

	Minutes of the Planning & Licensing Committee Meeting held on Wednesday 14th February at 6:03 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 R Souray</p> <p><u>Also attending</u> D McLeod, M Mee & J MacCreadie (Corporate Service) There were 3 members of the public in attendance.</p>	
Minute Ref P150/24	<u>Apologies</u> Cllr M North, Cllr K Larsen, Cllr J Brook	
Minute Ref P151/24	<u>Interests</u> None	
Minute Ref P152/24	<u>Meeting Management Issues</u> None	
Minute Ref P153/24	<u>Minutes</u> i. 31 January 2024	
	It was proposed by Cllr J Kenny, second by Cllr S Thomson and RESOLVED unanimously that the minutes of the meeting for 31 January 2024 were correctly recorded and that they be adopted and signed by the Chairman.	
Minute Ref P154/24	<u>Matters Arising</u> None	
Minute Ref P155/24	<u>Public Question Time</u>	
	3 representations were made for the following Planning Application: PA23/10300 (Agenda item 10.03), PA24/00044 (Agenda item 10.5) and PA23/09884 (Agenda item 10.02)	

Minute Ref P155/24 (1)	It was proposed by Cllr J Kenny, second by Cllr S Thompson and RESOLVED unanimously to bring forward agenda item 10.03 (PA23/10300) in order that decision be made before returning to the remaining agenda items.	
	Application 3	Central & Pentire
	Type	Technical Details Consent
	Reference	PA23/10300
	Proposal	Technical Details Consent for the proposed conversion of building to one dwelling (Stage 1 Permission in Principle previously granted under PA23/02717
	Location	Former John Julian Building, The Workshop Berry Road, TR7 1AP
	Applicant	Mr and Mrs Adamberry
Minute Ref P155/24 (2)	Decision	It was proposed by Cllr J Kenny, second by Cllr D Souray and RESOLVED unanimously to SUPPORT PA23/10300
	Comments	<p>Cllrs recalled their previous support for Permission in Principle to convert this unused building to a residential dwelling. Whilst issues with the security fence are still to be resolved, Cllrs agreed to support this Technical Details Consent, subject to the Case Officer being satisfied there would be no overlooking of neighbouring properties.</p> <p>ACTION - post SUPPORT on CC Planning Register</p>
Minute Ref P155/24 (3)	It was proposed by Cllr J Kenny, second by Cllr S Thompson and RESOLVED unanimously to bring forward agenda item 10.05 (PA24/00044) in order that decision be made before returning to the remaining agenda items.	

	Application 5	Trenance	
	Type	Planning Permission	
	Reference	PA24/00044	
	Proposal	Conversion of shipping containers to create a 2 storey structure of individual units for Use Class E	
	Location	Brandon Hire Storage Land, Prow Park, Treloggan Industrial Estate TR7 2SX	
	Applicant	R T Julian And Son Ltd	
Minute Ref P155/24 (4)	Decision	It was proposed by Cllr J Kenny, second by Cllr S Thompson and RESOLVED unanimously to OBJECT to PA24/00044	
	Comments	When considering these proposals, Cllrs were aware there are existing permissions that overlap the current red line site (PA17/07291 and PA19/10661). Further clarification on the future of the existing permitted uses associated with this parcel of land should be provided. These overlapping permissions, along with the yet-to-be-determined PROW Park applications, have also 'muddled the waters' in terms of understanding the parking provision across the wider site. Cllrs felt a parking assessment, clearly identifying the 175+ spaces referred to in the Travel Statement, would be useful to understand the parking provided across the overall site. Whilst the creation of new employment spaces is broadly supported, an appropriate level of	ACTION - post OBJECTION on CC Planning Register

car parking is essential for a retail site that, given its peripheral location, many users will choose to access by car. The intention to include EV charging within the development is welcomed, but further detail should be provided. Cllrs agreed that Disabled parking should be adequately provided for, but failed to see how the application documents demonstrated this would be achieved. It was noted that the disabled toilets appear to be located at first-floor level, potentially limiting their accessibility. Concerns exist that there will be a loss of permeable surfaces, resulting in increased levels of surface water runoff and the flooding of local footpaths, etc.

