

	Minutes of the Planning & Licensing Committee Meeting held on Wednesday 12 October 2022 at 18:05 pm in the Council Chambers, Municipal Offices, Marcus Hill, Newquay.	
	<p><u>Present</u> Cllr J Kenny (Chair), Cllr N Morris (Vice Chair), Cllr J Bell, Cllr F Williamson, Cllr S Thomson</p> <p><u>Also attending</u> D McLeod & M Mee (Corporate Services) There were 6 members of the public in attendance.</p>	
Minute Ref P317/22	<p><u>Apologies</u> Cllr C Anderson, Cllr J Brook, Cllr K Larsen, Cllr M North</p>	
Minute Ref P318/22	<p><u>Interests</u> None</p>	
Minute Ref P319/22	<p><u>Meeting Management Issues</u> Cllr Kenny informed the Committee that due to an IT failure the live stream was not in operation and there would be no audio or visual recording of the meeting.</p>	
Minute Ref P320/22	<p><u>Minutes</u> No previous minutes to review</p>	
Minute Ref P321/22	<p><u>Matters Arising</u> None</p>	
Minute Ref P322/22	<p><u>Public Question Time</u> A representation was made in support of Planning Application PA22/07305 (Agenda Item 10.09), and in opposition to</p>	

	Planning Application PA22/08259 (Agenda Item 10.07)	
Minute Ref P322/22 (1)	It was proposed by Cllr J Kenny, second by Cllr N Morris and RESOLVED unanimously to bring forward agenda item 10.10 (PA22/07305) in order that decision be made before returning to Public Questions.	
	Application 10 Porth & Tretherras	
	Reference PA22/07305	
	Proposal New-build mixed use scheme comprising of 9 residential apartments and 3 ground floor commercial units (revised plans)	
	Location 8 Chester Road TR7 2RX	
	Applicant Mr Leech	
	Grid Ref 182416 / 61965	
Minute Ref P322/22 (2)	Decision Objection was proposed by Cllr J Kenny, second by Cllr N Morris. Majority of Cllr Voted object to PA22/07305 . RESOLVED to object	
	Comments OBJECTION: The Committee agreed this proposed mixed-use scheme would bring a number of positive benefits to the Chester Road area. The overall appearance and design were considered an improvement on the existing built environment, and it was felt the development would make better use of the space available; references to the Art Deco detailing found on nearby buildings were viewed favorably. However, Members questioned whether the scale and mass were appropriate to the surroundings, with particular concern aimed at the height of the building. The relationship with other nearby buildings was also questioned; the proximity to Chester Court led to concerns about possible overlooking between the	

balconies on the south elevation and the north-facing windows of Chester Court. Likewise, Members queried whether there would be a loss of outlook from those north-facing windows. Members would also seek confirmation from the Officer as to whether the new west-facing and north-facing views would result in a loss of privacy to existing first-floor dwellings opposite. Members welcomed the use of permeable parking surfaces but voiced concerns over the proposed level of parking provision. Newquay Neighbourhood Plan policy H4 requires 2 parking spaces for each dwelling of two beds or more, meaning the Town Council would expect 18 off-street spaces to be provided as part of this scheme. Members were also concerned that no provision has been given for parking associated with the three commercial units. Chester Road is a busy part of the town, offering only limited opportunities for on-street parking and Members were concerned that the proposed level of parking provision would add to local parking pressures.

**Minute Ref
P322/22
(3)**

It was proposed by Cllr J Kenny, second by Cllr N Morris and **RESOLVED unanimously to bring forward agenda item 10.07 (PA22/08259) in order that decision be made before returning to Public Questions.**

Application 07	Porth & Tretherras
Reference	PA22/08259
Proposal	Demolition of existing single storey bungalow in favour of the erection of 7no. apartments arranged over 3 floors with associated parking
Location	15 Alexandra Road TR7 3ND
Applicant	Mr Pabbathi

