

	Minutes of the Planning & Licensing Committee Meeting held on Wednesday 19th June at 6:04 pm in the Council Chambers, Municipal Offices, Marcus Hill, Newquay.	
	<p><u>Present</u> Cllr S Thomson (Vice Chair), Cllr J Brook, Cllr J Bell, Cllr K Larsen</p> <p><u>Also attending</u> D McLeod & J MacCreadie (Corporate Service) There were 7 members of the public in attendance.</p>	
Minute Ref P307/24	<u>Apologies</u> Cllr J Kenny (Chair), Cllr M North, Cllr S Hick	
Minute Ref P308/24	<u>Interests</u> Cllr S Thomson declared an interest in agenda item 8.02 – LA03 Variation - Pachanga - 9A Cliff Road TR7 2NE (Licensing Reference – L124_002626)	
Minute Ref P309/24	<u>Meeting Management Issues</u> None	
Minute Ref P310/24	<p><u>Minutes</u></p> <ul style="list-style-type: none"> i. 22 May 2024 ii. 04 June 2024 <p>It was proposed by Cllr S Thomson, second by Cllr J Brook and RESOLVED that the minutes of the meetings for 22 May & 04 June 2024 were correctly recorded and that they be adopted and signed by the Chairman.</p> <p>Cllr K Larsen Abstained</p>	
Minute Ref P311/24	<u>Matters Arising</u> None	
Minute Ref P312/24	<u>Public Question Time</u>	

	There were 7 members of the public in attendance including the owners of Atlas garage.	
	Representations was made by three members of the public (Owner of Atlas garage and two residents) in favour of the Atlas Garage Premises Licence LA03 Variation LI24_001304 (Agenda item 8.01)	
Minute Ref P312/24 (1)	It was proposed by Cllr S Thomson, second by Cllr K Larsen and RESOLVED unanimously to bring forward agenda item 8.01 in order that decision be made before returning to the remaining agenda items.	
	<div> Licensing Ref LI24_001304 </div> <div> i. LA03 Variation - Atlas Garage, Wesley Yard TR7 1LB - Project Eighty-Three Ltd </div>	
	D McLeod gave an overview of the application and the changes being applied for. Cllrs were made aware of the representations submitted to the Licensing Authority from Cornwall Council's Licensing Compliance and Environmental Protection teams and the controls/mitigations they wish to see added as Annexe 2 Conditions.	
Minute Ref P312/24 (2)	It was proposed by Cllr S Thomson, second by Cllr J Brook and RESOLVED to Withdraw the Town Council's Representation to the LA03 Variation for LI24_001304 Atlas Garage based on the Annexe 2 Conditions agreed with Licensing Compliance and Environmental protection.	ACTION – D McLeod to inform CC Licensing
	A representation was made by the Planning Agent in favour of Planning Application PA24/04068 (Agenda item 10.9)	
Minute Ref P312/24 (3)	It was proposed by Cllr S Thomson, second by Cllr J Brook and RESOLVED unanimously to bring forward agenda item 10.9 (PA24/04068) in order that decision be made before returning to the remaining agenda items.	

	Application 9	Porth & Tretherras	
	Reference	PA24/04068	
	Proposal	Extension and alterations to Music Department	
	Location	Newquay Tretherras School, Trevenson Road TR7 3BH	
	Applicant	C Ridehalgh - Cornwall Education Learning Trust (CELT)	
Minute Ref P312/24 (4)	Decision	It was proposed by Cllr Sarah Thomson, second by Cllr K Larsen and RESOLVED to SUPPORT PA24/04068 Cllr J Brook ABSTAINED	
	Comments	Cllrs expressed their strong support for the provision of this new facility, which it is hoped will benefit students for years to come. In line with Neighbourhood Plan policy G2(e) Cllrs queried whether the applicant had explored opportunities for including high levels of environmental sustainability, such as renewable energy sources and rainwater harvesting, as part of the overall design.	ACTION - post SUPPORT on CC Planning Register

	A representation was made in favour of Planning application PA24/03811 (Agenda item 10.5)	
Minute Ref P312/24 (5)	It was proposed by Cllr S Thomson, second by Cllr K Larsen and RESOLVED unanimously to bring forward agenda item 10.5 (PA24/03811) in order that decision be made before returning to the remaining agenda items.	

