

	<b>Minutes of the Planning &amp; Licensing Committee Meeting held on Wednesday, 02 August at 6:01pm in the Council Chambers, Municipal Offices, Marcus Hill, Newquay.</b>	
	<p><b><u>Present</u></b>  Cllr J Kenny (Chair), Cllr S Thomson (Vice Chair),  Cllr J Bell, Cllr K Larsen, Cllr N Morris, Cllr M North.</p> <p><b><u>Also attending</u></b>  D McLeod &amp; K McGoldrick (Corporate Service)  There were three members of the public in attendance in the Public Gallery.</p>	
<b>Minute Ref P266/23</b>	<p><b><u>Apologies</u></b>  Cllr F Williamson, Cllr D Souray, Cllr J Brook.</p>	
<b>Minute Ref P267/23</b>	<p><b><u>Interests</u></b>  None</p>	
<b>Minute Ref P268/23</b>	<p><b><u>Meeting Management Issues</u></b>  None</p>	
<b>Minute Ref P269/23</b>	<p><b><u>Minutes</u></b></p> <p>i. DRAFT – P&amp;L – 19 July 2023</p>	
<b>Minute Ref P269/23 (1)</b>	<p>It was proposed by Cllr S Thomson, second by Cllr J Kenny and <b>RESOLVED unanimously that the minutes of the meeting for 19 July 2023 were correctly recorded and that they be adopted and signed by the Chairman.</b>  Cllr J Bell abstained as he was not present at committee meeting on the 19 July 2023.</p>	
<b>Minute Ref P270/23</b>	<p><b><u>Matters Arising</u></b></p> <p>None</p>	

<b>Minute Ref P271/23</b>	<b><u>Public Question Time</u></b>		
	A representation was made in favour of planning application PA23/04921 (Agenda item 10.05)		
<b>Minute Ref P271/23 (1)</b>	It was proposed by Cllr J Kenny, second by Cllr N Morris and <b>RESOLVED unanimously to bring forward agenda item 10.05 (PA23/04921) in order that a decision be made before returning to the remaining agenda items.</b>		
	<b>Application 5</b>	Central & Pentire	
	<b>Type</b>	Planning Permission	
	<b>Reference</b>	PA23/04921	
	<b>Proposal</b>	Proposed residential development of 4 apartments with associated stores and landscaping (re-submission of Application No. PA22/08720)	
	<b>Location</b>	Surf Beach 14 Esplanade Road	
	<b>Applicant</b>	Mr Woods	
<b>Minute Ref P271/23 (2)</b>	<b>Decision</b>	It was proposed by Cllr N Morris, second by Cllr K Larsen and <b>RESOLVED to OBJECT to PA23/04921</b>	
	<b>Comments</b>	<b>Members agreed the street-facing elevation was an improvement on the previous submission PA22/08720, achieved in part by the reduced height and partly by the design of the top floor. However, concerns exist that the new development would have an overbearing relationship with the neighbouring property at no.13 Esplanade Road and the dwelling to the rear, known as The Sanctuary. The west-facing windows of</b>	<b>ACTION - post OBJECTION on CC Planning Register</b>

these neighbouring properties look straight towards the east elevation of the proposed development and concerns exist this may result in a loss of privacy and/or outlook for existing residents. Public comments to this effect were noted and Members would ask that the Case Officer looks closely at the potential impact on the residential amenity of these neighbouring properties. Whilst efforts to retain and enhance the existing hedgerow that runs along the length of the western boundary are welcomed, Members voiced their concern at the loss of the few green areas that exist on the site, including the front garden area. The application form refers to Bitmac and paving being used for vehicle access and hard standing; however, Members were unsure how these two different materials would be distributed across the site and would appreciate further detail. In line with Neighbourhood Plan Policy G2(h), non-permeable hard landscaping will not generally be supported, and where its use can be justified, the proposal should be accompanied by details of how surface water drainage will be managed across the site. In line with G2(e), Members would encourage rainwater harvesting and,

