

	<p><b>Minutes of the Planning &amp; Licensing Committee Meeting held on Wednesday 08 December 2021 at 6:03 pm in the Council Chambers, Municipal Offices, Marcus Hill, Newquay.</b></p>	
	<p><b><u>Present</u></b> Cllr S Hick (Chair), Cllr J Bell, Cllr K Larsen, Cllr N Morris and Cllr M North.</p> <p><b><u>Also attending</u></b> D McLeod &amp; K Stevenson (Corporate Services) Cllr L Gardiner joined the meeting at 6:05 pm There were no members of the public in attendance.</p>	
Minute Ref <b>P729/21</b>	<p><b><u>Apologies</u></b></p> <p>Cllr F Williamson Cllr J Kenny</p>	
Minute Ref <b>P730/21</b>	<p><b><u>Interests</u></b></p> <p>Cllr Hick reported that no interests had been notified prior to the meeting.</p>	
Minute Ref <b>P731/21</b>	<p><b><u>Meeting Management Issues</u></b></p> <p>The Chair informed attendees that he would look to sanction a comfort break roughly one hour the meeting.</p>	
Minute Ref <b>P732/21</b>	<p><b><u>Minutes</u></b></p> <ul style="list-style-type: none"> <li>i. 10 November 2021</li> <li>ii. 24 November 2021</li> </ul>	
	<p>Cllr N Morris noted an omission in the minutes for 24 November 2021 regarding the comments returned for application <a href="#">PA21/09227</a> specifically that the visibility splay at the site entrance should remain the same or be improved.</p>	

	D McLeod confirmed that these comments had not been included in the submission to Cornwall Council as the application documents had made clear reference to proposed improvements to the visibility splay at site entrance.	
<b>Minute Ref P732/21 (1)</b>	It was proposed by Cllr N Morris, second by Cllr M North and <b>RESOLVED unanimously that the minutes of the meeting for 10 November 2021 and 24 November 2021 were correctly recorded and that they be adopted and signed by the Chairman.</b>	
<b>Minute Ref P733/21</b>	<b><u>Matters Arising</u></b>  There were no matters arising.	
<b>Minute Ref P734/21</b>	<b><u>Public Question Time</u></b>  D McLeod confirmed no written questions had been received.  There were no members of the public present in the Public Gallery.	
<b>Minute Ref P735/21</b>	<b><u>Public Consultations</u></b>  i. Cornwall Council Planning and Sustainable Development Consultation on Planning Application Validation List	
	Members were aware that Cornwall Council is responsible for the validation of planning applications within the county. However, the proposed changes are a result of a recent review carried out by Cornwall Council and it is a legal requirement that stakeholders, including Town and Parish Councils, are given the option to comment. D McLeod gave a brief overview of some of the changes made to the National and Local requirements listed in the draft document.  Cllr Hick invited Members to email him with any observations prior to the deadline date for responses (20 December 2021).	

<p><b>Minute Ref P736/21</b></p>	<p><b><u>Newquay Neighbourhood Development Plan 2019-2030</u></b></p>	
	<p>Cllr Gardner drew attention to the recent shortfall in accommodation available in the rented sector and that a review of the Newquay Neighbourhood Plan (NNP) be undertaken in order to address this issue locally.</p> <p>Cllr Gardner also noted that although the Planning &amp; Licensing Committee regularly encouraged applicants to take an environmentally sustainable approach to development within the town, there was little to back this up in terms of policies within the NNP</p> <p>Cllr Gardner explained that a formal review is required after five years, and that it is nearly three years since the NNP was adopted.</p> <p>Cllr K Larsen queried the extent to which a Neighbourhood Plan could force an applicant to adopt an environmentally sustainable approach to development.</p> <p>Cllr Larsen noted that research may be required as such powers maybe quite limited.</p> <p>Cllr M North noted that Newquay is a seasonal holiday destination, and the rise of online booking platforms shows the demand for holiday accommodation still exists and should not be dismissed.</p> <p>Cllr Hick reminded Members that the White Paper, 'Planning for the Future' (Aug 2020), promised wide ranging reforms to the planning system in England which may have an impact upon the role and scope of Neighbourhood Plans.</p>	
<p><b>Minute Ref P736/21 (1)</b></p>	<p>It was proposed by Cllr S Hick, second by Cllr K Larsen and  <b>RESOLVED unanimously that: the Town Council undertake a review of the Newquay Neighbourhood Plan; an invitation to sit on the Review Working Party be issued to all Town Councillors and; the inclusion of a policy around sustainable housing and sustainable construction will be given consideration.</b></p>	

