

	<p>Minutes of the Planning & Licensing Committee Meeting held on Wednesday 24th May 2023 at 6:02 pm in the Council Chambers, Municipal Offices, Marcus Hill, Newquay.</p>	
	<p><u>Present</u> Cllr J Kenny (Chair), Cllr S Thomson (Vice Chair), Cllr J Bell, Cllr N Morris</p> <p>Substitutes: Cllr M North</p> <p><u>Also attending</u> D McLeod (Corporate Service) and K McGoldrick (Corporate Service). There was 1 member of the public in attendance.</p>	
<p>Minute Ref P177/23</p>	<p><u>Apologies</u> Cllr J Brook, Cllr S Slade and Cllr R Souray</p>	
<p>Minute Ref P178/23</p>	<p><u>Interests</u> None</p>	
<p>Minute Ref P179/23</p>	<p><u>Meeting Management Issues</u> None</p>	
<p>Minute Ref P180/23</p>	<p><u>Minutes</u></p> <ul style="list-style-type: none"> i. 26 April 2023 ii. 10 May 2023 <p>D McLeod apologised that the minutes for these meetings were not yet available but would be presented at the next available meeting.</p>	<p>ACTION – D McLeod</p>
<p>Minute Ref P181/23</p>	<p><u>Matters Arising</u> None</p>	
<p>Minute Ref P182/23</p>	<p><u>Public Question Time</u></p>	

<p>Minute Ref P183/23</p>	<p>There was one member of the public who made a representation in support of Planning Application: PA23/10572 (Agenda item 10.04).</p> <p>It was proposed by Cllr J Kenny, second by Cllr S Thomson and RESOLVED unanimously to bring forward agenda 10.04 (PA23/10572) in order that a decision be made before returning to the remaining agenda items.</p>	
----------------------------------	--	--

	<p>Application 4</p>	<p>Central & Pentire</p>	
	<p>Reference</p>	<p>PA23/10572</p>	
	<p>Proposal</p>	<p>Full Planning Permission for residential development (Use Class C3) and hotel development (Use Class C1), car and cycle parking, landscaping; and all ancillary works including demolition of all existing buildings and structures</p>	
	<p>Location</p>	<p>Land At Hotel Bristol, Narrowcliff TR7 2PQ</p>	
	<p>Applicant</p>	<p>Mr Simon Ismail</p>	
	<p>Grid Ref</p>	<p>Not Given</p>	
<p>Minute Ref P183/23 (1)</p>	<p>Decision</p>	<p>It was proposed by Cllr J Kenny, second by Cllr N Morris and RESOLVED unanimously to OBJECT to PA23/ 10572</p>	
	<p>Comments</p>	<p>Members welcomed the new design approach and agreed that reflecting the varied roofscape characteristics found along this section of Narrowcliff offered a more positive response to the location than was the case with earlier proposals. Similarly, adding garden space to the frontage is considered another positive and attractive feature when compared with previous plans.</p>	<p>ACTION - post OBJECTION on CC Planning Register</p>

When considering the site layout, Members appreciated the inclusion of an access route running through from Narrowcliff to Colvreath Road. Whilst this design certainly helps to create a less overbearing frontage, a stiff northerly wind coming in off the sea seems likely to produce an exaggerated wind tunnel effect in the space separating Buildings 1 & 2, and this could prove hazardous to pedestrians on Narrowcliff and to users of the 'Garden Lane' character area. The principle of creating 52 affordable residential dwellings is welcomed. However, Members were unhappy with the proposed standalone affordable residential building, Building 3. When responding to the previous plans, Members indicated that the Affordable Housing provision should be carefully handled, to avoid creating a two-tier community on the site – and this same point is made again. In terms of appearance, Building 3 has little in common with the private residential accommodation proposed for Buildings 1 & 2, other than the colour palette. There is no outdoor space and, across all of the affordable accommodation types, the GIA barely exceeds the minimum nationally described space standards. The typical floor plan, repeated over all four

storeys, would see 32 of the proposed 52 dwelling units being allocated as 1-person studio type accommodation, with another 8 units as 1-bedroom dwellings. A rough calculation shows that over 75% of the affordable housing provision can broadly be described as one-bed accommodation - which appears to be an overly high proportion. The remaining affordable accommodation, approx. 23%, is allocated to 2 or 3-bedroom dwellings - which the Town Council considers to be an under-provision, given the identified requirements of the town. The internal layout, with one long shared corridor serving each floor, was viewed as impersonal and far removed from the well-designed core arrangement that would benefit the private residential dwellings. It was noted that, unlike the previous submission, all of the required affordable housing would now be delivered on-site, via this single isolated block. Members agreed that Building 3 fails to deliver an inclusive form of housing and is therefore considered at odds with Newquay Neighbourhood Plan (NNP) policy D1a(4) and Policy 12 of the Cornwall Local Plan. The proposed demolition of the Hotel Bristol remains a key issue. Although arguments to

