

	Minutes of the Planning & Licensing Committee Meeting held on Tuesday 17th December 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 Brook, Cllr F Williamson</p> <p><u>Also attending</u> D McLeod & K McGoldrick (Corporate Service) There were 8 members of the public in attendance.</p>	
Minute Ref P526/24	<u>Apologies</u> Cllr J Bell, Cllr K Larsen, Cllr M North	
Minute Ref P527/24	<u>Interests</u> None	
Minute Ref P528/24	<u>Meeting Management Issues</u> None	
Minute Ref P529/24	<u>Minutes</u> i. 03 December 2024	
Minute Ref P529/24 (1)	It was proposed by Cllr J Kenny, second by Cllr F Williamson and RESOLVED unanimously that the minutes of the meeting for 03 December 2024 were correctly recorded and that they be adopted and signed by the Chairman.	
Minute Ref P530/24	<u>Matters Arising</u> None	
Minute Ref P531/24	<u>Public Question Time</u> There were 8 members of the public in attendance.	
	A representation was made objecting to planning application PA24/08890 (Agenda item 10.01)	

Minute Ref P531/24 (1)	It was proposed by Cllr J Kenny, second by Cllr S Thomson and RESOLVED unanimously to bring forward agenda item 10.01 (PA24/08890) in order that decision be made before returning to the remaining agenda items.	
	Application 1	Trenance
	Reference	PA24/08890
	Proposal	Read ground floor infill extension to adjoin neighbouring party wall. New parapet roof to replace flat roof to first floor rear elevation to create roof terrace for new loft room and Juliette balcony to replace window at first floor. New dormer to adjoin party wall to create loft room with roof-lights and roof terrace with associated privacy screening. New ground floor terrace to replace existing terrace with storage underneath. Amendments to window and door openings.
	Location	38 St Johns Road TR7 1JT
	Applicant	Mr & Mrs Wilkins – Nathan Wilkins property Ltd.
Minute Ref P531/24 (2)	Decision	It was proposed by Cllr J Kenny, second by Cllr F Williamson and RESOLVED unanimously to OBJECT to PA24/08890
	Comments	Cllrs remain aware of ongoing local concerns surrounding the commercial use of this dwelling house as holiday accommodation. Whilst the Town Council is keen to support the visitor economy, Neighbourhood Plan Policy E2 seeks to ensure that commercial spaces do not harm existing residential amenity and should not exacerbate existing parking difficulties. Cllrs agreed the experience of neighbouring households
		ACTION - post OBJECTION on CC Planning Register

suggests a conflict with NNP E2 that will be exacerbated by adding further bed space to the property. It was noted that these concerns are related to the current commercial use and would be unlikely to be an issue if the property operated as a residential dwelling.

Having raised strong objections to the potential loss of privacy that would have resulted from the plans accompanying the previous (withdrawn) application, PA24/07921, Cllrs were encouraged to see the current extensions to the main building were more respectful of the existing rear building line. However, there is still some concern that extending the ground floor Rear Terrace will potentially allow views back towards the ground floor (and possibly first floor) rear windows of the neighbouring property at no36. Cllrs agreed it would be much easier to understand the impact of the proposed extension of the ground floor Rear Terrace if the existing terrace had been clearly shown on the Survey Elevations drawing.

Cllrs noted the absence of any surface water management strategy outlined within the application documents and would expect

further details to be provided to South West Water's satisfaction.

In line with the Climate Change DPD and NNP policy G2(e), the applicant is encouraged to explore opportunities for high levels of environmental sustainability, such as renewable energy sources and rainwater harvesting, to be included within the overall design.

Minute Ref P531/24 (3)	A representation was made in support of planning application PA24/09074 (Agenda item 10.02)	
Minute Ref P531/24 (4)	It was proposed by Cllr J Kenny, second by Cllr S Thomson and RESOLVED unanimously to bring forward agenda item 10.02 (PA24/09074) in order that decision be made before returning to the remaining agenda items.	
	Application 2	Trenance
	Reference	PA24/09074
	Proposal	Outline Planning Application with some matters reserved for the demolition of the existing garage with lean to extension and the construction of a new dwelling (access only).
	Location	19 Mellanvrane Lane TR7 2LB
	Applicant	Mr. & Mrs. Jones
Minute Ref P531/24 (5)	Decision	It was proposed by Cllr J Kenny, second by Cllr S Thomson and RESOLVED unanimously to raise NO OBJECTION to PA24/09074

