

	Minutes of the Planning & Licensing Committee Meeting held on Tuesday 06 July 2021 at 6:02 pm in the Council Chambers, Municipal Offices, Marcus Hill, Newquay.	
	<p><u>Present</u> Cllr J Kenny (Vice Chair), Cllr J Bell, Cllr N Morris, Cllr A Rayner and Cllr M North (Deputy Mayor)</p> <p><u>Also attending</u> Mr D McLeod & Miss S Slack (Corporate Services) There were four members of the public in attendance.</p>	
Minute Ref P530/21	<p><u>Apologies</u></p> <ul style="list-style-type: none"> • Cllr S Hick, Cllr M Buck. <p>D McLeod confirmed that the apologies received, combined with there being a vacant seat on the Committee, meant that Cllr North had been invited to attend the meeting in her role as Substitute Member.</p>	
Minute Ref P531/21	<p><u>Interests</u></p> <p>To be notified as and when necessary.</p>	
Minute Ref P532/21	<p><u>Meeting Management Issues</u></p> <p>The Vice Chair reminded the Members of the that the microphones would need to be used in order for the audio to be picked up for the live stream.</p>	
Minute Ref P533/21	<p><u>Minutes</u></p> <p>i. 23 June 2021</p>	
Minute Ref P533/21 (1)	<p>It was proposed by Cllr N Morris, second by Cllr M North and RESOLVED unanimously that the minutes of the meeting</p>	

	23 June 2021 were correctly recorded and that they be adopted and signed by the Chairman.	
Minute Ref P534/21	<p><u>Matters Arising</u></p> <p>D McLeod explained that when considering with the Five-Day Protocol for PA21/04459 (12 Trelawney Road TR7 2DW) a show of hands had been made to determine the Committee's agreed response - see Minute Ref P522/21 (2). However, on reviewing the live stream of the meeting it was clear that no proposal or second had been made. It was noted that Five-Day Protocols are typically dealt with outside meetings due to the tight timescales involved; the response then being ratified at the next available meeting. D McLeod therefore explained he had added PA21/04459 to the current Agenda under Item 9 – Previous Planning Decisions.</p>	
Minute Ref P535/21	<p><u>Public Question Time</u></p> <p>D McLeod confirmed no written questions had been received.</p> <p>There were four members of the public present in the Public Gallery.</p> <p>Three representation was made objecting to planning application PA21/05483 (agenda item 10.04)</p> <p>One representation was made in support of planning application PA21/00541 (agenda item 10.09)</p>	
Minute Ref P535/21 (1)	<p>It was proposed by Cllr J Kenny, second by Cllr M North and RESOLVED unanimously to bring forward agenda items 10.04 (PA21/05483) and 10.09 (PA21/00541) in order that a decision be made before returning to the remaining agenda items.</p>	

	Application 4	Central & Pentire	
	Reference	PA21/05483	
	Proposal	Construction of four dwellings and associated site works	
	Location	Land Between 30 And 36 Mount Wise, Mount Wise, Newquay	
	Applicant	Mr Jon Claude Luxon A.J.L.LIMITED	
	Grid Ref	181057 / 61452	
Minute Ref P535/21 (2)	Decision	It was proposed by Cllr M North, second by Cllr N Morris and RESOLVED unanimously to OBJECT to PA21/05483	
	Comments	<p>The Design and Access Statement accompanying the current application states this proposal seeks to overcome the reasons for refusal and subsequent dismissal of the previous scheme (PA19/10796). Members therefore considered the two key issues highlighted by the Inspector. In terms of the living conditions of future occupiers, it is recognized that the current scheme offers improved levels of amenity space by reducing the number of dwelling units on the plot. However, concerns continue to be raised around the effect of the proposed development on the character and appearance of the surrounding area. When detailing his reasons, the Inspector draws attention to the rear terrace extending across almost the entire width of the site and states that as a result, this would appear from the public realm as an incongruous feature in relation to its surrounding. It was noted that similar local concerns have been raised by near</p>	ACTION - post OBJECTION on CC Planning Register

neighbours commenting on the current plans. In addition, responses to the Household Survey, (which underpins much of the Neighbourhood Plan), indicate that developments that impact views from the public realm are a cause of considerable local concern. The Newquay Neighbourhood Plan (NNP) Policy D1 - Key Principles - seeks to ensure that all new development fits well and enhances the existing character of Newquay. Similarly, Policy D2 - Scale and location of development – seeks to ensure development proposals that may be larger or taller than the surrounding townscape are tested and understood in terms of impact. With this in mind, Members were disappointed at the absence of any images that illustrate the proposals within the context of the existing street scene. Given concerns raised by local objectors and by the Inspector it was agreed that without such visualisations it would be impossible to gauge the impact of the proposals on the character and appearance of the surrounding area. Members therefore agreed they had little choice other than to object to the application.