	Application 5	Central & Pentire	
	Reference	PA24/03811	

	Proposal	Extensions and external alterations to two existing apartments, and replacement of existing rear extensions (containing 5 apartments/studios) with three new apartments.	
	Location	17 Trenance Road TR7 2LT	
	Applicant	Mr G Langley	
Minute Ref P312/24 (6)	Decision	It was proposed by Cllr S Thomson, second by Cllr K Larsen and RESOLVED unanimously to RAISE NO OBJECTION to PA24/03811	
	Comments	<p>Cllrs agreed this scheme of alterations and replacement extensions would improve the existing street scene and the quality of accommodation this site offers. However, it was noted there is currently no recycling/bin store included within the current plans and it is felt this omission would have to be addressed as part of any permission granted.</p> <p>Cllrs wholly welcomed the intended improvements in energy efficiency, which, compared to the existing dwellings, appear to be significant. The inclusion of more Bird and Bee Boxes is encouraged. Cllrs were aware that there are no current plans to replace the existing tarmac parking surface - however, should such an opportunity present itself, Cllrs would be highly supportive of permeable surfaces being considered.</p>	ACTION - post NO OBJECTION on CC Planning Register

	Mr Keast addresses members regarding his letter to the committee in relation to Prow Park applications PA23/02376 & PA24/01714	
Minute Ref P312/24 (7)	It was proposed by Cllr S Thomson, second by Cllr J Brook and RESOLVED unanimously to bring forward agenda item 14.1 (correspondence from Mr Keast regarding Prow Park Planning Application PA23/02376 & PA24/01714) for members to give a verbal response to his letter before returning to remaining agenda items.	
	i. Correspondence from Mr A Keast RE: Prow Park planning applications PA23/02376 and PA24/01714	
	<p>Mr Keast thanked the Town Council for their ongoing concern regarding the development of PROW Park, before reiterating the two requests detailed in his correspondence:</p> <ul style="list-style-type: none"> • That your committee make further representation to the Planning Authority and request that the applications be determined by the Central Sub-Area Planning Committee rather than have the decision made with delegated authority at Officer level <p>PA23/02376 D McLeod reported there had been 37 Public Objections in response to this application and in May 2023 the Town Council had submitted a strong objection that was nearly 800 words long. The consultation period for this application was now closed and there was currently no opportunity for further representation to be made.</p> <p>Cllrs were advised that any future consultation on this application (such as under the Five Day Protocol) would have to be considered on its merits at the time.</p> <p>PA24/01714 D McLeod reported that the Town Council had been reconsulted under the Five Day Protocol and</p>	

	<p>Cllrs had responded to the LPA by Maintaining their Objection.</p> <ul style="list-style-type: none"> • PA22/05334 (Refused by the Central Sub-Area Planning Committee 03.06.2024) Mr Keast reported that members of the local community were looking to engage with both Newquay Town Council and Cornwall Council to help assist in mobilising the reinstatement of the Council-owned land adjacent to Bedown Meadows and Trencreek back to its former condition. <p>The Committee advised that it was not within their remit to make decisions around Town Council involvement with this land, and that any such request should be made to the Town Clerk.</p>	
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Minute Ref P313/24	<u>Active Consultations</u>	
	<u>Selling Alcohol for consumption in Licensed Pavement Areas - GOV.UK</u> <u>(Deadline 11 July 2024)</u>	
	D McLeod updated members that he's still currently seeking clarification from Julie Flower at Cornwall Council regarding the 3 response options. He hopes to have a response in time for next meeting scheduled for 02 July.	

Minute Ref P314/24	<u>To discuss and make any decisions on Licensing applications and other Licensing matters.</u>	
	<div> <div>Licensing Reference – L124_002626</div> <div>i. LA03 Variation - Pachanga - 9A Cliff Road TR7 2NE</div> </div>	
	<p>D McLeod updates members on the email he sent to them earlier in the week regarding a potential agreement following communications with the Officer and Applicant.</p> <p>To avoid the cost and work involved in arranging an LA03 Hearing, he needed Cllrs to respond by no later than midday on Thursday 20th July.</p>	

