

	<p>Minutes of the Extraordinary Planning & Licensing Committee Meeting held on Tuesday 05 April 2022 at 5.30pm pm in the Council Chambers, Municipal Offices, Marcus Hill, Newquay.</p>	
	<p><u>Present</u> Cllr J Kenny (Vice Chair), Cllr J Bell Cllr J Brook, Cllr N Morris Cllr M North and Cllr F Williamson.</p> <p><u>Also attending</u> D McLeod & K Stevens (Corporate Services) There were no members of the public in attendance.</p>	
<p>Minute Ref P092/22</p>	<p><u>Apologies</u> Cllr S Hick Chair</p>	
<p>Minute Ref P093/22</p>	<p><u>Interests</u> D McLeod reported that no interests had been notified prior to the meeting.</p>	
<p>Minute Ref P094/22</p>	<p><u>Meeting Management Issues</u> None.</p>	
<p>Minute Ref P095/22</p>	<p><u>Minutes</u> i. 30 March 2022</p>	
	<p>D McLeod apologised for the absence of any minutes from the meeting of 30 March 2022. To be carried forward to the next available meeting.</p>	
<p>Minute Ref P096/22</p>	<p><u>Matters Arising</u> Although the draft minutes were yet to be completed, Members noted a draft letter to the CC Planning Officer dealing with Boardmasters 2022 had been shared with the</p>	

	committee, as agreed at the meeting of 30 March 2022. Cllr J Kenny gave a brief update on the amendments she had suggested, with a view to agreeing a final draft at the next available meeting.	
Minute Ref P097/22	<p><u>Public Question Time</u></p> <p>D McLeod confirmed no written questions had been received. There were no members of the public present in the Public Gallery.</p>	
Minute Ref P098/22	<u>To discuss and make any decisions on Licensing applications and other Licensing matters.</u>	
Minute Ref P098/22 (1)	Cllr North requested an update on the representations submitted in response to the Street Trading Applications for the Boathouse, South Quay Hill (see minute ref: P085/22(2)). D McLeod reported that the Licensing Officer would be adding a condition to these Consents requiring that 1) customers are not permitted to queue on the public highway and 2) if required, the Boathouse management Team will provide assistance to ensure the condition is enforced.	
	<p>Licensing Ref: Not Given</p> <p>i. Pavement Licence - Whitehead-Ross Education and Consulting Ltd - 13a Bank Street TR7 1DH</p>	
	D McLeod gave a brief overview of the application and the creation of Pavement Licences under the Business & Planning Act 2020	
	Members noted the legislation covering Pavement Licences had been intended to benefit the hospitality industry during the Covid-19 Crisis. It was agreed that further explanation around why a non-hospitality-based business would be making such an application was needed before the Town Council could offer its support.	
Minute Ref P098/22 (2)	It was proposed by Cllr M North, second by Cllr N Morris and RESOLVED unanimously that the Town Council would submit a representation asking for further information	D McLeod to notify Licensing.

	in response to the application from Whitehead-Ross Education and Consulting Ltd for a Pavement Licence at 13a Bank Street TR7 1DH		
Minute Ref P099/22	<u>To consider Planning Applications and correspondence relating to Planning Applications</u>		
	Application 1	Central & Pentire	
	Reference	PA22/01380	
	Proposal	Proposed new shop front.	
	Location	Carphone Warehouse Ltd 21 Bank Street TR7 1DH	
	Applicant	Mrs Hood - Trustees York Building Settlement	
	Grid Ref	180923 / 61646	
Minute Ref P099/22 (1)	Decision	It was proposed by Cllr J Kenny, second by Cllr M North and RESOLVED to OBJECT to PA22/01380	
	Comments	Whilst generally positive about the proposed realignment of the shop frontage and demolition of the recessed display glazing, concerns were raised about the works that would be taking place above the entrance. Although not specifically mentioned in the application documents, Members picked up on the changes to the fascia that sits between the marble console brackets. The loss of detail on this panel sits at odds with the Design Principles described in Appendix 2 of the Cornwall Shopfront Design Guide (Newquay). The Town Council is proud of Newquay's Edwardian shop frontages and is keen to preserve the features, however minor, that give our historic environment its	ACTION - post OBJECTION on CC Planning Register

distinctiveness. Where possible, these features should be maintained or restored.

