

| | | |
|-------------------------------|--|--|
| | Minutes of the Planning & Licensing Committee Meeting held on Wednesday 6th November at 6:04 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 J Bell</p> <p><u>Also attending</u> D McLeod & J MacCreadie (Corporate Service) There were nine members of the public in attendance.</p> | |
| Minute Ref P476/24 | <u>Apologies</u> Cllr F Williamson, Cllr K Larsen | |
| Minute Ref P477/24 | <u>Interests</u> None | |
| Minute Ref P478/24 | <u>Meeting Management Issues</u> None | |
| Minute Ref P479/24 | <u>Minutes</u> D McLeod that the minutes from the extraordinary meeting of 30 October 2024 were not ready but would be included with the papers for the next scheduled meeting. | |
| Minute Ref P480/24 | <u>Matters Arising</u> None | |
| Minute Ref P481/24 | <u>Public Question Time</u> There were nine members of the public in attendance. A representation was made by two members of the public in support for Planning Application: PA24/07601 (Agenda item 10.13) | |

| | | |
|---------------------------------------|--|---|
| Minute Ref P481/24 (1) | It was proposed by Cllr J Kenny, second by Cllr S Thomson and RESOLVED unanimously to bring forward agenda item 10.13 (PA24/07601) in order that a decision be made before returning to the remaining agenda items. | |
| | Application 13 | Trenance |
| | Reference | PA24/07601 |
| | Proposal | Demolition and replacement of hotel with an aparthotel (C1 use class) |
| | Location | Sutherland Hotel 29 Mount Wise TR7 2BH |
| | Applicant | Terry Spencer Blakesley Estates (Newquay SU Ltd) |
| Minute Ref P481/24 (2) | Decision | It was proposed by Cllr S Thomson, second by Cllr J Brook and RESOLVED unanimously to OBJECT to PA24/07601 |
| | Comments | <p>Cllrs recalled raising a robust objection to the previous scheme to replace the hotel with an aparthotel (PA23/02832). Whilst the current proposals represent a reduced scheme when compared to this previous application, concerns persist that the aparthotel would still be too tall and would have a negative impact on adjacent buildings; it was commented that the current plans were still one storey too high. When looking at the street-facing elevation, Cllrs noted the building line would be brought forward compared to that of the existing hotel, raising concerns that the fronts of both the Glendevor Hotel and Ocean View apartments would experience a</p> |
| | | ACTION – post OBJECTION on CC Planning Register |

potentially unacceptable level of shading, particularly in the winter months. Cllrs would also seek reassurance that the dwellings at Abbey Mews, adjacent to the rear of the site, would not be overshadowed by the new development.

Cllrs recalled the concerns raised by the Historic Environment Planning team and Historic England, in response to the previous scheme (PA23/02832), and agreed it would not be possible to support the current scheme unless these consultees were satisfied that any harm to the setting of the Church of St Michael is had been reduced to an acceptable level.

A representation was made in support of Planning Application: PA24/08172 (Agenda item 10.11)

**Minute Ref
P481/24
(3)**

It was proposed by Cllr J Kenny, second by Cllr S Thomson and **RESOLVED unanimously to bring forward agenda item 10.11 (PA24/08172) in order that decision be made before returning to the remaining agenda items.**