Minute Ref P315/24	<u>To discuss and make any decisions on previous Planning Applications</u>	
	Five Day Protocols	
	D McLeod reminds members to feedback regarding the current outstanding five-day protocols – PA24/04357 (Non-Material Amendment) – 13 Praze Rd TR7 3DE and PA24/04404 (Non-Material Amendment) – 34 Chester Road, TR7 2RH with the deadlines for responses being due Thursday 20th June.	
	Planning Ref	i. PA24/02213 - Prow Park, R T Julian & Son Ltd
	x4 Cllrs responded to this five-day protocol, with all Agreeing to Disagree with the Officer's recommendation to approve.	
	Planning Ref	ii. PA24/01296 - Prow Park, R T Julian & Son Ltd
	Cllrs responded to this five-day protocol, with all agreeing to Maintain their Objection to the Officer's recommendation to approve.	
	Planning Ref	iii. PA24/01714 - Prow Park, R T Julian & Son Ltd
	Cllrs responded to this five-day protocol, with all agreeing to maintain objection with the officer's recommendation to approve.	
	Planning Ref	iv. PA24/02856 - Prow Park, R T Julian & Son Ltd
	Cllrs responded to this five-day protocol, with all agreeing to Maintain their Objection to the Officer's recommendation to approve.	
Minute Ref P315/24 (1)	It was proposed by Cllr S Thomson, second by Cllr J Brook, and RESOLVED unanimously to ratify the above decisions.	
	Planning Appeals	
Minute Ref P315/24 (2)	Planning Ref	PA24/00493: Boardmasters - Trebelsue Farm TR8 4AN

	Cllr S Thomson updated members regarding the unanimous approval of the above application when it was called into Cornwall Council's Central Sub Area Planning Committee.		
Minute Ref P315/24 (3)	Planning Ref	i. PA23/06278 - Land North Of 5 Lower Barn Court, Priory Road, St. Columb Minor TR7 3HX	
	D McLeod reported that the Cllr's further comments had been submitted to the Planning Inspector on the 13 June.		
Minute Ref P316/24	<p>7:46pm – Cllr S Thomson sanctioned a short comfort break, during which time no business was conducted.</p> <p>7:56pm - The meeting resumed with all Members present.</p>		
Minute Ref P317/24	<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 P317/24 (1)	Decision	It was proposed by Cllr J Brook, second by Cllr J Bell and RESOLVED unanimously to OBJECT to PA24/02415	

	Comments	<p>Cllrs agreed that whilst there are many beneficial elements included within the current proposals, it was impossible to ignore the local objections and comments submitted by statutory consultees. In objecting to this application, significant weight is given to the objections raised by the CPA the LLFA and the Environment Agency. In line with Newquay Neighbourhood Plan policy CC2 - Development in Locations Vulnerable to Coastal Change - the Town Council would not be able to support the development of Plots 4-8 in Key Area 1. It is also noted that the proposals for surface water management have failed to demonstrate they would not impact coastal stability. When considering the comments submitted by the Historic Environment Planning team, Cllrs noted the observations agreed and were fully supportive of the view that a scheme causing less harm to this non-designated heritage asset should be identified.</p>	ACTION - post OBJECTION on CC Planning Register
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Minute Ref P317/24 (2)	<p>8:04pm It was proposed by Cllr S Thomson, second by Cllr J Brook and RESOLVED unanimously to extend the meeting by up to 60 minutes.</p>
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	Application 2	Newquay Central & Pentire	
	Reference	PA24/03758	
	Proposal	Proposed Extension and Alterations (including balcony)	
	Location	17 Jubilee Street TR7 1LA	
	Applicant	Mr Jason Hicks - Replan	
Minute Ref P317/24 (3)	Decision	It was proposed by Cllr J Brook, second by Cllr K Larsen and RESOLVED unanimously to RAISE NO OBJECTION to PA24/03758	
	Comments	There were no known local objections to the proposals and Cllrs noted the applicant had received a positive response from the LPA when submitting these plans through the Pre-Application Advice service.	ACTION - post NO OBJECTION on CC Planning Register
	Application 3	Trenance	
	Reference	PA24/04005	
	Proposal	Works to trees subject to a Tree Preservation Order - felling of 1 dead Pine and to fell a group of approximately 6 dead Elm trees.	
	Location	Open Space At Gannel, Newquay	
	Applicant	Mrs Joanne Pascoe Cormac Ltd	
Minute Ref P317/24 (4)	Decision	It was proposed by Cllr S Thomson, second by Cllr J Brook and RESOLVED unanimously to SUPPORT to PA24/04005	
	Comments	Cllrs noted the comments submitted by the Tree Officer and were happy to support the proposed works.	ACTION - post SUPPORT on CC Planning Register