Application 9	Trenance	
Reference	PA21/00541	
Proposal	Proposed new dwelling	
Location	Land North West Of Long Trail, Rawley Lane TR7 2EU	
Applicant	Mr Ian Selwood	
Grid Ref	Not Given	

		It was proposed by Cllr A Rayner to object to PA21/00541 There was no second.	
Minute Ref P535/21 (3)	Decision	It was proposed by Cllr M North, second by Cllr J Kenny and RESOLVED to raise NO OBJECTION to PA21/00541	
	Comments	Members remain quite uncomfortable with the argument that a combination of the patio, balcony space and roof terrace could constitute adequate outdoor amenity space for this four-bedroom property. It was noted that, in terms of the residential housing market, a four-bedroom property is likely to be presented to local buyers as a family home. However, correspondence from the Planning Officer was taken on board. In terms of design, Members noted that the precedent for properties broadly based on the modern flat roof design had already been established within the immediate area. Without this precedent, the argument that the current development would negatively impact the landscape surrounding Trenance Park is likely to have been pursued.	ACTION - post NO OBJECTION on CC Planning Register

	6:56pm The members of the public left the Public Gallery	
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Minute Ref P536/21	<u>Public Consultations</u>	
	None	

Minute Ref P537/21	<u>To discuss and make any decisions on Licensing applications and other Licensing matters.</u>	
	Licensing Ref: LI21_002395	i. LA03 Grant - Newquay Beer Festival (Newquay Towan Blystra Lions Club), Hendra Holiday Park, Newquay, TR8 4NY
	It was noted that the application contained no elements that would be taking place with the town boundary. D McLeod reported that the Police had raised no objection to the application. There was no further discussion on the application.	
	Cllr A Rayner queried the outcome of the Cornwall Council Licensing Act Sub-Committee Hearing for Lusty Glaze Beach Bar and Restaurant LI21_001707. It was reported that the application had been withdrawn by the applicant and therefore no Hearing had been required.	
Minute Ref P538/21	<u>To discuss and make any decisions on previous Planning Applications</u>	
	D McLeod briefly explained the Five-Day Protocol process for the benefit of new Members and added that in this instance the response dates were favourable to planning applications PA21/01228 & PA21/04459 being discussed at the meeting. It was noted that future Five Day Protocols were likely to be dealt with by email.	
	Planning Ref PA21 04459	i. Five Day Protocol - 12 Trelawney Road TR7 2DW
	Members were reminded that they responded to this Five-Day Protocol with a majority show of hands at the previous meeting. The outcome had been to maintain their objection and disagree with the Officer recommendation to approve this application.	
Minute Ref P538/21 (1)	It was proposed by Cllr N Morris, second by Cllr J Bell and RESOLVED unanimously to give retrospective approval to the above decision.	

Minute Ref P539/21	<u>To consider Planning Applications and correspondence relating to Planning Applications</u>	
	Application 1	Trenance
	Reference	PA21/05046
	Proposal	Proposed porch with balcony above.
	Location	11A Wych Hazel Way TR7 2LL
	Applicant	Mrs Gina Matthews
	Grid Ref	181917 / 60602
Minute Ref P539/21 (1)	Decision	It was proposed by Cllr J Kenny, second by Cllr M North and RESOLVED unanimously to SUPPORT PA21/05046
	Comments	<p>The application to create two separate dwellings (PA19/0412) included the provision of parking for the new dwelling in order that it would meet with Newquay Neighbourhood Plan H4. However, there now appears to be some uncertainty around the parking provision for 11a. Support for the current scheme would therefore have to be subject to confirmation that 11a still meets policy H4. In terms of the balcony, Members noted there was already a construction of similar dimension and outlook at no.11 and could therefore see no issues around overlooking or loss of privacy arising from the proposal.</p>
		ACTION - post SUPPORT on CC Planning Register
	Application 2	Porth & Tretherras
	Reference	PA21/05021
	Proposal	Demolition and relocation of Garage. Loft Conversion including construction of gable end and dormer window. Demolition of existing

