

	<p><b>Minutes of the Planning &amp; Licensing Committee Meeting held on Tuesday 06 JUNE 2023 at 18:00 pm in the Council Chambers, Municipal Offices, Marcus Hill, Newquay.</b></p>	
	<p><b><u>Present</u></b>  Cllr J Kenny (Chair), Cllr S Thomson (Vice Chair),  Cllr N Morris, Cllr J Bell, Cllr J Brook,  Cllr M North, Cllr R Souray</p> <p><b><u>Also attending</u></b>  D McLeod &amp; M Mee (Corporate Service)  There was one member of the public in attendance.</p>	
<b>Minute Ref P198/23</b>	<p><b><u>Apologies</u></b>  Cllr F Williamson, Cllr S Slade</p>	
<b>Minute Ref P199/23</b>	<p><b><u>Interests</u></b>  None</p>	
<b>Minute Ref P200/23</b>	<p><b><u>Meeting Management Issues</u></b>  Cllr Kenny welcomed Cllr R Souray to the Committee.</p>	
	<p><b><u>Minutes</u></b>  i. 26 April 2023  ii. 10 May 2023</p>	
<b>Minute Ref P201/23</b>	<p>It was proposed by Cllr J Kenny, second by Cllr S Thomson and  <b>RESOLVED unanimously that the minutes of the meeting for 26 APRIL 2023 and 10 MAY 2023 were correctly recorded and that they be adopted and signed by the Chairman.</b></p>	
<b>Minute Ref P202/23</b>	<p><b><u>Matters Arising</u></b>  None</p>	
<b>Minute Ref P203/23</b>	<p><b><u>Public Question Time</u></b>  None</p>	

	A representation was made for one Planning Application: PA23//03400 (Agenda item 10.03)	
<b>Minute Ref P203/23 (1)</b>	It was proposed by Cllr J Kenny, second by Cllr S Thomson and <b>RESOLVED unanimously to bring forward agenda item 10.03 (PA23/03400) in order that a decision be made before returning to the remaining agenda items.</b>	
	<b>Application 3 Central &amp; Pentire</b>	
	<b>Reference</b> PA23/03400	
	<b>Proposal</b> Proposed Townhouse Location Land Adj To	
	<b>Location</b> 1 King Edward Crescent, Dane Road, TR7 1HL	
	<b>Applicant</b> Mr Mark Haddrell	
	<b>Grid Ref</b> 180647 / 62179	
<b>Minute Ref P203/23 (2)</b>	<b>Decision</b> It was proposed by Cllr M North, second by Cllr N Morris and <b>RESOLVED unanimously to OBJECT to PA23/03400</b> Cllr R Souray <b>ABSTAINED</b>	
	<b>Comments</b> <b>Members recalled their objection to proposals to create two townhouses on this site (PA21/03382), for which concerns were raised around the lack of amenity space and the impact on the residential amenity of neighbouring properties. The objection to PA21/03382 also noted the application site accommodates an outbuilding, housing what were assumed to be outdoor bin stores for the five separate dwellings within Atlantic Lodge. This outbuilding would clearly be lost as part of the current proposals too; however, the Agent has confirmed the five storage spaces in this</b>	<b>ACTION - post OBJECTION on CC Planning Register</b>

outbuilding are not for use by the Lodge residents. Members noted concerns around the provision of amenity space, and whether it would all be useable; the Agent confirmed the application site measures 251m<sup>2</sup>, of which the footprint for the building occupies 114m<sup>2</sup> is and 137m<sup>2</sup> is given over to useable amenity space. Whilst the current plans are for just a single townhouse, the overall footprint remains similar to that quoted under PA21/03382 for the two townhouses (112m<sup>2</sup>), leading to concerns the proposed build would still be likely to have a negative impact on the residential amenity of neighbouring properties. Members noted the first-floor patio/terrace would be extremely close to the windows on the eastern side of the Atlantic Lodge, resulting in a loss of privacy. Similarly, the scale and siting of the proposed townhouse led to concerns that the outlook from the Lodge would be reduced. Members agreed with public objections from residents of the Harvest Moon flats, who raise concerns that the north facing windows would impact their privacy. A further concern is that the rear garden at Stones Throw would also be overlooked. Members understood that there were two undetermined applications (PA22/09529 & PA23/00659) seeking to create additional parking on what

		would remain of the Atlantic Lodge site. However, concerns persist that the loss of the current parking provision for Atlantic Lodge will add to local parking pressures.	
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Minute Ref <b>P204/23</b>	<b><u>Active Consultations</u></b>	
	None	