	Comments	Cllrs agreed the application site would be suitable for the indicative level of development described in the plans, and were satisfied with the proposed access arrangements. It was noted that proposals for the neighbouring property at no21 were recently consulted on, and it was felt any subsequent reserved matters application should acknowledge the proximity of the proposed 2-bed holiday accommodation described under application PA24/08122.	ACTION - post NO OBJECTION on CC Planning Register
--	-----------------	---	---

	A representation was made in support of planning application PA24/09161 (Agenda item 10.03)	
Minute Ref P531/24 (6)	It was proposed by Cllr J Kenny, second by Cllr S Thomson and RESOLVED unanimously to bring forward agenda item 10.03 (PA24/09161) in order that decision be made before returning to the remaining agenda items.	

	Application 3	Whipsiderry	
	Reference	PA24/09161	
	Proposal	Retrospective application for the continued use of land for scaffolding yard, and yard for Cowling Plant Hire, and regularising the design/appearance and use of existing buildings for commercial storage (Units 2-7), Cowling Plant Hire (Unit 1), and storage ancillary to the consented use of the farm and annual Boardmasters Festival (ie. Not commercial storage).	
	Location	Trebelsue Farm TR8 4AN	
	Applicant	Mr P Cowling Trading as WPL Cowling and Sons	

Minute Ref P531/24 (7)	Decision	It was proposed by Cllr J Kenny, second by Cllr S Thomson and RESOLVED unanimously to raise NO OBJECTION to PA24/09161	
	Comments	Cllrs welcomed the advisory comments submitted by the Public Rights of Way Team and would welcome the inclusion of any conditions that were reflective of the general obligations. Cllrs noted there is already a wind turbine serving the site, but, in line with the Climate Change DPD and NNP policy G2(e), the applicant is encouraged to explore whether there are further opportunities for adding to the existing levels of environmental sustainability.	ACTION - post NO OBJECTION on CC Planning Register

Minute Ref P532/24	<u>Active Consultations</u>		
	Newquay Strategic Route		
	Reference	Infra24-194	
	Proposal	Cormac on behalf of Cornwall Council is inviting comments on a proposal to introduce new speed limits and waiting restrictions in Nansledan, Newquay.	
	Location	As above	
	Applicant	Cornwall Council	
Minute Ref P532/24 (1)	Decision	It was proposed by Cllr J Kenny, second by Cllr S Thomson and RESOLVED to OBJECT to Infra24-194	ACTION – D McLeod

	<p>Comments</p>	<p>Cllrs accept the need to improve the flow of traffic along the Newquay Strategic Route but have concerns about the current proposals, as follows:</p> <p>Infra24-194_SN01</p> <ul style="list-style-type: none"> • Cllrs agreed the likely the knock-on effect from the proposed reduction in available parking will be a significant increase in parking demand on the surrounding residential streets – Cllrs felt there didn't appear to be adequate mitigations for this outcome. It is the Town Council's understanding that most of the people parking on this road are residents who do not have parking provision of their own. However, improved visibility splays around the numerous junctions seems likely to be welcomed as it will significantly improve the safety for both road users and pedestrians. • Reducing the levels of available daytime parking along this thoroughfare may dissuade people from visiting the local businesses here and Cllrs questioned whether any assessment of this possible outcome had been undertaken. • Cllrs wondered whether increasing the proposed limited waiting times by an hour across all the parking bays shown on SN01 could potentially mitigate against the impact on residents and businesses, whilst still allowing improved traffic flow. • Cllrs were surprised that the "island" located on Plen Tennyson, outside the Newquay Methodist Centre had not been scheduled for removal. Local feedback suggests this particular piece of road furniture is considered hazardous and unpopular and would become more so once the NSR is fully open. 	
--	------------------------	--	--

Infra24-194_SN02

- It is understood that eventually there will be a number of business premises on this section of the NSR, so again, Cllrs wondered whether increasing the proposed limited waiting times by an hour across all the parking bays would be more beneficial.

Infra24-194_SN03

- Cllrs agreed with the proposal for no waiting at any time (double yellow lines) along this stretch of Stret Lancelot.

Infra24-194_SN04

- Cllrs noted that most of the residential roads within Nansledan were subject to the proposed 20mph limit. But there was some uncertainty as to why not all of these small residential had been included.