Application 11 Porth & Tretherras

Reference

PA24/08172

Proposal

Change of use of hotel to residential care home specialising in mental health

Location

Godolphin Arms Hotel 86 - 88 Henver Road
Newquay Cornwall

Applicant

Mr John Westmore Crescent Care Home Cornwall Ltd

| | | | |
|---------------------------------------|--|---|--|
| Minute Ref P481/24 (4) | Decision | It was proposed by Cllr S Thomson, second by Cllr J Bell and RESOLVED unanimously to SUPPORT to PA24/08172 | |
| | Comments | When measuring the application against Newquay Neighbourhood Plan policies E1 (Safeguarding Existing Employment Sites) and E3 (Support the Visitor Economy) - Cllrs understood that the hotel has been on the market since November 2023 with little interest, and accepted the assertion that this current proposal represents the best opportunity to ensure a business continues operating at the site. | ACTION - post SUPPORT on CC Planning Register |
| | A representation was made in objection to Planning Application: PA24/07545 (Agenda item 10.14) | | |
| Minute Ref P481/24 (5) | | It was proposed by Cllr J Kenny, second by Cllr S Thomson and RESOLVED unanimously to bring forward agenda item 10.14 (PA24/07545) in order that decision be made before returning to the remaining agenda items. | |
| | Application 14 | Central & Pentire | |
| | Reference | PA24/07545 | |
| | Proposal | Proposed garage conversion to create additional dwellinghouse | |
| | Location | Garage Building At Flat 14 Nansalsa Court Ulalia Road TR7 2PZ | |
| | Applicant | Barker | |
| Minute Ref P481/24 (6) | Decision | It was proposed by Cllr J Kenny, second by Cllr S Thomson and RESOLVED unanimously to OBJECT to PA24/07545 | |

| | | | |
|--|------------------------|---|---|
| | <p>Comments</p> | <p>Cllrs noted the local concerns recorded on the Planning Register and agreed that, due to the physical constraints, it seemed likely the natural limit for further development on the site had already been reached.</p> <p>Concerns were raised that the proposed parking arrangements were particularly tight and that the minimum space per vehicle (2.4m x 4.8m) could not be achieved, given that the small space in front of the existing garage would also have to accommodate the outdoor amenity space as well as an area for refuse and recycling storage.</p> <p>Cllrs noted there was just one window proposed for the first floor level, which faces west. Cllrs were unconvinced that the property would benefit from a suitable amount of natural light until somewhat later in the day.</p> <p>There was some concern that the nationally described minimum space standards (including internal storage space) had not been met and Cllrs would ask the Officer to look at this closely.</p> <p>Concerns were raised that the north facing dormer would appear bulky and unattractive and that the proposed changes to the roof would not sit comfortably with its</p> | <p>ACTION - post OBJECTION on CC Planning Register</p> |
|--|------------------------|---|---|

surroundings. The potential for the new roof shape to overshadow the small gardens to the rear of the existing bungalow and the neighbouring property at number 15 is noted. There was some uncertainty as to what internal space would be created on the south side of the pitched roof as the proposed first floor plans don't appear to show this to its full extent. Cllrs were unconvinced that the elevations describe the proposals accurately, and it was felt that a 3D visualization would have been of great benefit when trying to communicate the overall scheme.

A representation was made by two members of the public in objection to Planning Application: PA24/07921 (Agenda item 10.02)

**Minute Ref
P481/24
(7)**

It was proposed by Cllr J Kenny, second by Cllr S Thomson and **RESOLVED unanimously to bring forward agenda item 10.02 (PA24/07921) in order that decision be made before returning to the remaining agenda items.**

Application 2 Trenance

Reference PA24/07921

Proposal Rear ground floor infill extension to adjoin to neighbouring party wall. Amendments to fenestration. New dormer to create loft room with roof terrace and associated privacy screening.

Location 38 St Johns Road TR7 1JT

Applicant Mr & Mrs Wilkins

| | | | |
|---------------------------------------|-----------------|--|--|
| Minute Ref P481/24 (8) | Decision | It was proposed by Cllr S Thomson, second by Cllr J Bell and RESOLVED unanimously to OBJECT to PA24/07921 | |
| | Comments | <p> Cllrs noted there had been a high number of local objections to this application, which repeatedly draw attention to this property operating solely as commercial tourist accommodation owned and run by a Limited Company. With this in mind, the Town Council would request that the Case Officer confirms whether the Householder Application route is in fact correct for a property that effectively operates as a 'for-profit' enterprise rather than a residential household. </p> <p> In terms of the proposed enlargement of this holiday property, the Town Council have every sympathy for the near neighbours who are currently being failed by the lack of regulation/protection surrounding C3 dwelling houses that have been given over to tourist accommodation. When considering the application documents, Cllrs voiced concerns that the Proposed Site Plan fails to show the full extent of the rear garden, making it difficult to assess whether an adequate amount of amenity space would remain following the proposed works. </p> | ACTION – post OBJECTION on CC Planning Register |