<b>Minute Ref P737/21</b>	<b><u>To discuss and make any decisions on Licensing applications and other Licensing matters.</u></b>	
	D McLeod confirmed there were no licensing applications or licensing matters for discussion.	
<b>Minute Ref P738/21</b>	<b><u>To discuss and make any decisions on previous Planning Applications</u></b>	
	<b>Planning Ref</b> i. PA21/08539 - 27 Quintrell Road TR7 3DY	
	Five Cllrs responded to this Five-Day Protocol, with majority vote being to Agree to Disagree with the Officer recommendation to Approve the application.	
	<b>Planning Ref</b> ii. PA21/06646 – Landscope 1 Carminow Way TR7	
	Six Cllrs responded to this Five-Day Protocol, voting unanimously to Agree with the Officer recommendation to Approve the application.	
	<b>Planning Ref</b> iii. PA21/05390 - Pine Hollow 2 Fistril Cres TR7	
	Five Cllrs responded to this Five-Day Protocol, voting unanimously to Agree to Disagree with the Officer recommendation to Approve the application.	
<b>Minute Ref P738/21 (1)</b>	It was proposed by Cllr S Hick, second by Cllr N Morris and <b>RESOLVED unanimously to give retrospective approval to the above decisions.</b> Cllr K Larsen abstained.	
	<b>Planning Ref</b> iv. <a href="#">PA21/06613</a> 1A Trevoise Avenue TR7 1NJ	
	Members were aware they had previously given consideration to this application at their meeting of 13 October 2021, where D McLeod had been instructed to contact the Officer to request further information. This followed concerns over the space available for parking and the proposed crossover arrangements. The Officer has now confirmed that the proposed parking space would measure 2.4m x 6m and that an adjacent drop kerb would be utilized to access the space.	

		<b>Trenance</b>	
	<b>Reference</b>	<a href="#">PA21/06613</a>	
	<b>Proposal</b>	Convert the front yard/garden into a parking space for 1 car.	
	<b>Location</b>	1A Trevose Avenue TR7 1NJ	
	<b>Applicant</b>	Mr James Ellison	
	<b>Grid Ref</b>	180395 / 61719	
<b>Minute Ref P738/21 (2)</b>	<b>Decision</b>	It was proposed by Cllr S Hick, second by Cllr N Morris and <b>RESOLVED unanimously to OBJECT to</b> <a href="#">PA21/06613</a>	
	<b>Comments</b>	<p><b>Members were unconvinced that removing the front garden wall would create the space required for off-road residential parking. The Block Plan does not appear to show the bay window which projects into the front yard/garden, and it seems unlikely that anything other than the very smallest of vehicles would avoid hanging over onto the public footpath. Members were unconvinced that using the existing drop kerb would enable safe vehicular movement to and from the proposed parking space. The absence of any turning space would necessitate a reversing manoeuvre, either when approaching the parking space or exiting it. Such a manoeuvre would involve crossing the entrance to the adjacent access lane, which Members agreed would be unsafe due to the insufficient level of visibility. Concerns were also raised as to the negative impact on the existing street scene. The proposal would result in vehicles being parked on either side of the public footpath, creating an enclosed feeling to that section of Trevose Avenue.</b></p>	<b>ACTION - post OBJECTION on CC Planning Register</b>