Minute Ref P322/22 (2)	Grid Ref Decision	183185 / 62728 Objection was proposed by Cllr N Morris, second by Cllr S Thomson. RESOLVED unanimously to OBJECT to PA22/08259
	Comments	OBJECTION: Members recalled their initial objection to the previous application for this site (PA22/01517) - this response was updated under the Protocol to reflect the removal of the roof terrace, with Members choosing to Agree to Disagree with the Officer's recommendation to approve. When considering the current application, it was noted that the description is incorrect and should refer to 4 floors, not 3. Newquay Neighbourhood Plan policy G2c notes that development should respect the height of neighbouring properties and should seek to maintain any tiered effect up and down hills at existing roof heights. The addition of a penthouse floor represents an increase in the ridge height of 2.77m. The Newquay Character Study, Cell 24 (Porth) outlines the 'Key Views to Protect' and describes the good views to the sea and headland that exist because all the main residential roads are characterized by predominantly lower ridge heights. The addition of this penthouse floor is seen as a harmful addition to the roofscape, significant enough to be at odds with the area's character and to disrupt the existing tiered development pattern. Members also queried how this proposal would contribute to a net biodiversity gain on the site when two parking spaces are set to replace an existing green space on the site.

Minute Ref P323/22	<u>Active Consultations</u>	
------------------------------	------------------------------------	--

	<p>i. Consultation on proposed changes to Ocean Housing's shared ownership homes</p> <p>Members noted there is no further comments to make on this Consultation. Do not think it is relevant to comment.</p>	
Minute Ref P324/22	<u>To discuss and make any decisions on Licensing applications and other Licensing matters.</u>	
	D McLeod informed Cllrs that the LA03 licensing applications included on the meeting agenda both had a response deadline of 31 October 2022 and noted that they could be considered at the next Planning & Licensing meeting, scheduled for 26 October 2022.	
Minute Ref P324/22 (1)	It was proposed by Cllr J Kenny, second by Cllr N Morris. RESOLVED unanimously to carry forward the LA03 licensing applications LI22/005970 (Ladyvale Bakery) & LI22/005781 (Verbena Restaurant) for consideration at the next available meeting.	
Minute Ref P325/22	<u>To discuss and make any decisions on previous Planning Applications</u>	
	Planning Ref i. PA22/06835 – 72 Penmere Drive TR7 1NG	
	Six Cllrs responded to this Five-Day Protocol, with two Cllrs agreeing with the Officer's recommendation to approve the application and four Cllrs choosing to Agree to Disagree .	
	Planning Ref ii. PA21/01393 & PA21/01401 – 6 Alma Place TR7 1NF	
	Five Cllrs responded to this Five-Day Protocol, with all wishing to maintain their OBJECTION .	
Minute Ref P325/22 (2)	It was proposed by Cllr J Kenny, second by Cllr N Morris and RESOLVED unanimously to ratify the above decisions.	

Minute Ref P326/22	<u>To consider Planning Applications and correspondence relating to Planning Applications</u>	
	Application 01	Whipsiderry
	Reference	PA22/07467
	Proposal	Split one cottage into two. A rear two-storey extension replacing the sunroom on 56a and a single storey extension to the other unit.
	Location	56 Church Street, St Columb Minor TR7 3EX
	Applicant	Mr L W Humphries
	Grid Ref	183902 / 62262
Minute Ref P326/2 2(1)	Decision	It was proposed by Cllr J Kenny, second by Cllr F Williamson and RESOLVED unanimously to OBJECT to PA22/07467
	Comments	Whilst Cllrs had supported previous plans to reinstate the two cottages (PA22/02493) some concerns were voiced regarding the potential impact the two-storey rear extension would have on no58a to the north. Cllrs noted that some online images show the south facing pitched roof 58a benefitting from a PV array, which may be impeded by the extension. Concerns were also raised around local bat activity and the possibility there may be roost associated with no56. Cllrs also queried the accuracy of the plans in relation to the party wall, shared with no58a.
	Application 02	Central & Pentire
	Reference	PA22/07519
	Proposal	Proposed two-storey rear extension, previously approved but recently lapsed without starting.
	Location	Chi Trevasa, 48 Hilgrove Road TR7 2QT
	Applicant	Mr Jonathan Coyle
	Grid Ref	182120 / 61672
Minute Ref P326/22 (2)	Decision	It was proposed by Cllr J Kenny, Second by Cllr N Morris and RESOLVED unanimously to SUPPORT to PA22/07519
	Comments	Cllrs noted the previous approval, PA18/00787 (now lapsed), had included a condition requiring the use of

obscure glazing on the windows to the north and south side elevations. It was agreed that this condition should be added to any permission granted.