	Application 2	Whipsiderry	
	Reference	PA22/01843	
	Proposal	Flat roofed 1st floor extension above existing dwelling.	
	Location	7 Pebble Court, 129-131 Henvver Road TR7 3DT	
	Applicant	Mr John Trumble	
	Grid Ref	183263 / 62047	
Minute Ref P099/22 (2)	Decision	It was proposed by Cllr J Kenny, second by Cllr N Morris and RESOLVED unanimously to OBJECT to PA22/01843	
	Comments	Members understood that the proposed first-floor extension would see Flat 7 change from having one bedroom to having two bedrooms. Newquay Neighbourhood Plan policy H4 (Residential Parking) requires that where residential properties benefit from two or more bedrooms, then a minimum of two parking spaces should be provided. It was noted that on-street parking is already pressured in this part of the town and parking opportunities in the locality are limited. Given there is just one off-street parking space associated with Flat 7 Members agreed they were unable to support the current application.	ACTION - post OBJECTION on CC Planning Register

	Application 3	Porth & Tretherras	
	Reference	PA22/02237	
	Proposal	To construct a single storey living room extension.	
	Location	29 Oxley Vale TR7 3DU	

	Applicant	Mr Antony Cock	
	Grid Ref	182951 / 61323	
Minute Ref P099/22 (3)	Decision	It was proposed by Cllr J Brook, second by Cllr N Morris and RESOLVED unanimously to OBJECT to PA22/02237	
	Comments	<p>Members queried whether the scale and mass of the extension may lead to neighbouring properties experiencing a loss of light and would ask the Officer to look closely at this. Concern was also raised that the plot was of insufficient size to accommodate the proposed extension. Whilst the loss of amenity space is offset by repurposing a section of the 'resin driveway' it appears this would reduce the designated parking associated with no.29. Newquay Neighbourhood Plan policy H4 (Residential Parking) seeks to reduce the harm and congestion caused by on-street parking and thus requires that residential properties benefitting from two or more bedrooms should provide a minimum of two off-street parking spaces. Members agreed that, given the loss of designated parking, they would be unable to support the current application. It was noted that on-street parking is already pressured in this part of the town and parking opportunities in the wider locality are limited.</p>	ACTION - post OBJECTION on CC Planning Register

	Application 4	Porth & Tretherras	
	Reference	PA22/00764	
	Proposal	Tarmac driveway to the front left-hand side of the bungalow.	

	Location	33 St Annes Road TR7 2SA	
	Applicant	Nigel Holmes	
	Grid Ref	182331 / 62056	
Minute Ref P099/22 (4)	Decision	It was proposed by Cllr J Brook, second by Cllr N Morris and RESOLVED to SUPPORT PA22/00764	
	Comments	Whilst Members agreed to support the application, this is subject to confirmation that a fully porous material would be used in order to mitigate against surface run-off.	ACTION - post SUPPORT on CC Planning Register
	Application 5	Porth & Tretherras	
	Reference	PA22/02240	
	Proposal	Proposed conversion of garage to utility with first floor extension over including replacement front porch.	
	Location	50 Henvver Road TR7 3BN	
	Applicant	Mr & Mrs N Jones	
	Grid Ref	182582 / 62037	
Minute Ref P099/22 (5)	Decision	It was proposed by Cllr J Brook, second by Cllr N Morris and RESOLVED unanimously to SUPPORT PA22/02240	
	Comments	Members agreed the proposed works would have minimal impact on the existing street scene and were unlikely to harm the amenity of the neighbouring property at no.48.	ACTION - post SUPPORT on CC Planning Register
Minute Ref P099/22	6:26pm – Cllr J Kenny sanctioned a short comfort break, during which time no business was conducted.		