**Minute Ref
P155/24
(5)**

It was proposed by Cllr J Kenny, second by Cllr S Thompson and **RESOLVED unanimously to bring forward agenda item 10.02 (PA23/09884) in order that decision be made before returning to the remaining agenda items.**

Application 2 Porth & Tretherras

Type Planning Permission

Reference PA23/09884

Proposal Proposed upward extension to create an additional storey

Location The White House, 49 Well Way TR7 3LS

Applicant Harman

Minute Ref P155/24 (6)	Decision	It was proposed by Cllr R Souray, second by Cllr S Thompson and RESOLVED unanimously to OBJECT to PA23/09884	
	Comments	The scale and appearance of the Garden Building/Home office, including materials, are considered quite acceptable. Cllrs felt it was unlikely the proposal would result in any additional overbearing, overlooking or overshadowing of neighbouring properties; the plot size appears large enough to accommodate this outbuilding whilst still leaving an adequate amount of amenity space for the property. Members would expect the addition of a condition reflecting the intended use applied for.	ACTION - post OBJECTION on CC Planning Register

Minute Ref P156/24	<u>Active Consultations</u>		
	i.	7.01 LA03 Consultation – Digital Age Verification	
	Participants shared their perspectives during the discussion and were assigned a deadline to submit their responses to a questionnaire. Cllr R Souray volunteered to investigate and provide answers along with recommendations. The findings will be presented to the Committee for review on March 13 th .		

Minute Ref P157/24	<u>To discuss and make any decisions on Licensing applications and other Licensing matters.</u>		
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	None		
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Minute Ref P158/24	<u>To discuss and make any decisions on previous Planning Applications</u>		
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	Notification of Appeal		
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	Planning Ref	i. PA23/04101 – Land South of Longshore Apartments, Dane Road, TR7 1EN.	
Minute Ref P158/24(1)	<p>The Committee objected to this application for Permission in Principle on 06 June 2023 and Cornwall Council issued their refusal on 18 September.</p> <p>D McLeod reported that Cornwall Council had been late in notifying the Town Council of this Appeal but that an extension to the 15 February deadline had subsequently been secured.</p> <p>Cllr J Kenny recommended that Cllrs need to submit their comments to D McLeod by Sunday 17th March for them to be returned to Cornwall Council by 22 March.</p>		
	Five Day Protocols		
	Planning Ref	i. PA23/07357 – 9 Gresham Close TR7 2LF – Agree with Officer recommendation to APPROVE the application.	
	D McLeod reported that six Cllrs had responded to this Five-Day Protocol, with all agreeing with the Officer's recommendation to approve the application.		
	Non-Material Amendments		
	Planning Ref	i. PA24/00241 – Land North West of Trevithick Manor, Trevemper Road, TR7 2HS – Raise NO OBJECTION	
	D McLeod reported that six Cllrs had responded to this Non-Material Amendment, with all agreeing to raise NO OBJECTION to the proposed changes.		
Minute Ref P158/24(2)	It was proposed by Cllr J Kenny, second by Cllr R Souray, and RESOLVED unanimously to ratify the above decision.		
Minute Ref P159/24	<u>To consider Planning Applications and correspondence relating to Planning Applications</u>		
	Application 1	Porth & Tretherras	
	Type	Planning Permission	
	Reference	PA23/08894	

	Proposal	Conversion of House into two flats	
	Location	25A Quintrell Road TR7 3DY	
	Applicant	Mr Mark Coventry	
Minute Ref P159/24 (1)	Decision	D McLeod reported that no decision would be required due to issues with the plans, which have been drawn to the attention of the Case Officer. The Case Officer has confirmed he is happy for Members to consider this application at the next P&L meeting, scheduled for 28th February and is contacting the Agent to request an updated set of plans.	ACTION – No action required.