When considering the proposed roof terrace, Cllrs expressed strong concerns at the potential loss of privacy that will be experienced by neighbouring properties on either side of no38. The roof terrace, which would appear to create new views at the second floor level, has the potential to noticeably reduce the levels of privacy currently enjoyed by dwellings to the immediate east on St Mary's Road. The proposed section drawing (north) shows the balcony screening is at two heights; there are no measurements shown on the plans but it is presumed that the section with a lower height is intended to afford attractive sea views for the guests paying to stay at no38. These holiday makers will, by design, find their view drawn northwards towards the direction of Towan Beach, meaning they will be looking across the rear gardens/amenity spaces of neighbours to the north of no38, reducing the levels of privacy these residential dwellings currently enjoy. The lower height screening (which is really just a balustrade) would also appear to allow views back towards the rear windows of no36.

In terms of the increased scale and mass of the works to the rear, Cllrs voiced concerns

that the proposed extension would have an overbearing relationship with the adjacent residential dwellings either side of no38, potentially resulting in unacceptable levels of overshadowing/loss of light to their rear windows of these households.

| | | |
|------------------------------|--|------------------------------|
| Minute Ref P482/24 | <u>Active Consultations</u> | |
| | None | |
| Minute Ref P483/24 | <u>To discuss and make any decisions on Licensing applications and other Licensing matters.</u> | |
| | Licensing Ref LA03 Minor Variation – Stax, 4 Beach LI24_006455 Parade, Beach Road, Newquay | |
| | Cllr S Thomson declared a pecuniary interest, Cllr J Brook declares a non-pecuniary interest in the above application, leaving the meeting inquorate and a decision unable to be made. D McLeod will get in contact with the officer to see if a decision can be agreed via email before the deadline on the 12 th of November. | ACTION – D McLeod |
| | Licensing Ref Street Trading Consent – Pink Flamingo Ice LI24_006818 Cream | |
| | D McLeod gave a brief overview of the application to trade again from the 1 st April – 31 st October 2025. It was noted that the terms were unchanged from previous years and no problems were known. | |
| Minute Ref P483/24 (1) | It was proposed by Cllr J Kenny, second by Cllr S Thomson and RESOLVED unanimously that no representation be submitted in response to Street Trading Consent Renewal LI24_006818 | |

| | | | |
|---------------------------------------|--|---|--|
| Minute Ref P484/24 | <u>To discuss and make any decisions on previous Planning Applications</u> | | |
| | Planning Ref | PA24/07791 - Land At Former Paradise Cove Hotel Alexandra Road Newquay TR7 3NA | |
| | Members considered the above application to re-discharge Condition 2 of Planning Approval C2/07/00913 | | |
| Minute Ref P484/24 (1) | It was proposed by Cllr J Kenny, second by Cllr S Thomson, and RESOLVED to OBJECT to PA24/07791 | | |
| | Comments | <p>Cllrs continue to accept that nobody can say for certain why 9.5m of the cliffs at Whipsiderry have fallen into the sea since the commencement of the stabilization works.</p> <p>Furthermore, it is fully recognised that Cllrs do not possess the professional expertise to comment on technical matters relating to the geology and proposed engineering solutions.</p> <p>However, following the unprecedented cliff falls and the subsequent destabilisation that has changed the nature of the cliff line at Whipsiderry Bay, the Town Council is highly surprised at the absence of any Risk Management assessment or strategy within the documents submitted.</p> <p>The Town Council will refuse to support any aspect of a planning application that involves interference with the cliff line. This is made very clear in the Newquay</p> | ACTION – Forward OBJECTION to CC Case Officer |

Neighbourhood Plan and is backed up by policies in the CC Climate Change DPD. There is a very good reason why Newquay's coastline has been designated a Coastal Change Management Area and the applicant needs to accept this.

