings, alter the existing dormer and add two new dormers.	
	Location	Trewollack Farmhouse, St Columb Minor TR8 4PB	
	Applicant	Alastair Martin Secretary of Duchy of Cornwall Estate	
Minute Ref P359/23 (13)	Decision	It was proposed by Cllr S Thomson, second by Cllr R Souray and RESOLVED unanimously to RAISE NO OBJECTION to PA23/07451	
	Comments	It was agreed the changes were minimal and unlikely to harm the setting or impact surrounding properties. Cllrs were uncertain whether consideration had been given to creating a level access to the building.	ACTION - post NO OBJECTION on CC Planning Register

Minute Ref P360/23	<u>Terms of Reference and Risk Assessment Update</u>	
	None	

Minute Ref P361/23	<u>Reports and any associated Recommendations from Working Parties</u>	
	i. Community Governance Review Working Party	
	ii. Newquay Neighbourhood Plan	
	iii. Parking Working Party	

	There were no updates	
Minute Ref P362/23	<u>Financial Statement</u>	
	D McLeod reported that no purchases had been made and there were no payments to authorise.	
Minute Ref P363/23	<u>Other Correspondence</u>	
	None	
Minute Ref P364/23	<u>Items for information and discussion only</u>	
	The list of planning decisions was noted.	
Minute Ref P365/23	<u>Date and time of next meeting</u> The next Planning & Licensing Committee meeting will take place on WEDNESDAY 08 NOVEMBER 2023 at 6:00pm in the Council Chamber, Municipal Offices, Marcus Hill, Newquay TR7 1AF. The Vice Chair thanked Members for their attendance and exited the meeting at 8:47 pm Signed..... Date..... Chair Cllr J Kenny	