	Application 03	Trenance
	Reference	PA22/07912
	Proposal	Single story block extension with a flat roof and roof lantern to the rear of property.
	Location	17 St Pirans Road TR7 1JY
	Applicant	Mr Luke Livingstone
	Grid Ref	180483 / 61512
Minute Ref P326/22 (3)	Decision	It was proposed by Cllr J Kenny, second by Cllr N Morris and RESOLVED unanimously no OBJECTION to PA22/07912
	Comments	Cllrs were uncertain whether the single-story block extension would have a negative impact on the adjoining property at no15. It was agreed to raise no objection to the proposal, subject to confirmation there would be no loss of residential amenity to the near neighbour.

Minute Ref P327/22	7:45pm – Cllr J Kenny sanctioned a short comfort break, during which time no business was conducted.
	7:55pm - The meeting resumed with all attending Members present.
Minute Ref P327/22 (1)	7:55pm It was proposed by Cllr J Kenny, second by Cllr S Thomson and RESOLVED unanimously to extend the meeting by up to 60 minutes.

	Application 04	Porth & Tretherras
	Reference	PA22/05451
	Proposal	Extension of existing commercial kitchen to connect existing takeaway eatery with kitchen, complete with flat roof covering. Installation of three modular units to operate as external bar unit, fish and chip unit, and pizza unit. Raised decking to facilitate access to the site.
	Location	Mermaid Inn, Alexandra Road TR7 3NB
	Applicant	Mr Colin Hughes

Minute Ref P326/22 (4)	Grid Ref	Not Given
	Decision	It was proposed by Cllr F Williamson, second by Cllr S Thomson and RESOLVED to SUPPORT to PA22/05451
	Comments	Cllrs agreed that the amended plans were an appropriate response to initial local objections, and that the impact on neighbouring properties would appear to have been addressed through the repositioning of the modular units. However, a strong plea is made to the applicants to take whatever steps are necessary to ensure the levels of litter associated with outdoor food sales are kept to an absolute minimum. When considering street trading applications, the Town Council will often request a condition requiring that food packaging and associated disposable items are marked in some way that identifies their point of origin. Cllrs would recommend that similar steps are taken with food sales taking place from the modular units.

Minute Ref P326/22 (5)	Application 05	Central & Pentire
	Reference	PA22/06363
	Proposal	Application for a lawful development certificate for existing building works - replacement like for like windows and French doors
	Location	4 Pentire Mews 21 Pentire Crescent TR7 1GW
	Applicant	Mr James Littleton
	Grid Ref	179679 / 61285
	Decision	It was proposed by Cllr J Kenny, second by Cllr N Morris and RESOLVED unanimously to SUPPORT to PA22/06363
	Comments	Members agreed that the like for like windows and French doors should be considered 'de minimis' and therefore not require planning permission.

	Application 06	Whipsiderry
	Reference	PA22/08543
	Proposal	Non Material Amendment (2) of Application No. PA21/6658 dated 23 rd December 2021 for Siting of 53 static holiday

		caravans following the redesign and removal of 167 touring pitches including landscaping and associated works, namely, alteration to the description of development (see cover letter)
	Location	Newquay View Resort, Trevelgue Road TR8 4AS
	Applicant	Greg Lashley Away Resorts Ltd.
	Grid Ref	Not Given
Minute Ref P326/22 (6)	Decision	Application determined in the absence of NTC. No decision necessary
	Comments	This application has already been determined by Cornwall Council and was included on the agenda for noting, in reference to application PA22/08549 (no11 on the list for this meeting).

	Application 08	Central & Pentire
	Reference	PA22/08445
	Proposal	Application for a Lawful Development Certificate for an existing use of the house in Multiple Occupation (6 bedrooms)
	Location	6 Springfield Road TR7 1RT
	Applicant	Mr Richard Hamilton
	Grid Ref	181495 / 61667
Minute Ref P326/22 (7)	Decision	It was proposed by Cllr J Kenny, second by Cllr S Thomson and RESOLVED unanimously to SUPPORT to PA22/08445
	Comments	Members accepted that the LPA had been provided with the appropriate evidence required for a Lawful Development Certificate to be issued.