Minute Ref <b>P205/23</b>	<b><u>To discuss and make any decisions on Licensing applications and other Licensing matters.</u></b>	
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	<b>Licensing Ref</b> <b>LI23_002599</b>	i. LA03 Grant – Mussel Shoals – 2 South Quay TR7 1HR	
		D McLeod gave a brief overview of the application.	
Minute Ref <b>P205/23</b> <b>(1)</b>		It was proposed by Cllr J Kenny, second by Cllr N Morris, and <b>RESOLVED unanimously that no representation be made in response to LA03 application LI23_002599.</b>	

Minute Ref <b>P206/23</b>	<b><u>To discuss and make any decisions on previous Planning Applications</u></b>	
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	<b>Planning Ref</b>	i. PA22/11190 – 23 Mount Wise TR7 2BQ	
		A majority responded to this Five-Day Protocol, with all agreeing to disagree to the Officer's recommendation to approve the application.	
	<b>Planning Ref</b>	ii. PA23/02280 – 5 Porth Way TR7 3LP	
		Five Cllrs responded to this Five-Day Protocol, with all five agreeing to disagree to the Officer's recommendation to approve the application.	
Minute Ref <b>P206/23</b> <b>(1)</b>		It was proposed by Cllr N Morris, second by Cllr J Bell, and <b>RESOLVED unanimously to ratify the above decision.</b>	

<b>Minute Ref P207/23</b>	7:15pm – Cllr J Kenny sanctioned a short comfort break, during which time no business was conducted. 7:21pm - The meeting resumed with all Members present.
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<b>Minute Ref P208/23</b>	<b><u>To consider Planning Applications and correspondence relating to Planning Applications</u></b>	
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	<b>Application 1</b>	<b>Central &amp; Pentire</b>	
	<b>Reference</b>	PA23/03793	
	<b>Proposal</b>	Works to trees subject to a tree preservation order TPO at Land to rear of 6 Edgcumbe Gardens TR7 2QD	
	<b>Location</b>	6 Edgcumbe Gardens TR7 2QD	
	<b>Applicant</b>	Mr Barry Couzens Stephens + Stephens	
	<b>Grid Ref</b>	181800 / 61863	
<b>Minute Ref P208/23 (1)</b>	<b>Decision</b>	It was proposed by Cllr S Thomson, second by Cllr N Morris and <b>RESOLVED unanimously to OBJECT to</b> PA23/03793 Cllr R Souray ABSTAINED	
	<b>Comments</b>	<b>Members noted the comments from Cornwall Council's Tree Officer, along with two local objections posted on the CC Planning Register. Whilst Members welcomed the proposed removal of the hanging and broken branches in the crown, the 'crown lift' to 6m above ground level presents a cause for concern. Members felt it was likely that the proposed 'crown lift' would harm the appearance, character and proportions of this fine Monterey Pine, and it is understood the change in shape would</b>	<b>ACTION - post OBJECTION on CC Planning Register</b>

be permanent as the removed branches would not grow back over time. Although not stated in the application documents, it is assumed the "passage of construction traffic" relates to permission PA22/06056 on the Marina Hotel site (TR7 2PL). Given this site is adjacent to (and will become an extension of) the Cliff Edge apartment building, Members were unsure why construction traffic wouldn't access the site from the Ulalia Road end of the rear lane; access from this direction offers a shorter route and would presumably cause less disturbance to dwellings along both Narrowcliff and Edgcumbe Gardens.

	<b>Application 2</b>	<b>Whipsiderry</b>	
	<b>Reference</b>	PA23/04093	
	<b>Proposal</b>	Demolition of detached garage and construction of single-storey extension to dwelling	
	<b>Location</b>	28 Chylan Crescent TR7 3EG	
	<b>Applicant</b>	Mrs Emily Wale	
	<b>Grid Ref</b>	084076 / 61896	
<b>Minute Ref P208/23 (2)</b>	<b>Decision</b>	It was proposed by Cllr S Thomson, second by Cllr N Morris and <b>RESOLVED unanimously to raise NO OBJECTION to</b> PA23/04093	
	<b>Comments</b>	<b>Members agreed the plot size was large enough to accommodate the proposed extension whilst still leaving an adequate</b>	<b>ACTION - post NO OBJECTION on CC</b>