(6)	6:36pm - The meeting resumed with all attending Members present.	
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	Application 6	Whipsiderry	
	Reference	PA22/00473	
	Proposal	Construction of two residential blocks consisting of a 3 x 2 bedroom apartments in block 1 and 4 x 1 bedroom apartments in block 2 with non compliance of condition 2 in relation to decision notice PA16/08798 dated 10.08.2017	
	Location	236 Henver Road TR7 3EH	
	Applicant	Mr Adrian Jones M & J Developments	
	Grid Ref	183709 / 61868	
Minute Ref P099/22 (7)	Decision	It was proposed by Cllr M North, second by Cllr N Morris and RESOLVED to OBJECT to PA22/00473	
	Comments	Members were aware that the Town Council's objection to PA16/08798 had been based upon concerns around the scale and mass of the proposed blocks. However, following objections an amended version of that application saw a reduction in the height of Block 2 and subsequent approval. The current proposal to increase the height of both blocks sits at odds with this original decision, resulting in a more imposing development that would no longer be of an appropriate scale height and mass in relation to its townscape setting. The previously approved zinc pitched roof arrangement was recognized as breaking up the overbearing character of the development. The newly proposed flat roof design would exacerbate the	ACTION - post OBJECTION on CC Planning Register

impact of the increased block height and is seen as being unattractive within its setting. Concern was raised around changes to the available floor level amenity space. Although not mentioned in the application documents, a comparison with the site and sections drawing 320596 that accompanied PA16/08798 suggests the apparent loss of the floor level amenity space - Members would ask the Officer to confirm whether this is a change to the plans or simply an omission. Concerns were raised around the possible impact that creating an amenity space on top of the Blocks may have on neighbouring properties. Members queried whether this would be considered a new application for planning permission under the Environmental Impact Assessment Regulations 2017, and if so, would a new EIA be required? Can the Officer please confirm if this is case.

	Application 7	Whipsiderry	
	Reference	PA22/02442	
	Proposal	Loft conversion and roof extension	
	Location	4 Trevelgue Road TR7 3LY	
	Applicant	Mr & Mrs P Woudberg	
	Grid Ref	183222 / 63143	
Minute Ref P099/22 (8)	Decision	It was proposed by Cllr M North, second by Cllr N Morris and RESOLVED unanimously to OBJECT to PA22/02442	
	Comments	Members noted there were no public comments relating to this application on the planning register. However, concerns	ACTION - post OBJECTION

		<p>were raised that the proposed roof extension would be out of keeping with the immediate area as the surrounding residential properties were mainly of a bungalow type construction. Newquay Neighbourhood Plan policy G2(c) (Development Principles) seeks to ensure that development respects the height of neighbouring properties and maintains any tiered effect up and down hills at existing roof heights. Members also queried whether the outlook from the west facing first floor window at no.6 would be negatively impacted.</p>	on CC Planning Register
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	Application 8	Trenance	
	Reference	PA22/02249	
	Proposal	Change of use from Guesthouse to three short term let holiday apartments.	
	Location	The Croft, 37 Mount Wise TR7 2BL	
	Applicant	Mr and Mrs P & S Dunn - Lanstone Property	
	Grid Ref	181127 / 61426	
Minute Ref P099/22 (9)	Decision	It was proposed by Cllr N Morris, second by Cllr J Brook and and RESOLVED unanimously to OBJECT to PA22/02249	
	Comments	<p>Newquay Neighbourhood Plan policy E3 seeks to support the tourist economy and maintain the stock of accommodation available to the town's many visitors. Members therefore welcomed the intention to convert the existing Guesthouse to three short term let holiday apartments. However, whilst the proposed parking arrangements would comply with the requirements of NNP policy E5(d)</p>	ACTION - post OBJECTION on CC Planning Register