**where possible, the collection and reuse of greywater within the site.**

A representation was made in favour of planning application PA23/03091 (Agenda item 10.03)

**Minute Ref  
P271/23  
(3)**

It was proposed by Cllr J Kenny, second by Cllr S Thomson and **RESOLVED unanimously to bring forward agenda item 10.03 (PA23/03091) in order that a decision be made before returning to the remaining agenda items.**

**Application 3** Central & Pentire

**Type** Planning Permission

**Reference** PA23/03091

**Proposal** Demolition and replacement of public house and B and B/guesthouse accommodation with an Aparthotel (C1 use class)

**Location** The Griffin Inn/Hotel 3 - 5 Cliff Road TR7 1SP

**Applicant** Mr Terry Spencer And Mr S Amor Blakesley Estates (Newquay SU Ltd)

**Minute Ref  
P271/23  
(4)**

**Decision** It was proposed by Cllr J Kenny, second by Cllr N Morris and **RESOLVED unanimously to OBJECT to PA23/03091**

**Comments** **Given the scale of the proposed development in this prominent central location, Members expressed their disappointment with the Town Visual Impact Assessment and with the small number of visualisations included within the application documents. Policy D2 - Scale and Location of Development, serves to encourage engagement with the Newquay Character Study and, to fully understand the**

**ACTION - post OBJECTION on CC Planning Register**

**impact of larger developments, requires that plans are accompanied by accurate visualisations from surrounding key vantage points including longer distance views. Members agreed that the visual assessment documents available on the Planning Register when the Town Council considered the application (02 August) fell short of what would be expected under Policy D2. However, the small number of images that have been provided indicate the Aparthotel would be highly visible from a number of longer viewpoints; the proposed view across Newquay Bay, found on page 17 of the Design Statement, shows the development would occupy a position of significant prominence above the existing townscape. Members agreed that additional long views of the proposed development, such as those seen from Chester Road/St Anne's Road, or from higher points, such as the Trenninick Hill area of the town, would further show the building as having an overly dominant relationship with the existing Newquay skyline.**

**When considering NNP Policy LE1 - Landscape Character Areas, Members agreed the applicant had failed to demonstrate how the proposed development would respect the**

character of the Town's coastal landscape. Viewed from across the Bay, or from Great Western Beach, the prominence and overly dominant mass would be at odds with, and harmful to, the overall coastal setting. Similarly, Policy LE4 - Protection of Views and Vistas, seeks to ensure that key views of distinct buildings, heritage assets, areas of landscape, coast and open countryside can continue to be enjoyed. Members agreed that the small number of longer views available show the Aparthotel dominating the skyline by virtue of scale and mass, with very little suggestion that the design and mitigation measures employed would successfully reduce the potential townscape and visual impact. An unfortunate result of this overt dominance would see the diminished importance of the Church of St Michael to Newquay's townscape. The visualisation looking west from the Barrowfields shows the tower of this Grade II\* listed Church is almost totally lost against the mass of the Aparthotel; from some viewpoints, the tower may even disappear behind it completely. Policy HC1 - Protection of the Built Heritage, seeks to protect the historic character of the town, in part by preserving Newquay's historic townscapes; the existing

**significance of the church tower and its contribution to the townscape would be noticeably undermined by the current proposals and could not be supported by the Town Council.**

**Members considered the proposals to be at odds with Policy D1 - Key Principles - Guidance and Design Statement, which seeks to ensure that all new development fits well and enhances the existing character of Newquay. In order to reinforce a strong sense of place, Policy D1 encourages applicants to consider existing elements of the townscape and to reference the Newquay Character Study. The application site falls within Character Cell 6: Secondary Commercial Area East (East Street & Cliff Road), where it is noted that new development needs to avoid having a negative impact on important views of the coastline or back to the town centre roofscape. Reference is also made to the frontage of Cliff Road being kept to a maximum of 3-storeys in height and it is noted that whilst the applicant's Design Statement refers to the larger buildings at Rocklands and One Lusty Glaze as nearby developments which positively contribute to townscape value, the Character Study**