Cllrs agreed the notion that the proposed rock anchors need to be trialled first, (Page 8 - Detailed Schedule for the Cliff Stabilisation Works at The View, Porth) indicates the applicant is less than 100% confident that a stabilisation solution has been found and in no way suggests the current approach could be considered to discharge Condition 2 of Planning Approval C2/07/00913.

| | | |
|---------------------------|---|--|
| Minute Ref P485/24 | 7:59pm It was proposed by Cllr J Kenny, second by Cllr S Thomson and RESOLVED unanimously to extend the meeting by up to 60 minutes. | |
| Minute Ref P486/24 | <u>To consider Planning Applications and correspondence relating to Planning Applications</u> | |
| | Application 1 Trenance | |
| | Reference PA24/07828 | |
| | Proposal Ground floor extension to front and rear elevations; extension to first floor dormer to rear elevation with associated internal alterations; and additional parking area to driveway without compliance with condition 2 of decision notice PA23/02186 dated 24.05.2023 | |
| | Location 10 Gresham Close TR7 2LF | |

| | | | |
|---------------------------------------|------------------|---|--|
| Minute Ref P486/24 (1) | Applicant | Mrs Jacqueline Lloyd | |
| | Decision | It was proposed by Cllr J Kenny, second by Cllr J Bell and RESOLVED unanimously to SUPPORT to PA24/07828 | |
| | Comments | Cllrs agreed that the current proposals represented only a minimal change to the application they had supported in April 2023. | ACTION – post SUPPORT on CC Planning Register |

| | | | |
|---------------------------------------|----------------------|--|---|
| | Application 3 | Trenance | |
| | Reference | PA24/07714 | |
| | Proposal | Change of use from C4 HMO to Sui Generis HMO. | |
| | Location | 12A Atlantic Road TR7 1QJ | |
| | Applicant | Mr Henry Meacock St Petrocs | |
| Minute Ref P486/24 (2) | Decision | It was proposed by Cllr S Thomson, second by Cllr J Bell and RESOLVED unanimously to RAISE NO OBJECTION to PA24/07714 | |
| | Comments | Cllrs noted the local objections posted against this application - however, it was felt the concerns raised, whilst serious, were outside the scope of the planning process. Cllrs also noted that Newquay Neighbourhood Plan policy H3 – HMOs, is directed towards new Houses of Multiple Occupation, rather than existing HMO properties, and were therefore satisfied that policy H3 was not being breached. | ACTION - post NO OBJECTION on CC Planning Register |

| | | | |
|---------------------------------------|----------------------|--|--|
| | Application 4 | Porth And Tretherras | |
| | Reference | PA24/07800 | |
| | Proposal | Raising the eaves and ridge height to increase habitable accommodation at first floor with duel gable. Double storey extension to front elevation to existing building line. Single storey extension to rear to create outbuilding. | |
| | Location | 22 Chester Road TR7 2RH | |
| | Applicant | Mr & Mrs Bellman | |
| Minute Ref P486/24 (3) | Decision | It was proposed by Cllr J Kenny, second by Cllr S Thomson and RESOLVED unanimously to OBJECT to PA24/07800 | |
| | Comments | Cllrs agreed that, whilst the proposed changes to the appearance of No22 may not be wholly out of keeping with some of the larger neighbouring properties, the increase in scale and mass seems likely to create an overbearing relationship with the neighbour at No20. Concerns were raised that there may be a potential loss of light and/or overshadowing effect, coupled with a possible loss of outlook for that neighbour. This left Cllrs agreeing that before they could support this application, they would need firm reassurance from the Case Officer that this ambitious proposal would not harm the residential amenity currently enjoyed by the occupiers of no20. | ACTION – post OBJECTION on CC Planning Register |

| | | | |
|---------------------------------------|----------------------|--|---|
| | Application 5 | Porth And Tretherras | |
| | Reference | PA24/07772 | |
| | Proposal | Replacement of flat roof with pitch roof to create room in the loft space and new single storey back entrance | |
| | Location | 15A Manewas Way TR7 3AJ | |
| | Applicant | James Harrison | |
| Minute Ref P486/24 (4) | Decision | It was proposed by Cllr S Thomson, second by Cllr J BELL and RESOLVED to RAISE NO OBJECTION to PA24/07772 Cllr J Brook ABSTAINED | |
| | Comments | <p>Cllrs recalled their previous objection to proposed works at this address (since withdrawn) and noted that the current application has set out to address concerns raised around the earlier schemes and their impact on neighbouring properties, including no15 and 15B Manewas Way. Cllrs agreed to raise No Objection to the current application, subject to confirmation from the Case Officer that the site is able to accommodate this level of development without harming the residential amenity of neighbouring properties.</p> <p>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</p> | ACTION - post NO OBJECTION on CC Planning Register |