		<p>(Commercial Development and Parking), concerns were raised around whether safe access to the highway could be achieved. Proximity to the junction with Mount Wise, the limited width of Mayfield Road and the sharp angle of descent, particularly from spaces 4 and 5, suggests a potentially troublesome reversing manoeuvre would be required. With this in mind, Members would request the view from CC Highways is sought. The loss of over 10m of green verge was seen as having a negative on the immediate area which Members were not prepared to support.</p>	
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	Application 9	Central & Pentire	
	Reference	PA22/02264	
	Proposal	Proposed subdivision of existing open plan ground floor retail area to 3 separate units	
	Location	Kayes Pharmacy, 6-10, East Street TR7 1BH	
	Applicant	Mr T Anik	
	Grid Ref	181151 / 61623	
Minute Ref P099/22 (10)	Decision	It was proposed by Cllr M North, second by Cllr N Morris and RESOLVED unanimously to SUPPORT PA22/02264	
	Comments	<p>Members welcomed the proposed subdivision of the existing ground floor retail space and are hopeful this will create opportunities for local business. Looking forward, the Town Council would expect future applicants/occupiers to give careful consideration to the Cornwall Shopfront Design Guide, particularly the section dealing with contemporary design in new buildings.</p>	ACTION - post SUPPORT on CC Planning Register

Minute Ref P099/22 (11)	7:26pm It was proposed by Cllr J Kenny, second by Cllr M North and RESOLVED unanimously to extend the meeting by up to one hour.	
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	Application 10	Whipsiderry	
	Reference	PA22/02500	
	Proposal	Single storey extension to side and rear of property	
	Location	16 Treviglas Close TR7 3JJ	
	Applicant	Mr & Mrs Sumpter	
	Grid Ref	183570 / 62106	
Minute Ref P099/22 (12)	Decision	It was proposed by Cllr N Morris, second by Cllr F Williamson and RESOLVED unanimously to SUPPORT PA22/02500	
	Comments	Members were satisfied there was minimal difference between the current proposal and the plans already supported by the Town Council and approved under PA21/12453.	ACTION - post SUPPORT on CC Planning Register

	Application 11	Porth & Tretherras	
	Reference	PA22/02197	
	Proposal	Retrospection permission for the demolition of single block walls and small forward extension to existing structure and change of use from residential garage to Holiday Let.	
	Location	28 Bonython Road TR7 3AN	
	Applicant	Mr John Blagden - Sprout Developments	
	Grid Ref	182394 / 62292	

Minute Ref P099/22 (13)	Decision	It was proposed by Cllr J Kenny, second by Cllr N Morris and RESOLVED unanimously to raise NO OBJECTION to PA22/02197 Cllr J Brook abstained	
	Comments	Members were satisfied there would be limited impact on the existing street scene and that the amenity of the neighbouring property was unlikely to be affected. It was agreed that an annexe condition appropriate to short term holiday letting should be applied to any permission granted.	ACTION - post NO OBJECTION on CC Planning Register

Minute Ref P100/22	<u>Recommendations from Governance & Resources Committee</u>	
	<p>Cllr M North gave a brief overview of the reasons for the recommendations made by the Governance & Resources Committee.</p> <p>As Committee Chair of, Cllr Hick is tasked with providing information on Working Parties associated and the training requirements for Planning & Licensing.</p> <p>Given the absence of the Chair, Members agreed this item be carried forward to the next available meeting.</p> <p>Cllr North suggested Cllr Kenny's argument that Highways consultations ought to be dealt with by the Planning & Licensing Committee should also be put to the Governance & Resources Committee (see Minute Ref P011/22)</p>	

Minute Ref P101/22	<u>Terms of Reference and Risk Assessment</u>	
	Cllr North's suggestion that it may be worth asking other Town Councils if they applied some sort of scheme of delegation to the Five-Day Protocol (see Minute Ref P058/22), D McLeod reported that he had met with Sarah Mason (CALC) and that it appeared no such process exists across other Parish/Town	