	Application 4	Trenance	
	Reference	PA24/02953	
	Proposal	Erection of 8 new dwellings, the sidings, Trevemper Road Newquay (Amended design PA22/09546)	
	Location	Land Southwest Of Trevithick Gate, Trevemper, Newquay	
	Applicant	Mr Adam Randal SIDINGS DEVELOPMENTS LIMITED	
Minute Ref P317/24 (5)	Decision	It was proposed by Cllr S Thomson, second by Cllr J Brook and RESOLVED unanimously to OBJECT to PA24/02953	
	Comments	<p>Cllrs recalled the Town Council's objection to the initial application PA22/09546 in January 2023, which had been largely informed by consultee comments relating to the treatment of surface water, safe vehicular access to and from the A392 and the potential for contaminated land. Cllrs were encouraged that the amended layout had taken on board local comments regarding the proximity to existing dwellings.</p> <p>When considering this amended design, Cllrs were reminded of their recent SUPPORT for application PA24/02470 - Land South Of Trevithick Lodge Trevemper TR8 4QD - and concluded the proximity of the application site to the A392 presents similar issues that seem likely to require</p>	ACTION – post OBJECTION on CC Planning Register

similar mitigations against the potential excess noise associated with this busy section of road; an acoustic design statement would appear appropriate. Likewise, the proximity of the nearby Biomass Boiler would suggest the need for input from the Environment Agency. Cllrs also agreed that, given the original response from Highways to PA24/02470 (dated 14 Dec 2022), confirmation should be sought that safe vehicular access to and from the A392 can be achieved. Should permission be granted, Cllrs questioned whether the current 40mph speed limit along this stretch of road should be reviewed.

In line with Newquay Neighbourhood Plan policy G2(e), the applicant is encouraged to explore opportunities for including high levels of environmental sustainability, such as renewable energy sources and rainwater harvesting, as part of the overall design. As an additional sustainability measure, Cllrs would also ask that opportunities for 'grey water recycling' be considered for inclusion wherever possible within the scheme.

	Application 6	Whipsiderry	
	Reference	PA24/04042	
	Proposal	This application is for the construction of a single storey residential garage/storage building.	
	Location	Land Rear Of Harriet House, Harriet Close TR7 3FT	
	Applicant	Mr Peter Carr-Jones	
Minute Ref P317/24 (6)	Decision	It was proposed by Cllr S Thomson, second by Cllr J Brook and RESOLVED unanimously to OBJECT to PA24/04042	
	Comments	Cllrs raised concerns that the scale, mass and siting of the proposed garage/storage may harm the residential amenity currently enjoyed by the residents of Harriet House. Cllrs had hoped for a little more explanation as to how the land to the rear of Harriet House had become annexed from the property and felt it was unclear from the documents submitted who would benefit from this construction. The application form indicates there would be no loss of parking, but the proposed building doesn't appear to have been designed to accommodate a car and yet would see the loss of an offroad parking space.	ACTION - post OBJECTION on CC Planning Register

	Application 7	Porth & Tretherras	
	Reference	PA24/04136	
	Proposal	Proposed First Floor Infill Extension & Associated Works	

	Location	Loch Lomond, 106 Henver Road TR7 3BL	
	Applicant	Mr Andy Rickard	
Minute Ref P317/24 (7)	Decision	It was proposed by Cllr S Thomson, second by Cllr J Bell and RESOLVED unanimously to SUPPORT PA24/04136	
	Comments	The scale and appearance of the proposal, including the materials to be used, are considered quite suitable for this project. Cllrs could see no issues with overlooking of neighbouring properties. In line with Policy H1 of the Newquay Neighbourhood Plan (Replacement Dwellings and Extensions), Members were happy to support this application.	ACTION - post SUPPORT on CC Planning Register

	Application 8	Trenance	
	Reference	PA24/03587	
	Proposal	Non-Material Amendment (4) to Application No. PA21/05621 dated 27th September 2021 for Reserved matters application following outline approval (allowed on appeal) of PA14/03927 dated 25th January 2016 for the construction of 173 dwellings including appearance, landscaping, layout and scale with variation of condition 4 of decision PA18/10371 dated 26/11/2019, namely, removal of upper floor balconies and replace with full height windows with top openable windows to Plots 1-12 and 82-87	
	Location	Land Northwest Of Trevithick Manor Between A392 And Trevemper Road - Trevemper Road TR7 2HS	
	Applicant	L Downs - Wain Homes (Southwest) LTD	