justify its loss have been offered, the Hotel is still considered an important non-designated heritage asset that forms part of Newquay's historic environment. This current proposal is at odds with the aims and objectives of NNP policy HC1 and the Town Council's argument for its preservation remains unchanged. Members would also draw attention to the Appeal Decision APP/D0840/W/18/3203982, in which the loss of another of the town's non-designated heritage assets, namely the Carnmarth Hotel, was considered by the appointed Planning Inspector to carry some weight when making his decision to agree with the LPA decision to refuse its demolition and replacement with residential development. Previous proposals had seen the Hotel replaced by an Apart-Hotel, which Members had acknowledged was in line with NNP Policy E3.1 – Support the Visitor Economy. The Visitor Economy continues (and will continue) to play an enormously important role in the overall economy of the town; however, the current proposals no longer include plans for a replacement hotel and would now result in the loss of serviced hotel accommodation; this loss sits at odds with

NNP E3.1 and could not be supported by the Town Council.

When considering the proposed car parking arrangements, Members recognised the location as being highly sustainable, relative to the services and facilities available in the locale. Given the provision of one designated parking space per residential dwelling, Members were unsure how the provision of EV charging points and disabled parking spaces would be effectively allocated to those who would need them. Whilst it is clear a lot of effort has gone into making the car parking areas visually appealing, there is concern that a surface treatment suitable for "colourful supergraphic linework" would not necessarily offer sufficient levels of rainwater permeability and would result in surface water management issues. Whilst it is understood that a detailed Engineer's drainage study is planned for future stages of the development, Members were unconvinced by the assertion that the car parking will work as a natural drainage system. There is an opportunity here for rainwater harvesting and greywater recycling - the applicant is encouraged to consider how such features could be integrated into the scheme. Opportunities to

incorporate a range of features that would promote biodiversity, including the provision of bird and bat boxes and bee bricks, should also be explored. Members were concerned that designating a single collection point for waste and recyclable materials may prove problematic, given the site could regularly generate more than 500 bags for emptying each fortnight. Members noted this collection point was immediately adjacent to the affordable housing block and added that placing this quantity of waste and recycling opposite existing residential developments may prove very unpopular.

In summary, the Town Council welcomes the overall reduction in scale and mass, along with the more carefully considered appearance now proposed. However, the scheme fails to deliver an acceptable scheme of affordable housing and presents several issues that require further attention before support can be given.

**Minute Ref
P184/23**

19:30pm – The Member of the public left and Cllr J Kenny sanctioned a short comfort break, during which no business was conducted.

19:36pm – The meeting resumed with all Members present.

Minute Ref P185/23	<u>Active Consultations</u>		
Minute Ref P185/23 (i)	i. Closure Intention – Footpath 37 in the Parish of Newquay – Road Traffic Regulation Act 1984		
Minute Ref P185/23 (ii)	ii. Closure Intention – Whipsiderry Steps, Porth, Newquay – Road Traffic Regulation Act 1984		ACTION – D McLeod
<p>The officer updated members on items i. and ii.</p> <p>it was proposed by Cllr J Kenny, second by Cllr J Bell, and RESOLVED unanimously to raise OBJECTION to the closure intention.</p> <p>The Chair discussed with members the Whipsiderry Cliffs. Recommendation from Planning and Licensing Committee of 24 May 2023 - Whipsiderry Cliffs It was proposed by Cllr J Kenny, second by Cllr N Morris and RESOLVED unanimously that the Planning & Licensing Committee make the following Recommendation to Full Council:</p> <p>That Full Council write to Cornwall Council, both in their role as the Local Planning Authority (LPA) and the Coastal Protection Authority (CPA), questioning whether:</p> <ul style="list-style-type: none"> • such a limited level of evidence, submitted without any form of cliff stability risk assessment, should have been accepted as sufficient to allow the discharge of Condition 2 of Decision Notice C2/07/00913 (as allowed under PA21/07740) and; 			