		single story addition to rear and construction of two storey extension.	
	Location	74 Henvver Road TR7 3BL	
	Applicant	Mr G Handford	
	Grid Ref	182753 / 62053	
Minute Ref P539/21 (2)	Decision	It was proposed by Cllr M North, second by Cllr N Morris and RESOLVED unanimously to SUPPORT PA21/05021	
	Comments	Members welcomed the relocation of the garage as this would appear to add to the amenity space available. In terms of the street facing changes to the existing building, Members agreed there would be no negative impact on the immediate area.	ACTION - post SUPPORT on CC Planning Register

	Application 3	Porth & Tretherras	
	Reference	PA21/05789	
	Proposal	Installation of a temporary modular building for a period of 6 months within the area of a former school car park.	
	Location	Newquay Tretherras School, Trevenson Road TR7 3BH	
	Applicant	Secretary of State for Education Secretary of State for Education, C/O Department for Education	
	Grid Ref	182877 / 61921	
Minute Ref P539/21 (3)	Decision	It was proposed by Cllr J Kenny, second by Cllr N Morris and RESOLVED unanimously to SUPPORT PA21/05789	
	Comments	Members appreciated the reason for the installation of a temporary modular building and were happy to support the proposal.	ACTION - post SUPPORT on CC

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	Application 5	Central & Pentire	
	Reference	PA21/05579	
	Proposal	Loft conversion with dormer window and recessed balcony, removal of hip roof and construction of gable roof.	
	Location	79 Fore Street TR7 1EZ	
	Applicant	Mrs Scarth	
	Grid Ref	180680 / 62026	
Minute Ref P539/21 (4)	Decision	It was proposed by Cllr N Morris, second by Cllr J Bell and RESOLVED unanimously to SUPPORT PA21/05579	
	Comments	Members were satisfied that there would be no negative impact on the existing street scene or on the character of the local area.	ACTION - post SUPPORT on CC Planning Register

	Application 6	Porth & Tretherras	
	Reference	PA21/05707	
	Proposal	Demolition of existing conservatory to be replaced with new single storey flat roof lounge extension, and subsequent internal layout changes. Replacement of existing garage door with a new window and section of external wall.	
	Location	167 Bedowan Meadows, Tretherras TR7 2TB	
	Applicant	Sean Gray	
	Grid Ref	182774 / 60793	

Minute Ref P539/21 (5)	Decision	It was proposed by Cllr J Bell, second by Cllr M North and RESOLVED unanimously to SUPPORT PA21/05707	ACTION - post SUPPORT on CC Planning Register
	Comments	Members agreed there would be no negative impact on the existing street scene. It was noted there would still be at least one off-road parking space retained, with reasonably unpressured on-street parking still available.	

	Application 7	Trenance	
	Reference	PA21/05753	
	Proposal	Construction of Annexe/holiday let	
	Location	27 Trevemper Road TR7 2HS	
	Applicant	Mr S Wilby	
	Grid Ref	181736 / 60594	
Minute Ref P539/21 (6)	Decision	It was proposed by Cllr J Kenny, second by Cllr J Bell and RESOLVED unanimously to raise NO OBJECTION to PA21/05753	
	Comments	It was noted that despite the setting, which features a well-sized garden, the annexe/holiday let would effectively be enclosed on three sides by boundary walls and the host property itself. As a result, Members would ask the Officer to confirm that the build would actually benefit from suitable levels of natural light. The addition of an annexe condition would be welcomed by Members and it was agreed with assertion that the development would not lend itself to permanent residential use.	ACTION - post NO OBJECTION on CC Planning Register

Whilst the Design & Access Statement claims the property offers on-site parking for five vehicles they aren't detailed on any of the plans and thus Members struggled to understand where these spaces were actually located.