| | | | |
|---------------------------------------|----------------------|---|--|
| | | harvesting, as part of the overall design. If this application were approved, Cllrs felt the scheme would benefit from the addition of bee / bird boxes. | |
| | Application 6 | Porth And Tretherras | |
| | Reference | PA24/02415 | |
| | Proposal | Change of use of existing Villa to holiday restricted dwelling, part demolition of the hotel, change of use to retained parts of the hotel including alterations, extensions to create 3 holiday restrictive self-contained apartments. Together with proposed new build holiday restrictive dwellings, 7 number in total. The new dwelling (Unit 12) retaining "open market" unrestricted use (in lieu of change of use of "The Villa"). Total new units on site 10, together with removed cliff loop road, associated car parking, general landscaping, and reinstatement and conservation of the "Barrow". | |
| | Location | Glendorgal Villa Glendorgal Hotel Lusty Glaze Road TR7 3AD | |
| | Applicant | Mr Seamus Redmond Blue Chip Hotels Ltd | |
| Minute Ref P486/24 (5) | Decision | It was proposed by Cllr J Kenny, second by Cllr S Thomson and RESOLVED unanimously to carry forward PA24/02415 to the next available meeting. | |
| | Comments | Due to the time constraints resulting from a particularly busy agenda, an extension has been sanctioned by the Case Officer and the application will be included on the agenda for consideration at the next Planning & | ACTION – carry forward to next available meeting. |

**Licensing Committee meeting, scheduled for
20 November 2024.**

| | | | |
|---------------------------------------|----------------------|---|--|
| | Application 7 | Porth And Tretherras | |
| | Reference | PA24/07983 | |
| | Proposal | Variation of Condition 2 (approved plans) of Application No. PA18/04752 dated 19th July 2018 (Nine houses (980 m2) with associated garages and outbuildings, access and landscaping) without compliance with Condition 1 of Decision Notice PA21/03566 dated 29th November 2021 | |
| | Location | Land South Of Gusti Veor House TR8 4JU | |
| | Applicant | Mr Paul Hoffmann C G Fry and Son | |
| Minute Ref P486/24 (6) | Decision | It was proposed by Cllr J Kenny, second by Cllr J Bell and RESOLVED unanimously to SUPPORT to PA24/07983 | |
| | Comments | Cllrs were satisfied the changes applied for were minimal and would be in keeping with the existing permission, PA21/03566. | ACTION – post SUPPORT on CC Planning Register |

| | | | |
|---------------------------------------|----------------------|--|--|
| | Application 8 | Porth & Tretherras | |
| | Reference | PA24/08073 | |
| | Proposal | Proposed side and rear single storey extension including formation of terrace area. | |
| | Location | 31 Lewarne Crescent TR7 3JW | |
| | Applicant | Mr And Mrs P Eyles | |
| Minute Ref P486/24 (7) | Decision | It was proposed by Cllr S Thomson, second by Cllr J Bell and RESOLVED unanimously to RAISE NO OBJECTION to PA24/08073 | |

| | | |
|--|--|--|
| | <p>Comments</p> <p>Cllrs felt the proposed side and rear single-storey extensions appeared to be reasonably modest additions, but noted there had been two local objections to this application posted on the Planning Register. However, there was some uncertainty as to whether the concerns voiced would be considered 'material planning considerations' or not. Cllrs agreed to raise No Objection to the proposals, subject to confirmation from the Case Officer that there would be no harm to the residential amenity of neighbouring properties.</p> <p>The absence of any surface water management strategy was noted and Cllrs would expect further details to be provided to South West Water's satisfaction.</p> | <p>ACTION - post NO OBJECTION on CC Planning Register</p> |
|--|--|--|