**considers them out of scale, badly impacting on views of the historic skyline and not to be used as a precedent for new development.**

**Members raised concerns that the proposals would be likely to result in the west-facing rooms of the neighbouring Newquay Seafront Travelodge (Cliff Road TR7 2NE) experiencing an unacceptable level of overlooking. Members were unaware of any shadow study having taken place, but again, concerns exist that Travelodge would be impacted.**

**Members queried whether enough floor space had been given over to Bin/Recycling Store located at the basement level. Further information is required detailing household waste collection - there would seem to be too many apartments to allow for a kerbside collection in this busy pedestrian area.**

**In line with NNP Policy CC2, development in locations vulnerable to coastal change will be assessed on the proximity to the cliff edge and the latest predicted 100-year erosion line. It is understood that the development would sit immediately adjacent to the Exclusion Zone and that a significant portion of the application site falls within the Coastal Erosion Vulnerability (CEV) zone. Policy CC2 therefore requires that a rigorous Coastal**

		<b>Erosion Vulnerability Assessment (CEVA), is carried out by a suitably qualified, experienced and indemnified professional. Support from the Town Council would only be offered where the CEVA confirms the proposals will not cause damage to cliff faces or otherwise increase susceptibility to coastal change and where the proposal complies with all other relevant planning policies.</b>	
<b>Minute Ref P272/23</b>	8:01pm 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>		
<b>Minute Ref P273/23</b>	8:02pm – Cllr J Kenny sanctioned a short comfort break, during which time no business was conducted. 8:07pm - The meeting resumed with all Members present.		
<b>Minute Ref P274/23</b>	<b><u>Active Consultations</u></b>		
	None		
<b>Minute Ref P275/23</b>	<b><u>To discuss and make any decisions on Licensing applications and other Licensing matters.</u></b>		
	None		
<b>Minute Ref P276/23</b>	<b><u>To discuss and make any decisions on previous Planning Applications</u></b>		
	<b>Planning Ref</b>	i. PA23/04180 – 29 Mayfield Road TR7 2DG	
	Six Cllrs responded to this Five-Day Protocol, with all agreeing with the Officer’s recommendation to approve the application.		

<b>Minute Ref P276/23 (1)</b>	It was proposed by Cllr J Kenny, second by Cllr S Thomson, and <b>RESOLVED unanimously to ratify the above decision.</b>		
<b>Minute Ref P277/23</b>	<b><u>To consider Planning Applications and correspondence relating to Planning Applications</u></b>		
	<b>Application 1</b>	<b>Porth &amp; Tretherras</b>	
	<b>Type</b>	PA23/05054	
	<b>Reference</b>	Reserved Matters following Outline Approval	
	<b>Proposal</b>	Reserved Matters submission pursuant to Condition 2 of Outline planning permission PA15/04171 for Phase 1 of the proposed development in accordance with approved Phasing Showing Indicative Areas Ref 0432-2011 Revision C under Condition 12 (as amended).	
	<b>Location</b>	Land At Chapel Gover Newquay Growth Area	
	<b>Applicant</b>	Hautot Developments Ltd	
<b>Minute Ref P277/23 (1)</b>	<b>Decision</b>	It was proposed by Cllr J Kenny, second by Cllr N Morris and <b>RESOLVED unanimously to SUPPORT PA23/05054</b>	
	<b>Comments</b>	<b>Members noted the background to this application and appreciated that this would be the first of a number of Reserved Matters applications for the development and were happy to record their Support for the current application. Looking towards future applications, it was noted that the Secondary Access Routes along the western side of the proposed development are intended to link up with Oxley Vale and</b>	<b>ACTION - post SUPPORT on CC Planning Register</b>