	Application 8	Trenance	
	Reference	PA21/05757	
	Proposal	Proposed loft conversion with dormers and raised ridge to form 2 bedrooms and bathroom	
	Location	17 Chichester Crescent TR7 2LD	
	Applicant	Ms Morwenna Yeo	
	Grid Ref	181762 / 60710	
Minute Ref P539/21 (7)	Decision	It was proposed by Cllr J Kenny, second by Cllr J Bell and RESOLVED unanimously to SUPPORT PA21/05757	
	Comments	Members felt that the local precedent for such development had already been set and agreed there would be minimal impact on the existing street scene.	ACTION - post SUPPORT on CC Planning Register

Minute Ref P539/21 (8)	7:56pm It was proposed by Cllr J Kenny, second by Cllr N Morris and RESOLVED unanimously to extend the meeting by up to 30 Minutes.	
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	Application 10	Whipsiderry	
	Reference	PA21/04503	
	Proposal	The proposal seeks to refurbish the existing hotel rooms and to provide covered circulation and re-landscape the area to the rear of the	

		Ocean Wing. There is no proposed change of use from class C1. The proposal also looks to create additional internal room space by extending and enveloping the existing balcony areas. In addition, this application seeks to extend the rear of the Ocean Wing to provide an internal escape stair, a lobby area, a canopy to provide covered circulation, an accessible toilet and shower and new landscaping to the rear courtyard.	
	Location	Watergate Bay Hotel, Trevarrian Hill, Watergate Bay	
	Applicant	Will Ashworth Watergate Bay Hotel Limited	
	Grid Ref	184166 / 64977	
Minute Ref P539/21 (9)	Decision	It was proposed by Cllr A Rayner, second by Cllr J Kenny and RESOLVED unanimously to raise NO OBJECTION to PA21/04503	
	Comments	Members appreciated that no change of use had been proposed and were unaware of any local concerns around the proposed scheme.	ACTION - post NO OBJECTION on CC Planning Register
	Application 11	Central & Pentire	
	Reference	PA21/05189	
	Proposal	Second floor rear extension to Flat No. 2	
	Location	Flat 2, 4 Mount Wise TR7 2BD	
	Applicant	Mr & Mrs A Wheatley	
	Grid Ref	181347 / 61534	
Minute Ref P539/21 (10)	Decision	It was proposed by Cllr M North, second by Cllr N Morris and RESOLVED unanimously to OBJECT to PA21/05189	

	Comments	Members were concerned that the proposal was in fact facilitating the subdivision of Flat 2, and thus creating a new address. Without further clarification Members agreed they would not be able to support the application.	ACTION - post OBJECTION on CC Planning Register
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	Application 12	Porth & Tretherras	
	Reference	PA21/05124	
	Proposal	Proposed ground floor extension and alterations	
	Location	32 Kingsley Meade, Trencreek	
	Applicant	Mr And Mrs Mulroy	
	Grid Ref	182830 / 60960	
Minute Ref P539/21 (11)	Decision	It was proposed by Cllr M North, second by Cllr J Bell and RESOLVED unanimously to SUPPORT PA21/05124	
	Comments	Members agreed there would be no negative impact to the immediate area and were unaware of there being any local concerns when responding to the application.	ACTION - post SUPPORT on CC Planning Register

Minute Ref P539/21 (12)	8:30pm It was proposed by Cllr J Kenny, second by Cllr N Morris and RESOLVED unanimously to extend the meeting by up to 15 Minutes.	
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	Application 13	Other	
	Reference	PA21/06058	
	Proposal	Temporary change of use of land for Drive-in Cinema	
	Location	Land Known as Leans Field, North Of Trevarian Hill, Trevarrian	

	Applicant	Mr Linley Lewis Wavelength Media Ltd.	
	Grid Ref	184417 / 65395	
Minute Ref P539/21 (13)	Decision	It was proposed by Cllr N Morris, second by Cllr J Bell and RESOLVED to OBJECT to PA21/06058	
	Comments	<p>Members were unanimously opposed to this application on the basis that this is the wrong location for such a venture. Watergate Bay is a recognised holiday area and an area of outstanding natural beauty that helps bring many tourists to the area - and as such, it is heavily protected by the Newquay Neighbourhood Plan (NNP). Whilst the application for a temporary change of use is clearly nothing to do with residential development, it should be noted that NNP Policy G1 – Settlement Boundaries states that other commercial enterprises outside of the Settlement Boundaries will be judged against appropriate planning policies. Taking on board the numerous public objections to the proposed Drive-in Cinema, Members noted strong concerns raised by the owner of The View campsite as to the negative impact on his existing business. NNP policy E3 seeks to support the visitor economy and proposals that will see it flourish. Members felt that by considerably increasing levels of noise and traffic within the immediate area it is likely that the local visitor economy will suffer. Strong concerns are also raised around the inevitable ecological impact that will result from the light and noise pollution necessarily associated with the activities of the Outdoor Cinema. Worries persist that its</p>	ACTION - post OBJECTION on CC Planning Register

