

	Minutes of the Planning & Licensing Committee Meeting held on Wednesday 25th September 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 Bell, Cllr F Williamson</p> <p><u>Also attending</u> D McLeod & K McGoldrick (Corporate Service) There were 0 members of the public in attendance.</p>	
Minute Ref P424/24	<u>Apologies</u> Cllr K Larsen, Cllr J Brook, Cllr M North (invited substitute), Cllr N Morris (invited substitute)	
Minute Ref P425/24	<u>Interests</u> None	
Minute Ref P426/24	<u>Meeting Management Issues</u> None	
Minute Ref P427/24	<u>Minutes</u> <ul style="list-style-type: none"> i. 28th August 2024 ii. 11th September 2024 	
	<p>It was proposed by Cllr J Kenny, second by Cllr S Thomson and RESOLVED unanimously that the minutes of the meeting for 28th August 2024 and 11th September 2024 were correctly recorded and that they be adopted and signed by the Chairman.</p>	
Minute Ref P428/24	<u>Matters Arising</u> None	
Minute Ref P429/24	<u>Public Question Time</u> None	

Minute Ref P430/24	<u>Active Consultations</u>	
	Consultation 1	Proceedings under Sections 119A of the Highways Act 1980 Preliminary Consultations
	Reference	HAD 294 PRELIM
	Proposal	Diversion of Part of Public Footpath 63 and an unrecorded Public Footpath in Newquay at Trencreek.
	Location	Newquay CP & Colan CP
	Applicant	Network Rail
Minute Ref P430/24 (1)	Decision	It was proposed by Cllr J Kenny, second by Cllr S Thomson and RESOLVED unanimously to raise NO OBJECTION to HAD 294 PRELIM
	Comments	<p>At this stage in the process, Cllrs agreed they had no objections to the proposed diversion of Part of Public Footpath 63 and an unrecorded Public Footpath in Newquay at Trencreek. Similarly, Cllrs were unaware of any local objections to this scheme.</p> <p>Whilst measures to improve public safety are clearly welcomed, it is hoped that any further consultation would provide greater detail around the operation of the Miniature Stop Light system and the enhanced safety features it offers.</p> <p>Cllrs queried whether there would be wider improvements to the adjoining Public Footpaths, specifically noting that the stile</p>
		ACTION – D McLeod to return comment to CC Public Rights of Way Team

		located just south of FP63 (on FP75) has become particularly difficult to pass.	
	Consultation 2	Proceedings under Section 333 of the Town and Country Planning Act 1990;	
	Reference	TAD 133 CONSULT	
	Proposal	Proposed Varying of a confirmed Public Path Diversion Order: 'The Cornwall Council Public Footpath No. 51 (Part) (Trevemper) Public Path Diversion Order 2020' Preliminary Consultation Only	
	Location	Newquay CP	
	Applicant	Walker Developments (Southwest) Ltd	
Minute Ref P430/24 (2)	Decision	It was proposed by Cllr S Thomson, second by Cllr J Kenny and RESOLVED unanimously to OBJECT to TAD 133 CONSULT	
	Comments	The absence within the consultation documents of any justification for this Proposed Varying of a Confirmed Public Path Diversion Order (Footpath 51) was noted. Cllrs expressed their strong objection to this variation, with their key concerns relating to the section marked G to H, which it is understood will utilise the footway that forms part of the adjacent highway A392, Trevemper Road. The narrow footway running alongside this busy section of road is considered neither suitable nor safe for the level of use it is likely to see once the wider development is completed; space for	ACTION – D McLeod to return comment to CC Public Rights of Way Team

the wide range of users of Footpath 51 to pass one another is restricted and the proximity of pedestrians to vehicular traffic is worryingly dangerous. Similarly, Cllrs felt the proposed variation will transform what would have been a pleasant, almost rural walk, into something noisy, dirty and distinctly urban. Whilst the reasons for this variation have not been made clear, the upshot appears to be almost wholly negative for the town and the likely users of Footpath 51.