<b>P739/21</b>	6:55pm – Cllr L Gardiner left the meeting.		
<b>Minute Ref P740/21</b>	<b><u>To consider Planning Applications and correspondence relating to Planning Applications</u></b>		
	<b>Application 1</b>	<b>Central &amp; Pentire</b>	
	<b>Reference</b>	<a href="#">PA21/09291</a>	
	<b>Proposal</b>	Proposed extension	
	<b>Location</b>	37 Penmere Drive TR7 1QQ	
	<b>Applicant</b>	Mr & Mrs Phillips	
	<b>Grid Ref</b>	180066 / 61255	
<b>Minute Ref P740/21 (1)</b>	<b>Decision</b>	It was proposed by Cllr N Morris, second by Cllr M North and <b>RESOLVED unanimously to OBJECT to</b> <a href="#">PA21/09291</a>	
	<b>Comments</b>	<b>OBJECTION:</b> Having considered the revised plans, Members continued to feel that the overall impact of this proposal would be negative. Whilst the new drawings show the ridge height is reduced by approximately 1 metre compared to the original proposal, the increased scale and mass of no.37 would still harm the balanced appearance of the cul-de-sac. The increased ridge height would still disrupt the tiered pattern of existing roof heights and fails to comply with Newquay Neighbourhood Plan policy G2(c) (Development Principles). The Town Council's initial objection raised concerns around the overbearing impact and possible loss of privacy experienced by neighbouring properties. Members noted that recent public comments posted on the	<b>ACTION - post OBJECTION on CC Planning Register</b>

		<b>Planning Register appear to raise similar concerns.</b>	
	<b>Application 2</b>	<b>Trenance</b>	
	<b>Reference</b>	<a href="#">PA21/10580</a>	
	<b>Proposal</b>	Variation of Condition 6 of Application No. PA14/03927 dated 25th January 2016 (allowed on Appeal Ref: APP/D840/W/15/3012830) (Outline planning application for the demolition of existing structures and site development to provide up to 330 residential units, restaurant / public house, hotel, open space, play space, new routing for the A392 to Trevemper Road, associated infrastructure (including retaining structures and works to the public highway), access, parking, servicing and landscaping)	
	<b>Location</b>	Land Northwest of Trevithick Manor Between A392 and Trevemper Road TR7 2HS	
	<b>Applicant</b>	RJ Walker (Newquay) Ltd	
	<b>Grid Ref</b>	182050 / 60141	
<b>Minute Ref P740/21 (2)</b>	<b>Decision</b>	It was proposed by Cllr S Hick, second by Cllr J Bell and <b>RESOLVED unanimously to SUPPORT</b> <a href="#">PA21/10580</a> Cllr K Larsen abstained.	
	<b>Comments</b>	<b>Having noted the planning history and application documents, Members agreed that a change to condition 6, allowing partial occupation of the RJ Walker development before the full completion of the S278 works, would be acceptable.</b>	<b>ACTION - post SUPPORT on CC Planning Register</b>
<b>P740/21 (3)</b>	7:10pm – Cllr S Hick sanctioned a short comfort break, during which time no business was conducted.  7:18pm - The meeting resumed with all committee members present.		

	<b>Application 3</b>	<b>Central &amp; Pentire</b>	
	<b>Reference</b>	<a href="#">PA21/11240</a>	
	<b>Proposal</b>	Replacement garage, extension(s), alterations and associated works	
	<b>Location</b>	River House, 3 Riverside Crescent TR7 1PJ	
	<b>Applicant</b>	Mr A Mula	
	<b>Grid Ref</b>	179071 / 61329	
<b>Minute Ref P740/21 (4)</b>	<b>Decision</b>	It was proposed by Cllr M North, second by Cllr N Morris and <b>RESOLVED unanimously to OBJECT to</b> <a href="#">PA21/11240</a>	
	<b>Comments</b>	<b>Members agreed that replacing the existing garage with a two-storey building could not be supported. The Newquay Character Study (Appendix 5 of the Newquay Neighbourhood Plan) identifies the low buildings on the south side of Riverside Crescent as an important characteristic of this part of the town, noting that this feature allows views from the public street to the Gannel Estuary. The increased height of this replacement building would be quite at odds with these surroundings, interrupting valued landscape views and causing harm to the character of the area whilst offering little benefit. Members noted the local objections posted on the Planning Register, as well as those received by the Town Council, and would echo these concerns.</b>	<b>ACTION - post OBJECTION on CC Planning Register</b>
	<b>Application 4</b>	<b>Porth &amp; Tretherras</b>	
	<b>Reference</b>	<a href="#">PA21/11190</a>	
	<b>Proposal</b>	Proposed extensions and alterations	
	<b>Location</b>	5B Bonython Road TR7 3AU	