		<b>Mallory Drive; Members queried what level of engagement had taken place with residents of the adjoining Trevenson Meadows as these through roads are likely to have an impact on the estate.</b>	
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	<b>Application 2</b>	Central & Pentire	
	<b>Type</b>	Lawful Development Certificate	
	<b>Reference</b>	PA23/05438	
	<b>Proposal</b>	Certificate of lawfulness for existing use as three apartments	
	<b>Location</b>	7 Cheltenham Place TR7 1BA	
	<b>Applicant</b>	Mr Michael Wodskou	
<b>Minute Ref P277/23 (2)</b>	<b>Decision</b>	It was proposed by Cllr J Kenny, second by Cllr S Thomson and <b>RESOLVED unanimously to raise NO OBJECTION to PA23/05438</b>	
	<b>Comments</b>	<b>Members agreed to raise No Objection to this application, subject to confirmation that the Officer is satisfied with the evidence that has been provided.</b>	<b>ACTION - post NO OBJECTION on CC Planning Register</b>

	<b>Application 4</b>	Central & Pentire	
	<b>Type</b>	Planning Permission	
	<b>Reference</b>	PA23/05557	
	<b>Proposal</b>	Variation of Condition 1 (approved plans) of Application No.PA21/05424 dated 23 <sup>rd</sup> December 2022 (Replacement three storey dwelling)	
	<b>Location</b>	22 Riverside Crescent TR7 1PJ	
	<b>Applicant</b>	Mr P Fair	

<b>Minute Ref P277/23 (3)</b>	<b>Decision</b>	It was proposed by Cllr J Kenny, second by Cllr N Morris and <b>RESOLVED unanimously to raise NO OBJECTION to PA23/05557</b>	
	<b>Comments</b>	<b>Members welcomed the redesigned frontage, and agreed the visual impact would be significantly more in keeping with the existing street scene than was the case with the original extant approval. Members were happy to raise No Objection to this Variation, subject to confirmation there are no overlooking issues and that the Case Officer is satisfied that any relevant Climate Change DPD policies have been complied with.</b>	<b>ACTION - post NO OBJECTION on CC Planning Register</b>

	<b>Application 6</b>	Central & Pentire	
	<b>Type</b>	Consent to Display an Advertisement	
	<b>Reference</b>	PA23/05806	
	<b>Proposal</b>	Application for Consent to Display an Advertisement and to install 8x Fascia sign, 1x Projecting sign, 5x Vinyl, 1x Dibond, 1x w pole mounted disable car park sign	
	<b>Location</b>	Tesco Express Whitewater Narrowcliff	
	<b>Applicant</b>	Mr Andy Horwood Tesco	
<b>Minute Ref P277/23 (4)</b>	<b>Decision</b>	It was proposed by Cllr S Thomson, second by Cllr K Larsen and <b>RESOLVED to OBJECT to PA23/05806</b> Cllr N Morris abstained.	
	<b>Comments</b>	<b>Members agreed there is no need for the number of illuminated signs applied for and felt that residents of the Whitewater flats</b>	<b>ACTION - post OBJECTION on CC</b>

	<p>would benefit from lower levels of artificial light pollution than currently proposed. Situated in a prominent corner location, this much-used Tesco Express store is highly visible during daylight hours and more than adequately illuminated after dark by the numerous streetlights located around this busy junction. Being situated on the outer fringe of the town centre, Members also noted there are no other retail premises in the vicinity that are competing for the customer's eye. With these points in mind, Newquay Town Council would positively encourage Tesco PLC to seize this opportunity to reduce levels of energy consumption at this Tesco Express outlet by reducing the number of illuminated fascia signs they put in place.</p>	Planning Register
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	<b>Application 7</b>	Trenance	
	<b>Type</b>	Householder Application	
	<b>Reference</b>	PA23/05001	
	<b>Proposal</b>	Proposed office above existing garage	
	<b>Location</b>	Treninnick House, Treninnick TR7 2LQ	
	<b>Applicant</b>	Mr Jon-Claude Luxon	
<b>Minute Ref P277/23 (5)</b>	<b>Decision</b>	It was proposed by Cllr J Kenny, second by Cllr S Thomson and <b>RESOLVED unanimously to raise NO OBJECTION to PA23/05001</b>	