Minute Ref P317/24 (8)	Decision	It was proposed by Cllr S Thomson, second by Cllr J Brook and RESOLVED unanimously to SUPPORT PA24/03587	
	Comments	Given the reasons provided, Cllrs agreed they were fully in support of the proposed changes.	ACTION - post SUPPORT on CC Planning Register
	Application 10	Porth & Tretherras	
	Reference	PA24/04179	
	Proposal	Non-Material Amendment (1) to Application No. PA23/09516 dated 22nd January 2024 for Proposed two storey side extension with single storey extensions to front and rear elevations with associated internal alterations. New access paths from driveway and terraces to rear; new open front porch with new front door; new corner window to dining area, namely, to replace the truncated south wall with 2 sliding doors meeting at an apex with a single straight wall containing 1 sliding door	
	Location	2 The Coppice Porth Way TR7 3NL	
	Applicant	Mr Nick Phillips	
Minute Ref P317/24 (9)	Decision	It was proposed by Cllr S Thomson, second by Cllr K Larsen and RESOLVED unanimously to SUPPORT PA24/04179	
	Comments	Cllrs agreed the changes were minimal and would be unlikely to harm neighbouring properties or the surrounding area.	ACTION - post SUPPORT on CC Planning Register

	Application 11	Porth & Tretherras	
	Reference	PA24/04299	
	Proposal	Non-material amendment to decision PA23/09035 dated 28.12.2023 to add cladding to side gables elevations and stone facing to front of existing garage with parapet wall over.	
	Location	14A Alexandra Road TR7 3ND	
	Applicant	Mrs M Parton	
Minute Ref P317/24 (10)	Decision	It was proposed by Cllr S Thomson, second by Cllr J Bell and RESOLVED unanimously to SUPPORT PA24/04299	
	Comments	Cllrs agreed the changes were minimal and would be unlikely to harm neighbouring properties or the surrounding area.	ACTION - post SUPPORT on CC Planning Register
Minute Ref P318/24	<u>Terms of Reference and Risk Assessment Update</u>		
	To update the current Planning & Licensing Committee Terms of Reference para 1.3 - Number of appointed substitute members to be amended from two to three, as agreed at the Annual Council Meeting, 01 May 2024.		
Minute Ref P318/24 (1)	It was proposed by Cllr J Bell, second by Cllr S Thomson and RESOLVED unanimously to Recommend to Full Council that the Planning & Licensing Committee's Terms of Reference be amended to reflect the decision made at the Annual Council Meeting to appoint three, rather than two substitutes' Members to the Committee.		ACTION – D McLeod

Minute Ref P319/24	<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 P320/24	<u>Financial Statement</u>	
	D McLeod reported that no purchases had been made and there were no payments to authorise.	
Minute Ref P321/24	<u>Other Correspondence</u>	
	i. Correspondence from Mr A Keast RE: Prow Park planning applications PA23/02376 and PA24/01714 (see Minute Ref 312/24 (7))	
Minute Ref P322/24	<u>Items for information and discussion only</u>	
	i. Cornwall Council Weekly Decisions List Members noted the list of decisions.	
	ii. Planning Enforcement – Updates <ul style="list-style-type: none"> Whitegate Market D McLeod reported that Planning Enforcement have confirmed they have received no reports and there is no investigation currently taking place. It was noted that in some instances, works of demolition can be covered by Permitted Developments Rights. 	

	<ul style="list-style-type: none"> Gilmores, Tower Road <p>D McLeod reported that Planning Enforcement have confirmed this venue is already the subject of an open enforcement case and the Town Council has now been added to the list of interested parties in order that we are informed of the outcome.</p>	
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Minute Ref P323/24	<u>Date and time of next meeting</u> <p>The next Planning & Licensing Committee meeting will take place on Tuesday 02 July 2024 at 6:00pm in the Council Chamber, Municipal Offices, Marcus Hill, Newquay TR7 1AF.</p> <p>The Chair thanked Members for their attendance and exited the meeting at 9:00 pm</p> <p>Signed.....</p> <p>Date..... Chair Cllr J Kenny</p>	
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