	<ul style="list-style-type: none"> • given the unprecedented number of rock falls that have taken place since cliff face drilling commenced under MMO license L/2022/00300/1, can the discharge of C2/07/00913 Condition 2 (as allowed under PA21/07740) be considered an effective means of ensuring that the development is "...protected from cliff erosion for the lifespan of the building..." and; • in light of the damage caused to the stability of the cliffs above Whipsiderry Beach, are Cornwall Council, as both the LPA and CPA, now prepared to acknowledge that the scheme and associated works, permitted under C2/07/00913, are in breach of the SMP2, the Newquay Neighbourhood Plan and the Climate Emergency DPD, and will they now instigate an enforcement action that would see all works halted until such time as a full review of the permissions granted has been undertaken. 	
Minute Ref P186/23	At 20:00hrs - It was proposed by Cllr J Kenny, second by Cllr S Thomson and RESOLVED unanimously to extend the meeting by up to 60 minutes.	
Minute Ref P187/23	<u>To discuss and make any decisions on Licensing applications and other Licensing matters.</u>	
Minute Ref P187/23 (1)	i. Street Trading Application – The Forecourt – Krog Den Surf Shop D McLeod gave a brief overview of the application.	
	It was proposed by Cllr J Kenny, second by Cllr N Morris, and RESOLVED that no representation would be submitted.	

Minute Ref P188/23	<u>To discuss and make any decisions on previous Planning Applications</u>	
	Planning Ref i. PA23/02243 – Trevithick Bungalow A392	
	Five Cllrs responded to this Five-Day Protocol, with five agreeing to disagree with the Officer’s recommendation to approve the application.	
Minute Ref P189/23 (1)	It was proposed by Cllr J Kenny, second by Cllr S Thomson, and RESOLVED unanimously to ratify the above decision.	
	<u>Previous Planning Decisions</u>	
	Planning Ref ii. PA23/02717 - Former John Julian Building The Workshops Berry Road TR7 1AP	
	D McLeod explained CC Planning had requested confirmation from the Town Council that they were happy with the Agent’s response to the Committee’s comments regarding Newquay Neighbourhood Plan policy E1 (a) - Safeguarding Existing Employment Sites (see Minute Ref: P166/23 (2)) As a response was required before the next available Committee meeting, a decision was made with delegated authority, in line with paragraph 7.6.7 of the Planning & Licensing Committee’s Terms of Reference. D McLeod reported that the Committee Chair and Vice Chair agreed they were satisfied that the Agent’s statement complied with policy E1(a). The Town Clerk was then able to sign the decision off and the Town Council’s position was confirmed with the Case Officer.	
Minute Ref P190/23	It was proposed by Cllr J Kenny, second by Cllr S Thomson, and RESOLVED unanimously to ratify the above decision.	
Minute Ref P191/23	<u>To consider Planning Applications and correspondence relating to Planning Applications</u>	

	Application 1	Whipsiderry	
	Reference	PA23/03447	
	Proposal	Demolition of existing conservatory with proposed extensions and alterations to existing detached dwelling.	
	Location	Porth House, Alexandra Road TR7 3NB	
	Applicant	Alex and Amber Hayward	
	Grid Ref	183251 / 63024	
Minute Ref P191/23 (1)	Decision	It was proposed by Cllr S Thomson, second by Cllr M North and RESOLVED unanimously to OBJECT to PA23/03447	
	Comments	Members were happy with the proposal to demolish the existing conservatory structure to make way for a proposed replacement extension. However, the appearance of the proposed replacement extension was considered out of keeping with the existing building and its surroundings.	ACTION - post OBJECTION on CC Planning Register
	Application 2	Trenance	
	Reference	PA23/03510	
	Proposal	Proposed alterations to the front (principle) and rear elevations	
	Location	14 Higherwell Close TR7 2JR	
	Applicant	Mr Paul Brannan	
	Grid Ref	182233 / 60804	
Minute Ref P191/23 (2)	Decision	It was proposed by Cllr J Kenny, second by Cllr J Bell and RESOLVED unanimously to SUPPORT PA23/03510 Cllr N Morris abstained	

	Comments	Members were satisfied that the proposed refurbishments would enhance this dilapidated property to the benefit of the existing street scene. The absence of any floor space measurements on the submitted plans was noted, and so Members would request assurance from the Case Officer that the proposed internal rearrangements would comply with Technical Requirements set out in the DCLG Nationally Described Space Standards.	ACTION - post SUPPORT on CC Planning Register
--	-----------------	---	--