	<b>Comments</b>	<p>The design and scale of the above-office extension, including materials, were considered quite acceptable and it was felt unlikely the proposal would result in unreasonable levels of overbearing or overshadowing. Members would not want to see any part of the extended building used for accommodation purposes and queried whether, for the purpose of clarity, it would be possible to include a condition that would restrict the use accordingly. 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 as part of the overall design.</p>	<b>ACTION - post NO OBJECTION on CC Planning Register</b>
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	<b>Application 8</b>	Central & Pentire	
	<b>Type</b>	Planning Permission	
	<b>Reference</b>	PA23/05184	
	<b>Proposal</b>	Proposed loft conversion and installation of front and rear dormers	
	<b>Location</b>	Lewinnick Lodge, Pentire Headland TR7 1QD	

	<b>Applicant</b>	Mr P Fair	
<b>Minute Ref P277/23 (6)</b>	<b>Decision</b>	It was proposed by Cllr J Kenny, second by Cllr M North and <b>RESOLVED unanimously to raise NO OBJECTION to PA23/05184</b>	
	<b>Comments</b>	<b>Members reiterated their response to the previous application, agreeing that they would not encourage further development on the site. 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 as part of the overall design.</b>	<b>ACTION - post NO OBJECTION on CC Planning Register</b>

<b>Minute Ref P278/23</b>	<b><u>Terms of Reference and Risk Assessment Update</u></b>		
	None		
<b>Minute Ref P279/23</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	
		The Chair informed members the next meeting will be on the first Monday in September.	

	iii. Parking No updates	
<b>Minute Ref P280/23</b>	<b><u>Financial Statement</u></b>	
	None	
<b>Minute Ref P281/23</b>	<b><u>Other Correspondence</u></b>	
	None	
<b>Minute Ref P282/23</b>	<b><u>Items for information and discussion only</u></b>	
	<p>i. Cornwall Council – Weekly List of Planning Decisions Members noted that, following their recent objections (see Minute Ref P208/23 &amp; P240/23), planning application PA23/03793 Land To Rear Of 6 Edgcumbe Gardens TR7 2QD had been withdrawn by the applicant.</p> <p>ii. Summary of Case Closure for EN23 00549 Members noted the response from Planning Enforcement, dated July 20, 2023.</p> <p>iii. Business &amp; Planning Act 2020 – LA03 Off Sales D McLeod briefly explained the Government would not be extending the temporary 'lockdown' permission to allow Off Sales on LA03 Licenses.</p> <p>iv. Central Sub Area Planning Committee 31.07.23 – UPDATE: Cllr J Kenny updated Members as to the outcome of the two recent Newquay planning applications decided by the Central Sub Area Planning Committee:</p>	

	<ul style="list-style-type: none"> <li>• PA22/0727 – Treveth Holdings LLP – Land at Bedowan Meadows, Newquay – Granted with Conditions.</li> <li>• PA22/11258 – Installation of photovoltaic panels within hotel grounds / Headland Hotel Headland Road TR7 1EW – Refused.</li> </ul> <p>v. Road Closure Order – Boardmasters 2023</p> <p>Members noted the extent of the Road Closure Order that would be in place for the Boardmasters Festival.</p>	
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<b>Minute Ref</b> <b>P283/23</b>	<p><b><u>Date and time of next meeting</u></b></p> <p>The next Planning &amp; Licensing Committee meeting will take place on Wednesday 16 August 2023 at 6:00pm in the Council Chamber, Municipal Offices, Marcus Hill, Newquay TR7 1AF.</p> <p><b>The Chair thanked Members for their attendance and exited the meeting at 9:01 pm</b></p> <p><b>Signed.....</b></p> <p><b>Date.....</b></p> <p><b>Chair Cllr J Kenny</b></p>	
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