	Councils in the county. When time permits, D McLeod intends to produce a draft scheme of delegation for Members to consider.	
Minute Ref P102/22	<u>Reports and any associated Recommendations from Working Parties</u>	
	<p>i. Newquay Neighbourhood Plan</p> <p>There were no updates</p>	
	<p>ii. Community Governance Review Working Party</p> <p>Cllr Kenny reported that, following the letter to the Cornwall Council's Community Governance Team, the current consultation for Newquay/Colan has now been widened to include <i>Land to the North of the A392</i> – an extension to the deadline date has also been announced. Members agreed this was a successful outcome.</p> <p>The Town Council's response to the consultation involving <i>Land to the South of the A392</i> has been submitted in line with the initial deadline date.</p> <p>Cllr Kenny stressed the importance of Town Cllrs responding to the online consultation (<i>Lets Talk Cornwall</i>) and her intention to spread this message at Full Council.</p> <p>D McLeod offered to reiterate this message via email and provide the necessary links to the consultation pages.</p> <p>A further submission putting forward the Town Council's proposals for the <i>Land to the North of the A392</i> is now required. D McLeod to arrange a meeting of the CGR Working Party.</p>	<p>ACTION - D McLeod to arrange a meeting of the CGR Working Party.</p>

Minute Ref P103/22	<u>Other Correspondence</u>	
	<p>i. Correspondence dated 17.03.2022 Re: 81 Trevean Way</p> <p>Members noted the correspondence from a member of the public raising concerns around an apparent extension under construction on the site of 81 Trevean Way.</p>	
	<p>It was proposed by Cllr J Kenny, second by Cllr M North and RESOLVED unanimously to refer the matter of unpermitted works at 81 Trevean Way to CC Planning Enforcement</p>	ACTION – D McLeod to notify Cornwall Council
	<p>ii. Newquay Golf Course Perimeter Fencing March 2022</p> <p>Members noted the correspondence from a member of the public raising concerns around plans to erect replacement fencing around the perimeter of Newquay Golf Course. D McLeod provided a recap on the history of the fencing and reported that the previous planning application to erect such fencing had been withdrawn following advice from Cornwall Council that the works could be carried out under Permitted Development Rights.</p> <p>Cllr North raised concerns around the potential impact on the public views out to sea and agreed to take some pictures for the committee, showing the fencing erected so far.</p> <p>D McLeod to contact Newquay Golf Club with a view to arranging a meeting with Cllrs to discuss the perimeter fencing.</p>	ACTION – D McLeod to contact Newquay Golf Club
Minute Ref P104/22	<u>Items for information and discussion only</u>	
	<p>i. The Queens Platinum Jubilee - Extended Licensing Hours</p>	

	<p>D McLeod updated Members regarding the extensions to licensing hours that have been put in place to tie in with the Queen’s Platinum Jubilee and the extended Bank Holiday in the first week of June.</p> <p>ii. Forthcoming Planning Presentations to the Town Council</p> <p>Presentations from Salboys (Narrowcliff Regeneration) and Cornwall Council (Temporary Accommodation Scheme – Tregunnel Car Park) have been notified on the Town Council’s social media. It was noted there appears to be significant public misunderstanding of the Town Council’s role in the Narrowcliff Regeneration and relocation of the GP Surgeries.</p> <p>Cllr Brook noted the potential for reputational damage to the Town Council that may result from such public misunderstandings and argued that such occurrences demonstrate the need for the Communications Officer post to be filled.</p>	
<p>Minute Ref P105/22</p>	<p><u>Date and time of next meeting</u></p> <p>The next Planning & Licensing Committee meeting will take place on Wednesday 13 April 2022 at 6:00pm in the Council Chamber, Municipal Offices, Marcus Hill, Newquay TR7 1AF.</p> <p>The Vice Chair thanked Members for their attendance and exited the meeting at 8:14 pm</p> <p>Signed.....</p> <p>Date.....</p> <p>Chair Cllr S Hick</p>	