	<p>amount of amenity space for the property. The design and scale of the proposal, including materials, are considered quite acceptable. It was felt unlikely this proposal would result in unreasonable levels of overbearing or overshadowing. Newquay Neighbourhood Plan policy G2 (Development Principles) seeks to ensure that all new development is of a quality and type that contributes positively and sustainably to the community. Where possible, high levels of environmental sustainability should be integrated into any permitted works and the applicant is encouraged to explore the opportunity of including renewable energy sources and rainwater harvesting – it was felt this may help to mitigate against any loss of green garden space. Members agreed to raise No Objection, subject to confirmation there would be no impact on the residential amenity of neighbouring properties.</p>	Planning Register
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<b>Application 4</b>	<b>Whipsiderry</b>	
<b>Reference</b>	PA22/10433	
<b>Proposal</b>	Demolition of existing bungalow and the erection of a pair of semi-detached houses	
<b>Location</b>	6 Parkenbutts TR7 3HE	
<b>Applicant</b>	Mr Harry Guest – Jim Guest Design Ltd	

<b>Minute Ref P208/23 (3)</b>	<b>Grid Ref</b>	183900 / 62411	
	<b>Decision</b>	It was proposed by Cllr N Morris, second by Cllr S Thomson and <b>RESOLVED unanimously to raise NO OBJECTION to</b> PA22/10433 Cllr R Souray ABSTAINED	
	<b>Comments</b>	<b>Members welcomed the amended design, particularly the retention of the existing wall, which is considered to contribute positively to the character of the area. Whilst they were aware that the proposed parking provision falls short of that required under Newquay Neighbourhood Plan Policy H4, Members noted the site was reasonably well located, being within short walking distance of local bus routes and schools. It was agreed to raise No Objection to the amended plans, subject to confirmation from the Case Officer that the proposed dwellings meet or exceed the relevant DCLG nationally described space standards.</b>	<b>ACTION - post NO OBJECTION on CC Planning Register</b>

<b>Minute Ref P208/23 (4)</b>	20:00pm It was proposed by Cllr J Kenny, second by Cllr S Thomson and <b>RESOLVED unanimously to extend the meeting by up to 60 minutes.</b>
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<b>Application 5</b>	<b>Porth &amp; Tretherras</b>	
<b>Reference</b>	PA23/04016	
<b>Proposal</b>	Proposed new detached dwelling	
<b>Location</b>	Land Southwest of 26 Bonython Road TR7 3AN	
<b>Applicant</b>	Mr David Folds	



<b>Minute Ref P208/23 (5)</b>	<b>Grid Ref</b>	182397 / 62313	
	<b>Decision</b>	It was proposed by Cllr M North, second by Cllr N Morris and <b>RESOLVED unanimously to OBJECT to</b> PA23/04016 Cllr R Souray ABSTAINED	
	<b>Comments</b>	<p><b>Despite the previous assertion that they would not wish to see its division (see consultee comments for PA21/07816) Members agreed with the principle of constructing a new detached dwelling on the site. However, the proximity to the existing dwelling is considered problematic. The proposed Block Plan shows the new dwelling to be flush with the shared boundary, leading to concerns that future occupiers would only be able to maintain the northeast side of the building with permission from the occupiers of the existing dwelling. Similarly, Members were concerned that the close proximity of the new dwelling would impact the light levels outlook and that currently benefit the ground floor south-west facing windows of the existing dwelling. Members were unsure if the available amenity space would satisfy the Chief Officer's guidance note on good design.</b></p>	<b>ACTION - post OBJECTION on CC Planning Register</b>
	<b>Application 6</b>	<b>Trenance</b>	

	<b>Reference</b>	PA23/03708	
	<b>Proposal</b>	Single-storey extension, to infill the corner from the side of the entrance door and the kitchen associated works	
	<b>Location</b>	47 Tedour Road TR7 2EY	
	<b>Applicant</b>	Mr Tony Hyland	
	<b>Grid Ref</b>	181140 / 60931	
<b>Minute Ref P208/23 (6)</b>	<b>Decision</b>	It was proposed by Cllr N Morris, second by Cllr S Thomson <b>to OBJECT to</b> PA23/03708 The motion fell.	
		It was proposed by Cllr J Brook, second by Cllr J Kenny and <b>RESOLVED to raise NO OBJECTION to</b> PA23/03708	
	<b>Comments</b>	<b>Members agreed the proximity of the infill extension to the shared boundary could be problematic, as it would only be possible to maintain the northeast side of the building with permission from the occupiers of the neighbouring property. Further concerns were raised at the potential loss of light to the nearest south-facing ground floor window at no49. Members agreed to raise No Objection to the proposed single-storey extension, subject to confirmation from the Officer that there would be no harm to the neighbouring property.</b>	<b>ACTION - post NO OBJECTION on CC Planning Register</b>
	<b>Application 7</b>	<b>Porth &amp; Tretherras</b>	
	<b>Reference</b>	PA23/04094	