operation will cause considerable disruption to the nesting activities of Corn Buntings the accommodated in nearby fields. These birds are an endangered species and appear on the RSPB red list – the adjacent fields they inhabit having been set aside for them as part of the ecological mitigations required in order for the Boardmasters Festival to take place. It is also feared that other rare species, including Cornish Choughs, will also be impacted by these proposals. It is noted that the start date for screenings is scheduled for 16 July whilst the Determination Date for the current planning application is not until 09 August, and there is concern that even if the LPA chose not to grant the application on environmental grounds, the applicant will still have been able to operate the Cinema for several weeks quite unhindered by the lack of planning permission. In terms of ecological mitigation, the most straightforward approach would appear to be not to operate the cinema from this location during the breeding season of rare and endangered bird species.

Members noted that there is a public right of way that runs straight through the proposed site. The licensing permission states quite clearly that "...there will be no public access to the licensed site outside the hours the premises is open to the public. The premises will be secured with fencing and locked gates." However, it is clear from the amended site plan that the applicant is now indicating that the site will be open as a PROW. Members are

concerned that either the annexe 2 premises licence condition will be breached, or the PROW will be heavily disrupted. Either way, this again points to the inappropriateness of the site in question. Members were aware that the applicant had previously run an outdoor cinema quite successfully but agreed that the field in question is completely the wrong location for such a venture.

Minute Ref P540/21	<u>Terms of Reference and Risk Assessment</u>	
	There were no updates.	
Minute Ref P541/21	<u>Reports and any associated Recommendations from Working Parties</u>	
	i. Newquay Neighbourhood Plan No Update	
	ii. Derelict Buildings No Update	
	iii. Community Governance Review Working Party No Update	
Minute Ref P542/21	<u>Financial Statement</u>	
	D McLeod confirmed there had been no spend and that there were no outstanding payments to be authorised.	
Minute Ref P543/21	<u>Other Correspondence</u>	
	D McLeod reported that two items of correspondence had been received.	

	<p>i. Email from K Riddle – dated 27Jun21</p> <p>Members noted correspondence from Miss K Riddle regarding concerns around replacement fencing being erected by Newquay Golf Club. Members recalled that the Town Council had objected to a previous planning application PA19/03312 which had sought to replace the perimeter fencing.</p>	
<p>Minute Ref P543/21 (1)</p>	<p>It was proposed by Cllr M North, second by Cllr A Rayner and RESOLVED to write to Newquay Golf Club requesting details of the plans to replace the perimeter fencing</p>	<p>D McLeod to write to Newquay Golf Club</p>
	<p>ii. Central Area Planning Sub-Committee - 08Jul21</p> <p>D McLeod reported that application PA20/04238 - Land South East Of Greyhomes Parkenbutts TR7 3HE – would be heard at the Central Area Planning Sub-Committee on Thursday 08 July 2021.</p> <p>It was noted that Cllr S Hick may attend, but that this would require confirmation. Either Cllr N Morris and Cllr J Kenny may be able to attend if not.</p>	<p>D McLeod to confirm attendance.</p>
<p>Minute Ref P544/21</p>	<p><u>Items for information and discussion only</u></p>	
	<p>Cllr J Kenny made Members aware that the agenda for Full Council , scheduled for 07 July 2021, would include a letter regarding the Newquay Neighbourhood Plan policy on Houses of Multiple Occupation.</p>	
<p>Minute Ref P545/21</p>	<p><u>Date and time of next meeting</u></p> <p>The next Planning & Licensing Committee meeting will take place on Wednesday 21 July 2021 at 6:00pm in the Council Chamber, Municipal Offices, Marcus Hill, Newquay TR7 1AF.</p>	

The Vice Chair thanked Members for their attendance and exited the meeting at 8:41 pm

Signed.....

Date.....

Chair Cllr S Hick