	<b>Applicant</b>	Ms Sophie Cook	
	<b>Grid Ref</b>	182312 / 62230	
<b>Minute Ref P740/21 (5)</b>	<b>Decision</b>	It was proposed by Cllr K Larsen second by Cllr J Bell and <b>RESOLVED unanimously to SUPPORT</b> <a href="#">PA21/11190</a> Cllr N Morris abstained.	
	<b>Comments</b>	<p><b>Members appreciated the overlooking concerns voiced on the Planning Register (public comment, dated 27 November 2021). However, views already exist at the first-floor level and any potential views from the Juliet balcony seem likely to be at quite a steep angle. Cornwall Council's Domestic Alterations Guide indicates that, in general, 21 metres between directly facing windows is viewed as an acceptable distance to retain internal privacy. Members estimated that the window-to-window distance across to no.7 would be approximately 23 metres, and so agreed that any loss of privacy would be minimal at worst. Members felt the plot size was large enough to accommodate the proposed extension and agreed it would sit quite comfortably in its surroundings. In line with Policy H1 of the Newquay Neighbourhood Plan (Replacement Dwellings and Extensions), Members were happy to support this application. NNP 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 the development and the applicant is encouraged to explore the opportunity of</b></p>	<b>ACTION - post SUPPORT on CC Planning Register</b>

**including renewable energy sources as part of any works that take place.**

	<b>Application 5</b>	<b>Porth &amp; Tretherras</b>	
	<b>Reference</b>	<a href="#">PA21/11409</a>	
	<b>Proposal</b>	First floor balcony to the rear of the property.	
	<b>Location</b>	30 Veor Road TR7 3BX	
	<b>Applicant</b>	Mrs Carol Pascoe	
	<b>Grid Ref</b>	183120 / 62339	
<b>Minute Ref P740/21 (6)</b>	<b>Decision</b>	It was proposed by Cllr K Larsen, second by Cllr S Hick and <b>RESOLVED unanimously to SUPPORT</b> <a href="#">PA21/11409</a>	
	<b>Comments</b>	<b>Members considered this application at their meeting of 08 December 2021 and noted that the only local comments posted on the CC Planning Register were in support of the proposed balcony. As there are already existing views from the dormer windows Members felt it was unlikely the proposal would contribute to overlooking or loss of privacy to neighbouring properties. In line with Newquay Neighbourhood Plan policy G2(e) (Development Principles) Members would encourage the use of sustainable materials wherever possible in this project.</b>	<b>ACTION - post SUPPORT on CC Planning Register</b>
	<b>Application 6</b>	<b>Porth &amp; Tretherras</b>	
	<b>Reference</b>	<a href="#">PA21/11365</a>	
	<b>Proposal</b>	Single storey back extension to partially replace existing extension with subsequent internal alterations.	
	<b>Location</b>	2 St Annes Road TR7 2SA	
	<b>Applicant</b>	Hannah Kingsley	

	<b>Grid Ref</b>	182146 / 61978	
<b>Minute Ref P740/21 (7)</b>	<b>Decision</b>	It was proposed by Cllr K Larsen, second by Cllr N Morris and <b>RESOLVED unanimously to SUPPORT</b> <a href="#">PA21/11365</a>	
	<b>Comments</b>	<b>Newquay Neighbourhood Plan policy G1 (Settlement Boundaries) seeks both to provide a clear delineation between defined settlements and open countryside, and to direct sustainable development to the main urban centre of town, restricting inappropriate development of smaller settlements that lack suitable infrastructure. Members noted that the application site falls outside the defined settlement boundaries, as described by policy G1 and shown in map G1a. It was therefore agreed the Town Council would not be able to support this application.</b>	<b>ACTION - post SUPPORT on CC Planning Register</b>
<b>Minute Ref P740/21 (8)</b>	7:59pm It was proposed by Cllr S Hick, second by Cllr M North and <b>RESOLVED unanimously to extend the meeting by up to 30 minutes.</b>		
	<b>Application 7</b>	<b>Porth &amp; Tretherras</b>	
	<b>Reference</b>	<a href="#">PA21/11359</a>	
	<b>Proposal</b>	Retrospective Rear extension	
	<b>Location</b>	The Wickets, Trenchcreek Lane, Trenchcreek TR8 4NX	
	<b>Applicant</b>	Mr and Mrs Richard and Lauren Jones	
	<b>Grid Ref</b>	182903 / 60969	
<b>Minute Ref P740/21 (9)</b>	<b>Decision</b>	It was proposed by Cllr N Morris, second by Cllr K Larsen and <b>RESOLVED unanimously to raise NO OBJECTION to</b> <a href="#">PA21/11359</a>	