Minute Ref P430/24 (3)	Consultation 3	Cubert Parish Neighbourhood Plan	
	Reference	N/A	
	Proposal	Cubert NDP Steering Group to submit draft NDP in accordance with Regulation 14	
	Location	Cubert CP	
	Applicant	Cubert NDP Steering Group	
	Decision	It was proposed by Cllr S Thomson, second by Cllr J Kenny and RESOLVED unanimously to OBJECT to return the agreed comments to the Chair of the Cubert NDP Steering Group.	
	Comments	Cllrs wished the Cubert NDP Steering Group every success with the creation of their Neighbourhood Plan. It was concluded that no specific comments were required as the Cubert Parish NDP currently appears unlikely to have any direct impact on Newquay or the Newquay Neighbourhood	ACTION – D McLeod to contact the Cubert NDP SG

		Plan. However, Cllrs were interested to know whether the intention was for the Cubert NDP to be adopted before or after the new Cornwall Local Plan is put in place.	
Minute Ref P431/24	<u>To discuss and make any decisions on Licensing applications and other Licensing matters.</u>		
	None		
Minute Ref P432/24	<u>To discuss and make any decisions on previous Planning Applications</u>		
	None		
Minute Ref P433/24	<u>To consider Planning Applications and correspondence relating to Planning Applications</u>		
	Application 1	Porth & Tretherras	
	Reference	PA24/06801	
	Proposal	Extension and alterations to raise the eaves and construct new 40-degree roof to introduce living accommodation at eaves level to create a reversed living. Alterations to fenestration.	
	Location	Seaspray, Porth Beach Road TR7 3LT	
	Applicant	Mr & Mrs Hanvey	
Minute Ref P433/24 (1)	Decision	It was proposed by Cllr S Thomson, second by Cllr F Williamson and RESOLVED unanimously to raise NO OBJECTION to PA24/06801	
	Comments	The loss of another bungalow dwelling was noted, but Cllrs agreed it was unlikely the proposed extension and alterations would impact the residential amenity of	ACTION - post NO OBJECTION on CC

	<p>neighbouring properties - and it was noted that no public objections had been posted on the Planning Register. Similarly, it was felt the proposals would maintain the landscape and historic character of Porth Bean Road and avoid any loss of the green edges that characterise this quiet, narrow lane.</p> <p>In line with the Newquay Neighbourhood Plan policy G2(e) (Development Principles), integrating sustainable energy features into this scheme was welcomed - Cllrs felt the addition of bee/bird boxes would benefit the scheme and, as an additional sustainability measure, would also ask that opportunities for 'grey water recycling' be considered for inclusion wherever possible within the scheme.</p> <p>The comments from South West Water were noted and Cllrs would expect a suitable strategy for managing surface water and Highways run-off to be provided.</p>	Planning Register
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	Application 2	Trenance	
	Reference	PA24/05716	
	Proposal	Creation of an electric vehicle (EV) charging zone and associated infrastructure within the Morrisons customer car park as well as a single storey extension to the existing petrol filling station sales building and associated works.	

	Location	Morrisons Tregloggan Road TR7 2GZ	
	Applicant	Motor Fuel Group	
Minute Ref P433/24 (2)	Decision	It was proposed by Cllr S Thomson, second by Cllr J Bell and RESOLVED unanimously to raise NO OBJECTION to PA24/05716	
	Comments	<p>Cllrs welcomed the proposed creation of an electric vehicle (EV) charging zone, noting that such infrastructure is much needed across the town. However, it was felt that providing a dedicated disabled parking space for the sales building would improve that element the scheme.</p> <p>The comments from South West Water were noted and Cllrs would expect an acceptable strategy for managing surface water and Highways run-off to be provided.</p> <p>Cllrs felt the addition of bee/bird boxes would benefit the scheme and, as an additional sustainability measure, would also ask that opportunities for 'grey water recycling' be considered for inclusion wherever possible within the scheme.</p>	ACTION – post NO OBJECTION on CC Planning Register

	Application 3	Central & Pentire	
	Reference	PA24/06428	
	Proposal	Certificate of lawfulness for existing use of commencement of works in relation to decision notice PA21/08161	
	Location	95 Penmere Drive TR7 1NS	

Minute Ref P433/24 (3)	Applicant	Mr & Mrs Carl Knight	
	Decision	It was proposed by Cllr J Kenny, second by Cllr S Thomson and RESOLVED unanimously to raise NO OBJECTION to PA24/06428	
	Comments	Cllrs agreed to raise No Objection to this application, subject to confirmation that the Officer is satisfied with the evidence that has been provided.	ACTION - post NO OBJECTION on CC Planning Register