| | |
|--------------------------------------|---|
| <p>Minute Ref P486/24 (8)</p> | <p>20:50pm The chair noted the limited time left in the meeting to look at the remaining three applications on the agenda; The Chair asks D McLeod if there are any applications the committee should review before the end of the meeting to which he recommends application agenda item 10.09. (PA24/06379). Cllr J Kenny agrees with a view that D McLeod will request extensions for the remaining applications on the agenda (PA24/07969 & PA24/08122) and if successful, they will be deferred to the next P&L meeting on the 20th November.</p> |
|--------------------------------------|---|

| | | | |
|--|-----------------------------|---|--|
| | <p>Application 9</p> | <p>Central & Pentire</p> | |
| | <p>Reference</p> | <p>PA24/06379</p> | |
| | <p>Proposal</p> | <p>Demolition of car repair workshop to provide for a mixed-use development of three commercial</p> | |

| | | | |
|---------------------------------------|------------------|---|--|
| | | units and twelve flats (three of which to be holiday use only) | |
| | Location | Tower Garage, Tower Road TR7 1LY | |
| | Applicant | Oasis Developers Ltd | |
| Minute Ref P486/24 (9) | Decision | It was proposed by Cllr J Kenny, second by Cllr J Brook and RESOLVED unanimously to OBJECT to PA24/06379 | |
| | Comments | <p>Whilst only one local objection was seen on the Planning Register, Cllrs agreed they had significant concerns at the overbearing relationship that aspects of the proposed development appear likely to have on the residential dwelling in question – namely an unacceptable loss of privacy, natural light and outlook. The scale of development proposed for the site is significant, and Cllrs questioned whether this level of density (including height and mass) could be considered to satisfactorily assimilate into the townscape.</p> <p>Cllrs were concerned at the proposed parking provision, noting that policy H4 of the Newquay Neighbourhood Plan would require 20 parking spaces. This area of the town is subject to significant parking pressures and Cllrs felt they could not support a scheme that would add to these existing stresses.</p> <p>Cllrs agreed they would welcome a mixed-use development on this site, but given the</p> | ACTION - post OBJECTION on CC Planning Register |

concerns raised by Consultees and existing neighbours, it seems clear this scheme needs to be refined.

| | | |
|-------------------------------|---|--|
| Minute Ref P487/24 | <u>Terms of Reference and Risk Assessment Update</u> | |
| | None | |

| | | |
|-------------------------------|---|--|
| Minute Ref P488/24 | <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 P489/24 | <u>Financial Statement</u> | |
| | D McLeod reported that no purchases had been made and there were no payments to authorise. | |

| | | |
|-------------------------------|------------------------------------|--|
| Minute Ref P490/24 | <u>Other Correspondence</u> | |
| | None | |

| | | |
|-------------------------------|---|--|
| Minute Ref P491/24 | <u>Items for information and discussion only</u> | |
| | i. Cornwall Council Weekly Decisions List | |

| | | |
|--|--|--|
| | <p>Members noted the list of decisions.</p> <p>ii. D McLeod reminds members the Town Council that Acorn Blue will be delivering a presentation regarding plans for the Former Jewson Depot Site, Mount Wise TR7 2BX – booked in for the 5:30pm presentation slot immediately before the next scheduled meeting (20 November 2024).</p> <p>iii. D McLeod informs members that the Town Council have been invited to a Design Review Panel for the above plans for the former Jewson site. The review will take place on Friday 8th November from 1:30pm at Acorns office on Mount Wise and Cllr J Kenny and D McLeod will attend the review panel on behalf of the Town Council.</p> <p>iv. D McLeod reminds members of Local Council Planning Training that will take place on 7 November 2024, from 4pm to 6pm regarding with a focus on policy updates.</p> | |
|--|--|--|

| | | |
|---|--|--|
| <p>Minute Ref P492/24</p> | <p><u>Date and time of next meeting</u> The next Planning & Licensing Committee meeting will take place on WEDNESDAY 20 November 2024 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 9:04 pm</p> <p>Signed.....</p> <p>Date..... Chair Cllr J Kenny</p> | |
|---|--|--|