	Application 3	Whipsiderry	
	Reference	PA23/11041	
	Proposal	Proposed change of use of the annexe to a dwelling	
	Location	Roseville Parkenbutts TR7 3HE	
	Applicant	Mr and Mrs D Grattan	
	Grid Ref	Not Given	
Minute Ref P191/23 (3)	Decision	It was proposed by Cllr S Thomson, second by Cllr N Morris, and RESOLVED unanimously to OBJECT to PA23/11041	
	Comments	Members were aware of the lengthy planning history for this property and recalled their most recent objection to PA22/11041, dated 27 January 2023. The reduction of the north-west facing dormer, as currently proposed, was noted and welcomed. However, concerns persist that	ACTION - post OBJECTION on CC Planning Register

the amenity space for both properties (Roseville and Trevilla) are far too small and cramped to provide adequately for the reasonable needs of future occupants of both dwellings. Members noted that the Chief Planning Officer’s advice note on good design states that outdoor space should equal or exceed the footprint of the building served. Members agreed that the proposed change of use would be at odds with Newquay Neighbourhood Plan policies H1 and H2, and wished to make it clear that the objective of NNP policy D1 - Key Principles - Guidance and Design Statement clearly refers to ALL new development.

	Application 5	Central & Pentire	
	Reference	PA23/03400	
	Proposal	Proposed Townhouse	
	Location	Land Adj to 1 King Edward Crescent, Dane Road, TR7 1HL	
	Applicant	Mr Mark Haddrell	
	Grid Ref	180647 / 62179	
Minute Ref P191/23 (4)	Decision	D McLeod explained that, after conversation with the Agent and the Case Officer, it had been agreed to extend the response deadline in order that this application be carried forward to the next available meeting.	

	Application 6	Central & Pentire	
--	----------------------	------------------------------	--

	Reference	PA23/02701	
	Proposal	Change of Use of premises from a clothing retail store to a coffee /cake shop and small tattoo studio (Use Classes E and Sui Generis)	
	Location	36 East Street TR7 1BH	
	Applicant	Miss Djamila Bousksou – Rolling Joe Coffee Co	
	Grid Ref	181268 / 61657	
Minute Ref P191/23 (5)	Decision	It was proposed by Cllr S Thomson, second by Cllr J Kenny and RESOLVED unanimously to raise NO OBJECTION to PA23/02701	
	Comments	Members were aware that, in addition to meeting the relevant Building Regulations, separate permissions would be required from Cornwall Council for both the food sales side of the business and the tattoo studio. On this basis, Members agreed they would raise No Objection to the application.	ACTION - post NO OBJECTION on CC Planning Register
	Application 7	Porth & Tretherras	
	Reference	PA23/03417	
	Proposal	Amended design to approved scheme PA22/03384. Proposed rear extension (to replace conservatory). Alterations to front porch to improve roof.	
	Location	67 Bedowan Meadow, Tretherras TR7 2SN	
	Applicant	Mr John Thompson	
	Grid Ref	182419 / 61024	
Minute Ref P191/23 (6)	Decision	It was proposed by Cllr J Kenny, second by Cllr J Bell and RESOLVED unanimously to SUPPORT PA23/03417	

	Comments	<p>Members recalled their support for the approved scheme PA22/03384 and were satisfied that the current amendments were still in keeping with the existing building and would not impact negatively on neighbouring properties. As per the previous plans, the applicant is encouraged to explore the opportunity of including renewable energy sources, rainwater harvesting and a fabric-first approach to any works that take place.</p>	<p>ACTION - post SUPPORT on CC Planning Register</p>
--	-----------------	---	---

Minute Ref P192/23	<p><u>Terms of Reference and Risk Assessment Update</u></p> <p>None</p>	
---------------------------	--	--

Minute Ref P193/23	<p><u>Reports and any associated Recommendations from Working Parties</u></p> <p>i. Community Governance Review Working Party None</p> <p>ii. Newquay Neighbourhood Plan None</p> <p>iii. Parking The Chair updated members that they have produced the parking order. Information release date has not been mentioned at this time.</p> <p>We put in a freedom of information request via officer but not had a response yet.</p> <p>Members discussed.</p>	
---------------------------	---	--

Minute Ref P194/23	<u>Financial Statement</u>	
	None	

Minute Ref P195/23	<u>Other Correspondence</u>	
	<p>i. CGR Notice of No Changes</p> <p>Members noted this confirmation from Cornwall Council that there would be no further changes made under Community Governance Review 2019.</p>	

Minute Ref P196/23	<u>Items for information and discussion only</u>	
	<p>i. Cornwall Council – Weekly List of Planning Decisions</p> <p>Members noted the list of decisions for Newquay.</p>	

Minute Ref P197/23	<p><u>Date and time of next meeting</u></p> <p>The next Planning & Licensing Committee meeting will take place on TUESDAY 6 JUNE 2023 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 21:00 pm</p> <p>Signed.....</p> <p>Date.....</p> <p>Chair Cllr J Kenny</p>	
-------------------------------	--	--