	<b>Proposal</b>	Side extension with balcony above	
	<b>Location</b>	14 Porth Parade TR7 3JZ	
	<b>Applicant</b>	Mr David Ingram	
	<b>Grid Ref</b>	183128 / 62587	
<b>Minute Ref P208/23 (7)</b>	<b>Decision</b>	It was proposed by Cllr N Morris, second by Cllr S Thomson and <b>RESOLVED to OBJECT to</b> PA23/04094	
	<b>Comments</b>	<p><b>Members noted there had been a number of local objections posted on the Planning Register, with the key concern being the loss of privacy that would be experienced by the neighbouring property at no12.</b></p> <p><b>Members were also concerned that the rear screen of the balcony, as seen from the street, would appear out of keeping with both the building and its surroundings. It was agreed that the side extension in itself was quite acceptable, but the proposed balcony and staircase were likely to impact the residential amenity of no12.</b></p>	<b>ACTION - post OBJECTION on CC Planning Register</b>

	<b>Application 8</b>	<b>Central &amp; Pentire</b>	
	<b>Reference</b>	PA23/04101	
	<b>Proposal</b>	Application for permission in Principle for the construction of up to two dwellings	
	<b>Location</b>	Land South of Longshore Apartments, Dane Road TR7 1EN	
	<b>Applicant</b>	Lorraine Stones	
	<b>Grid Ref</b>	180657 / 62237	

<b>Minute Ref P208/23 (8)</b>	<b>Decision</b>	It was proposed by Cllr N Morris, second by Cllr S Thomson and <b>RESOLVED unanimously to OBJECT to PA23/04101</b>	
	<b>Comments</b>	<p><b>Whilst this application does indeed fall within the Newquay Town Boundary, this should not be confused with the Settlement Boundary, as described under Newquay Neighbourhood Plan policy G1a and justified under G1.2</b></p> <p><b>In addition to falling outside the Settlement Boundary Members agreed they had strong concerns in terms of Neighbourhood Plan policies LE1, LE2 and LE4.</b></p>	<b>ACTION - post OBJECTION on CC Planning Register</b>

	<b>Application 9</b>	<b>Whipsiderry</b>	
	<b>Reference</b>	PA23/04102	
	<b>Proposal</b>	Non-Material Amendment (1) to Application No. PA20/07143 dated 5 <sup>th</sup> February 2021 of Reserved Matters application following outline consent PA17/09409 for construction of 2 storey three bed dwellings, namely, to include obscure panels instead of the approved louvers	
	<b>Location</b>	Land East of Merbien Farm, Tregurrian Hill, Tregurrian, TR8 4AD	
	<b>Applicant</b>	Ben Cooper	
	<b>Grid Ref</b>	Not Given	
<b>Minute Ref P208/23 (9)</b>	<b>Decision</b>	It was proposed by Cllr J Kenny, second by Cllr J Brook and <b>RESOLVED unanimously to SUPPORT to PA23/04102</b>	
	<b>Comments</b>	<b>Members agreed the proposed use of obscure glass rather than angled louvres</b>	<b>ACTION – post</b>