	Application 09	Trenance
	Reference	PA22/08562
	Proposal	Proposed ground and first floor extensions and replacement of the flat roof of the front entrance porch with a pitched roof.
	Location	20 Treforda Road TR7 2LH
	Applicant	Mrs Debbie Saunders
	Grid Ref	181780 / 60962
Minute Ref P326/22 (8)	Decision	It was proposed by Cllr N Morris, second by Cllr F Williamson and RESOLVED unanimously to SUPPORT to PA22/08562

	Comments	It was felt that the proposed ground floor and second floor extensions were unlikely to have a negative impact on neighbouring properties. In line with Neighbourhood Plan policy H1 - Replacement Dwellings and Extensions, Cllrs agreed to support this application.
	Application 11	Whipsiderry
	Reference	PA22/08549
	Proposal	Variation of Conditions 1, 4, 6 and 8 of Application No. PA21/06658 dated 23 rd December 2021 (Siting of 53 static holiday caravans following the redesign and removal of 167 touring pitches including landscaping and associated works)
	Location	Newquay View Resort, Trevelgue Road TR8 4AS
	Applicant	Away Resorts Ltd.
	Grid Ref	183915 / 63459
Minute Ref P326/22 (9)	Decision	It was proposed by Cllr N Morris, second by Cllr F Williamson and RESOLVED unanimously to SUPPORT to PA22/08549
	Comments	Members noted the reason for the Variation of Conditions 1, 4, 6 and 8 and agreed to support the application, subject to confirmation that the Officer is satisfied with the proposed changes.
	Application 12	Porth & Tretherras
	Reference	PA22/08388
	Proposal	Change of use from hairdressing salon/beauty room to Class E to tattoo studio Sui Generis
	Location	8 Whitegate Shopping Complex, Henvy Road TR7 3BP
	Applicant	Mr Phil Norman
	Grid Ref	182380 / 62069
Minute Ref P326/22 (10)	Decision	It was proposed by Cllr S Thomson, second by Cllr F Williamson and RESOLVED unanimously to SUPPORT to PA22/08388
	Comments	Cllrs are keen to support new and expanding businesses that will benefit the town.
	Application 13	Trenance
	Reference	PA22/07800

Minute Ref P326/22 (11)	Proposal	Construction of 70-unit care home (use class C2) for the over 65s and those with specialist dementia care needs, with associated access, parking, landscaping, and infrastructure
	Location	Land North Of The A392, Newquay
	Applicant	SDI (Newquay) Limited And SH Care Newquay Limited
	Grid Ref	182378 / 60184
	Decision	It was proposed by Cllr J Kenny, second by Cllr F Williamson and RESOLVED unanimously NO OBJECTION to PA22/07800
	Comments	<p>In principle, the Town Council welcomes the proposed Care Home development. However, at this stage in the planning process it was felt that there were issues to be addressed before the scheme could be fully supported. Concerns were raised at the proposed level of parking provision. It was noted there would be up to 24 staff on the site at any given time and of the proposed 30 parking spaces, only 6 would be given over to visitors. Cllrs were unconvinced this was a sufficient number of spaces to accommodate visitors to a facility housing up to 70 residents. Cllrs also queried whether the care needs of clients should be reflected by additional speed restrictions on the section of the A392 running nearest to the proposed site access. A Road Safety Audit would be welcomed. The comments submitted by PP Contaminated Land Consultations refer to the need for a Phase II site investigation in order to assess suitability. It was noted that previous schemes related to this parcel of land have raised similar concerns around contamination and Cllrs agreed they would not be able to support the current proposals without a positive response from Public Protection. It is understood that previous schemes (notably C2/06/01446), have identified the site as “a problem drainage area” and it was noted that the Flood Risk and Drainage Report accompanying the current application identifies the site as ‘more vulnerable’. With this in mind, Cllrs agreed they would want to see a positive response from the LLFA Officer. Clearly the Care Home proposals are part of a wider scheme and Members</p>

		would ideally want to engage with the applicant to discuss the entire scheme as a whole, rather than looking at the various elements in isolation. Is the Officer able to pass on the town Council's contact details?
--	--	--