	Application 4	Central & Pentire	
	Reference	PA24/06990	
	Proposal	Extension to café and altered fenestration.	
	Location	Novelty Golf Course And Café, Tower Road TR7 1LS	
	Applicant	Mr James Peter Davies	
Minute Ref P433/24 (4)	Decision	It was proposed by Cllr S Thomson, second by Cllr F Williamson and RESOLVED unanimously to raise NO OBJECTION to PA24/06990	
	Comments	When considering the submitted plans there was some uncertainty around how surface water runoff would be managed. Cllrs would expect a surface water management strategy that meets with South West Water's Run-off Destination Hierarchy. In line with Newquay Neighbourhood Plan policy G2(e), the applicant is encouraged to explore opportunities for including high levels of environmental sustainability, such	ACTION - post NO OBJECTION on CC Planning Register

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. The addition of bee / bird boxes would benefit the scheme.

Cllrs would advise that the applicant speaks to Cornwall Council's Licensing Service to confirm whether the current LA03 Premises Licence may need to be varied should changes be made to the existing building.

	Application 5	Porth & Tretherras	
	Reference	PA24/07079	
	Proposal	Dormer extension to street elevation, 2 storey rear & side extension	
	Location	39 Praze Road TR7 3AF	
	Applicant	Mr Andy Keast	
Minute Ref P433/24 (5)	Decision	It was proposed by Cllr S Thomson second by Cllr F Williamson and RESOLVED unanimously to SUPPORT to PA24/07079	
	Comments	The scale and appearance of the proposal, including the materials to be used, were considered quite suitable for the location. Cllrs agreed it was unlikely the proposal would result in any additional overbearing, overlooking or overshadowing of	ACTION - post SUPPORT on CC Planning Register

neighbouring properties. It was felt the plot size was large enough to accommodate the proposed extension whilst still leaving an adequate amount of amenity space for the property.

In line with the Newquay Neighbourhood Plan policy G2(e)(Development Principles), the integration of sustainable energy sources into the design was welcomed; however, the scheme would benefit from addition of bee / bird boxes.

In line with Policy H1 of the Newquay Neighbourhood Plan (Replacement Dwellings and Extensions), Cllrs were happy to support this application.

	Application 6	Whipsiderry	
	Reference	PA24/07004	
	Proposal	Modification of Condition 2 of C2/07/00146 without compliance with Conditions 1 and 2 of Decision Notice PA12/01790 dated 2 nd May 2012	
	Location	Former Porth Stores, The Beach, Alexandra Road TR7 3NB	
	Applicant	Porth Beach Holdings Ltd	
Minute Ref P433/24 (6)	Decision	It was proposed by Cllr S Thomson, second by Cllr F Williamson and RESOLVED unanimously to raise NO OBJECTION to PA24/07004	
	Comments	Cllrs noted the reasons for the existing restrictive conditions and agreed that an unrestricted C3 use class would be	ACTION – post NO OBJECTION on CC

	acceptable under the current policy context. Newquay Town Council collectively recognises Newquay has a housing crisis and encourages the flats in question be made available as residential dwellings, rather being limited to holiday use.	Planning Register
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Minute Ref P434/24	<u>Terms of Reference and Risk Assessment Update</u>	
	None	

Minute Ref P435/24	<u>Reports and any associated Recommendations from Working Parties</u>	
	<p>i. Community Governance Review Working Party</p> <p>No updates</p>	
	<p>ii. Newquay Neighbourhood Plan</p> <p>The NNP Working Group reported they had completed their response to the NPPF Consultation (see Minute Ref P419/24). D McLeod confirmed this had been submitted via the Citizen Portal on 24 September.</p>	
	<p>iii. Parking</p> <p>It was noted that consultation details are yet to be released in relation to Cornwall Council's reported intention to lease a number of their Car Parks to third parties.</p>	

Minute Ref P436/24	<u>Financial Statement</u>	
	None	

Minute Ref P437/24	<u>Other Correspondence</u>	
	None	

Minute Ref P438/24	<u>Items for information and discussion only</u>	
	<ul style="list-style-type: none"> • Cllrs noted the ongoing works currently being carried out on the Chester Road Indoor Market. 	ACTION – D McLeod to follow up with CC Planning
	<ul style="list-style-type: none"> • Cllr F Williamson gave her apologies in advance of the next scheduled meeting (09 October 2024). 	

Minute Ref P439/24	<u>Date and time of next meeting</u> The next Planning & Licensing Committee meeting will take place on WEDNESDAY 09 October 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 7:56 pm Signed..... Date..... Chair Cllr J Kenny	
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