	<p><b>Comments</b></p> <p><b>Members agreed that, although not constructed in accordance with the plans approved under PA18/05265, it was unlikely this single-storey rear extension would result in any negative impact to neighbouring properties.</b></p>	<p><b>ACTION - post NO OBJECTION on CC Planning Register</b></p>
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<p><b>Minute Ref P741/21</b></p>	<p><b><u>Terms of Reference and Risk Assessment</u></b></p> <p>There were no updates.</p>	
<p><b>Minute Ref P742/21</b></p>	<p><b><u>Reports and any associated Recommendations from Working Parties</u></b></p> <p>i. Newquay Neighbourhood Plan</p> <p>No update other than that discussed earlier in the meeting (see Minute Ref. P736/21)</p> <p>ii. Community Governance Review Working Party</p> <p>No Update</p> <p>Cllr Hick suggested it may be possible to merge the two Working Parties as he felt there was some crossover, and it was possible that work on both may be running in tandem.</p>	
<p><b>Minute Ref P742/21 (1)</b></p>	<p>Cllr Larsen requested that some information around the Community Governance Review be emailed to Cllrs prior to the next scheduled meeting.</p>	<p><b>ACTION – D McLeod to email CGR info to Cllrs</b></p>
<p><b>Minute Ref P743/21</b></p>	<p><b><u>Financial Statement</u></b></p> <p>There were no updates.</p>	
<p><b>Minute Ref P744/21</b></p>	<p><b><u>Other Correspondence</u></b></p> <p>D McLeod noted that the only correspondence received had been</p>	

	from Mr Mike Osborne, regarding planning application PA21/11240, and that this had been included in the Members' comments pack.	
<b>Minute Ref P745/21</b>	<b><u>Items for information and discussion only</u></b>	
	Cllr J Bell noted that the usual links to the Planning Register didn't appear to be in place on iBabs	<b>ACTION – D McLeod to follow up</b>
	D McLeod made Members aware that a presentation to the Town Council regarding the former Jewson's site just off Mount Wise had been pencilled in for 22 December @5:30pm.	
	Members were asked to think about their availability for a possible Extraordinary Meeting in early January. The Civic Calendar shows a gap between the 22 <sup>nd</sup> of December 2021 and 19 <sup>th</sup> of January 2022. However, it is likely that a reasonable number of planning applications will still go out for consultation during that period.	
	It was noted that Cllr Angie Rayner had now stepped down from the Planning & Licensing Committee and was no longer a Newquay Town Councillor.	
<b>Minute Ref P745/21 (1)</b>	It was proposed by Cllr M North, second by Cllr K Larsen and <b>RESOLVED unanimously that Cllr A Rayner be thanked for her work on the Planning &amp; Licensing Committee and that these thanks be formally recorded in the meeting minutes.</b>	
<b>Minute Ref P746/21</b>	<b><u>Date and time of next meeting</u></b> The next Planning & Licensing Committee meeting will take place on Wednesday 22 December 2021 at 6:00pm in the Council Chamber, Municipal Offices, Marcus Hill, Newquay TR7 1AF.	

**The Chair thanked Members for their attendance  
and exited the meeting at 8:12 pm**

**Signed.....**

**Date.....**

**Chair Cllr S Hick**

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