	Application 14	Trenance
	Reference	PA22/08648
	Proposal	Two-storey side extension incorporating existing attached garage and single storey rear extension replacing existing conservatory.
	Location	24 Pendragon Crescent TR7 2SY
	Applicant	Mr Tom Fordham
	Grid Ref	182181 / 60496
Minute Ref P326/22 (12)	Decision	It was proposed by Cllr N Morris, second by Cllr S Thomson and RESOLVED unanimously to SUPPORT to PA22/08648
	Comments	It was felt that the proposed ground floor and second floor extensions were unlikely to have a negative impact on neighbouring properties. In line with Neighbourhood Plan policy H1 - Replacement Dwellings and Extensions, Cllrs agreed to support this application.

	Application 15	Trenance
	Reference	PA22/08692
	Proposal	Proposed amendments to the previous planning consent PA18/10152, comprising a rear loft extension and a replacement roof.
	Location	114 Mount Wise TR7 1QP
	Applicant	Mr Primett
	Grid Ref	180670 / 61382
Minute Ref P326/22 (13)	Decision	It was proposed by Cllr J Kenny, second by Cllr S Thompson and RESOLVED unanimously to SUPPORT to PA22/08692
	Comments	Members noted there had been no public objections to the current application and that no conditions relating to overlooking/loss of privacy had been applied to PA18/10152. In line with Neighbourhood Plan policy H1 -

	Replacement Dwellings and Extensions, Cllrs agreed to support this application.
--	--

Minute Ref P328/22	<u>Terms of Reference and Risk Assessment Update</u>	
	None	

Minute Ref P329/22	<u>Reports and any associated Recommendations from Working Parties</u>	
	<p>i. Community Governance Review Working Party</p> <p>D McLeod informed Members that Newquay Town Council's proposed changes to the boundary with Colan Parish would be included on the agenda for Cornwall Council's Constitution & Governance Committee meeting, scheduled for 01 November 2022.</p>	
	<p>ii. Newquay Neighbourhood Plan</p> <p>No update</p>	
	<p>iii. Parking Working Party</p> <p>Cllr J Kenny reported that the Parking Working Party were scheduled to meet on 14 October 2022.</p> <p>Proposals for Traffic Regulation Orders (TROs) for Trebarwith Crescent and St Michaels Rd are set to be discussed.</p>	

Minute Ref P330/22	<u>Financial Statement</u>	
	D McLeod reported that no purchases had been made and there were no payments to authorise.	

Minute Ref P331/22	<u>Other Correspondence</u>	
	<p>i. Porth Residents Association</p> <p>Cllrs noted the correspondence from the Porth Residents Association regarding planning application PA22/08259 - 15 Alexandra Road TR7 3ND (See Minute Ref: P322/22(2))</p>	
	<p>ii. PA22 03679 - Hepworth House, 27 Edgcumbe Ave TR7 2NJ</p> <p>D McLeod informed Members that planning application PA22 03679 had been called in by the Ward Member, Cllr L Gardner, and would be considered by Cornwall Council's Central Sub-Area Planning Committee on 24 October 2022. Cllr N Morris agreed to represent the Town Council as he had Chaired the Planning & Licensing committee meeting where it had been resolved to support the application. (See Minute Ref P212/22(6))</p>	
	<p>iii. Surf Statue at Killacourt Field</p> <p>D McLeod informed Cllrs that he had received notification from Stuart Price at Purelight that a planning application had now been submitted with the Local Planning Authority for the erection of the Surf Statue on the Killacourt.</p>	
Minute Ref P332/22	<u>Items for information and discussion only</u>	
	<p>Cllr N Morris noted that a consultation would be taking place regarding Cornwall Council's numeric limitation policy covering Hackney Carriages operating in the Restormel Zone. There was some uncertainty as to whether the Town Council would be included in this consultation.</p>	

Minute Ref P333/22	<p><u>Date and time of next meeting</u></p> <p>The next Planning & Licensing Committee meeting will take place on Wednesday 26 October 2022 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>	
-------------------------------------	--	--

DRAFT