	Application 4	Porth & Tretherras	
	Type	Planning Permission	
	Reference	PA24/00468	
	Proposal	Ground floor alterations and revised layout: loft conversion with pitched dormer window to front elevation and first floor extension to the rear	
	Location	3 Lewarne Crescent TR7 2JW	
	Applicant	Gareth and Julia Brindley	
Minute Ref P159/24 (2)	Decision	It was proposed by Cllr S Thompson, second by Cllr J Kenny and RESOLVED unanimously to raise NO OBJECTION to PA24/00468	
	Comments	Cllrs were not fully confident the addition of a street-facing dormer would be consistent with the existing street scene – although it was noted that the works to raise the bungalow roof at 11 Lewarne Crescent (PA13/11317) may be considered sufficient in terms of setting a precedent for loft conversions locally. Some concern exists that creating new rear-facing views at first-	ACTION – post NO OBJECTION on CC Planning Register

floor level may impact the privacy of near neighbours – however, when making their decision Cllrs noted that no local objections had been posted on the Register. 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.

	Application 6	Central & Pentire	
	Type	Planning Permission	
	Reference	PA24/00642	
	Proposal	Construction of a Garden Building / Home Office in back garden	
	Location	59 Penmere Drive TR7 1QQ	
	Applicant	Mr A F Corbyn and Miss T A Payne	
Minute Ref P159/24 (3)	Decision	It was proposed by Cllr J Kenny, second by Cllr A Thompson and RESOLVED unanimously to raise No OBJECTION to PA24/00642	
	Comments	The scale and appearance of the Garden Building/Home office, including materials, are considered quite acceptable. Cllrs felt it was unlikely the proposal would result in any additional overbearing, overlooking or overshadowing of neighbouring properties; the plot size appears large enough to accommodate this outbuilding whilst still leaving an adequate amount of amenity	ACTION – post NO OBJECTION on CC Planning Register

space for the property. Members would expect the addition of a condition reflecting the intended use applied for.

**Minute Ref
P159/24
(4)**

20:00pm It was proposed by Cllr J Kenny, second by Cllr S Thompson and **RESOLVED unanimously to extend the meeting by up to 60 minutes.**

Application 7 Central & Pentire

Type Planning Permission

Reference PA23/03400

Proposal Proposed Townhouse

Location Land Adj to 1 King Edward Crescent, Dane Road TR7 1HL

Applicant Mr Mark Haddrell

**Minute Ref
P159/24
(5)**

Decision It was proposed by Cllr S Thompson, second by Cllr J Bell and **RESOLVED unanimously to OBJECT to PA23/03400**

Comments **Cllrs recalled their objection to the previously submitted plans, noting the new plans took the proposed dwelling house down to three stories (from four) and reduced the size of the west facing patio. Whilst a reduction in the scale and mass of the build is encouraged, Cllrs voiced strong concerns that the current amendments do not go far enough and would still harm the outlook from the Atlantic Lodge and the privacy of residents therein. Concerns also remain that both the Harvest Moon flats and the rear garden at Stones Throw would still**

**ACTION -
post
OBJECTION
on CC
Planning
Register**

be subject to an unacceptable degree of overlooking. Cllrs were aware that applications PA22/09529 & PA23/00659, both still undetermined back in June 2023, had since been refused by the LPA. Had these applications been approved there would have been some mitigation to the loss of parking currently benefitting the Atlantic Lodge site; without this mitigation, the overall loss of spaces would add to existing local parking pressures.

Minute Ref P160/24	<u>Terms of Reference and Risk Assessment Update</u>	
	None	
Minute Ref P161/24	<u>Reports and any associated Recommendations from Working Parties</u>	
	i. Community Governance Review Working Party	
	ii. Newquay Neighbourhood Plan	
	iii. Parking Working Party	
Minute Ref P162/24	<u>Financial Statement</u>	
	None	
Minute Ref P163/24	<u>Other Correspondence</u>	
	None	
Minute Ref P164/24	<u>Items for information and discussion only</u>	

	None	
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Minute Ref P165/24	<u>Date and time of next meeting</u> The next Planning & Licensing Committee meeting will take place on WEDNESDAY 28 FEBRUARY 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 8:23 pm Signed..... Date..... Chair Cllr J Kenny	
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