		would have minimal impact on the appearance of the two dwellings, whilst serving exactly the same purpose. Members would expect the remaining wording of Condition 2, namely that the obscure glass should be in position before occupation and would be permanently retained, as described, thereafter.	<b>SUPPORT on CC Planning Register</b>
	<b>Application 10</b>	<b>Trenance</b>	
	<b>Reference</b>	PA23/04341	
	<b>Proposal</b>	Non-Material Amendment (1) to Application No. PA21/05621 dated 27th September 2021 for Reserved matters application following outline approval (allowed on appeal) of PA14/03927 dated 25th January 2016 for the construction of 173 dwellings including appearance, landscaping, layout and scale with variation of condition 4 of decision PA18/10371 dated 26/11/2019, namely, to swap house types on Phase 2 of PA14/03927 allowed under appeal APP/D0840/W/15/3012830	
	<b>Location</b>	Land Northwest of Trevithick Manor Between A392 and Trevemper Road TR7 2HS	
	<b>Applicant</b>	Miss L Downs – Wain Homes (Southwest) LTD	
	<b>Grid Ref</b>	Not Given	
<b>Minute Ref P208/23 (10)</b>	<b>Decision</b>	It was proposed by Cllr J Kenny, second by Cllr S Thomson and <b>RESOLVED unanimously to SUPPORT to</b> PA23/04341 Cllr J Bell & Cllr J Brook <b>ABSTAINED</b>	
	<b>Comments</b>	<b>Members noted there would be no changes to layout, housing mix or tenure type. It was agreed that, whilst a significant number</b>	<b>ACTION - post SUPPORT on</b>

		<b>of house type 'swaps' are sought, the proposed dwellings were very similar to those approved and would not make a fundamental change to the approved scheme.</b>	<b>CC Planning Register</b>
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	<b>Application 11</b>	<b>Trenance</b>	
	<b>Reference</b>	PA23/04180	
	<b>Proposal</b>	Single storey rear extension & associated internal alterations	
	<b>Location</b>	29 Mayfield Road, TR7 2DG	
	<b>Applicant</b>	Mr Bradley Cox	
	<b>Grid Ref</b>	181242 / 61313	
<b>Minute Ref P208/23 (11)</b>	<b>Decision</b>	It was proposed by Cllr J Kenny, second by Cllr s Thomson and <b>RESOLVED unanimously to OBJECT to</b> PA23/04180 Cllr R Souray <b>ABSTAINED</b>	
	<b>Comments</b>	<b>Concerns exist that the scale of the single storey rear extension (L 4.1m) and its proximity to the boundary with no27 may result in an unacceptable loss of light to the nearest rear facing ground floor window of this neighbouring property.</b>	<b>ACTION - post OBJECTION on CC Planning Register</b>

	<b>Application 12</b>	<b>Central &amp; Pentire</b>	
	<b>Reference</b>	PA23/02962	
	<b>Proposal</b>	Retrospective change of use of building to mixed use for retail and food and drink (Use Class E). Proposed change of use to a wine bar (Sui Generis)	

	<b>Location</b>	The Old Coach House Bank Street TR7 1EP	
	<b>Applicant</b>	Mr B Riley Trans Surf Limited (Trading as Married to the Sea)	
	<b>Grid Ref</b>	180862 /61617	
<b>Minute Ref P208/23 (12)</b>	<b>Decision</b>	It was proposed by Cllr N Morris, second by Cllr S Thomson and <b>RESOLVED unanimously to raise NO OBJECTION to PA23/02962</b>	
	<b>Comments</b>	<b>Members noted the addition of the Sui Generis Wine Bar to the description and are content to continue to raise No Objection to this retrospective change of use.</b>	<b>ACTION - post NO OBJECTION on CC Planning Register</b>

<b>Minute Ref P209/23</b>	<b><u>Terms of Reference and Risk Assessment Update</u></b>		
	None		
<b>Minute Ref P210/23</b>	<b><u>Reports and any associated Recommendations from Working Parties</u></b>		
	i. Community Governance Review Working Party  No updates		
	ii. Newquay Neighbourhood Plan  Cllr J Kenny informed the Committee that a meeting of the Working Party would be scheduled for July.		
	iii. Parking Working Party  No updates		

<b>Minute Ref P211/23</b>	<b><u>Financial Statement</u></b>	
	None	
<b>Minute Ref P212/23</b>	<b><u>Other Correspondence</u></b>	
	None	
<b>Minute Ref P213/23</b>	<b><u>Items for information and discussion only</u></b>	
	None	
<b>Minute Ref P214/23</b>	<b><u>Date and time of next meeting</u></b> The next Planning & Licensing Committee meeting will take place on WEDNESDAY 21 JUNE 2023 at 6:00pm in the Council Chamber, Municipal Offices, Marcus Hill, Newquay TR7 1AF.  <b>The Chair thanked Members for their attendance and exited the meeting at 20:56 pm</b>  <b>Signed.....</b>  <b>Date.....</b> <b>Chair Cllr J Kenny</b>	