	The Mid Cornwall Metro Active Travel Phase One	
	Reference Infra23-143	
Minute Ref P532/24 (2)	Cllrs noted the response from CORMAC	
Minute Ref P533/24	<u>To discuss and make any decisions on Licensing applications and other Licensing matters.</u>	
	Licensing Ref LA03 Variation – Tom Thumb 27A East Street LI24_006622 TR7 1DN	
	Whilst Cllrs accepted the view of the Civilian Police Licensing Officer that this is a well run premises, concerns were raised at the proposed use of the decking area to the front of the premises for the performance of Live Music. In addition, it was noted that the provision of Films includes reference to projecting films onto the outside wall in the back of the bar in the garden. It is noted that this garden area does not appear	

	on the existing or current Premises Plan and would need to be added in order to comply with the regulations set out in the Licensing Act 2003.	
Minute Ref P533/24 (1)	It was proposed by Cllr J Kenny second by Cllr F Williamson, and RESOLVED unanimously that a representation be submitted in response to LA03 Variation LI24_006622	
Minute Ref P534/24	<u>To discuss and make any decisions on previous Planning Applications</u>	
	None	
Minute Ref P535/24	<u>To consider Planning Applications and correspondence relating to Planning Applications</u>	
	Application 4 Whipsiderry	
	Reference PA24/09174	
	Proposal Certificate of lawfulness for existing use of Flat 7 as a permanent residence	
	Location Flat 7 Zenith Watergate Road Newquay	
	Applicant Mr Ian Hamer	
Minute Ref P535/24 (1)	Decision It was proposed by Cllr J Kenny, second by Cllr S Thomson and RESOLVED to OBJECT to PA24/09174 Cllr J Brook ABSTAINED.	
	Comments Cllrs were unaware of any evidence having been provided by the applicant and agreed they would have to object to a Lawful Development Certificate being issued until further clarification has been received.	ACTION - post OBJECTION on CC Planning Register
	Application 5 Central & Pentire	
	Reference PA24/08933	

	Proposal	Certificate of Lawful Development for an Existing Use of dwelling house as a Sui Generis HMO since before 2013	
	Location	48 Edgcumbe Avenue TR7 2NJ	
	Applicant	Mr Ben Douglas	
Minute Ref P535/24 (2)	Decision	It was proposed by Cllr J Kenny, second by Cllr F Williamson and RESOLVED unanimously to NO OBJECTION to PA24/08933	
	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

Minute Ref P536/24	<u>Terms of Reference and Risk Assessment Update</u>	
	None	

Minute Ref P537/24	<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 P538/24	<u>Financial Statement</u>	
	None	

Minute Ref P539/24	<u>Other Correspondence</u>	
	Boardmasters 2024 – Correspondence from Licensing Compliance	
	<p>In August 2023 the Planning & Licensing Committee wrote to the Head of CC Licensing expressing the Town Council's dissatisfaction with the lack of enforcement activity within the town during the Boardmasters Festival 2023.</p> <p>Cllrs considered the reply received from Stuart Kenney (CC Group Leader – Houses in Multiple Occupation, Illegal Eviction Prevention and Licensing Compliance) dated 05.12.2024, Cllrs noted that the management responsibility for Licensing Compliance Team now falls under Mr Kenney's service within Cornwall Council. Cllrs appreciated the information provided regarding the activities of the Licensing Compliance Team during the 2024 Boardmasters Festival and were keen to act upon the offer to engage with Licensing Compliance in advance of the 2025 Festival.</p>	
Minute Ref P539/24 (1)	<p>It was proposed by Cllr S Thomson second by Cllr F Williamson and RESOLVED unanimously to respond positively to Stuart Kenney's offer of improved engagement with the Licensing Compliance Team.</p>	ACTION – D McLeod
	<p>i. Appeal Decision APP/D0840/D/24/3349229 21 Aylwin Close TR7 3EF</p> <p>Cllrs were informed that the Inspector's decision was to Allow the Appeal - the reasons for this decision were noted.</p>	
Minute Ref P540/24	<u>Items for information and discussion only</u>	
	<p>i. Cornwall Council Weekly Decisions List</p> <p>Cllrs noted the list of decisions.</p>	

Minute Ref P541/24	<p><u>Date and time of next meeting</u></p> <p>The next Planning & Licensing Committee meeting will take place on WEDNESDAY 08 January 2025 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 19:50hrs.</p> <p>Signed.....</p> <p>Date.....</p> <p>Chair Cllr J Kenny</p>	
-------------------------------------	---	--

DRAFT