

	Minutes of the Planning & Licensing Committee Meeting held on Wednesday 20th November at 6:03 pm in the Council Chambers, Municipal Offices, Marcus Hill, Newquay.	
	<p><u>Present</u> Cllr J Kenny (Chair), Cllr S Thomson (Vice Chair), Cllr F Williamson, Cllr S Hick (Sub) Cllr J Brook joined the meeting at 7:22pm</p> <p><u>Also attending</u> D McLeod & K McGoldrick (Corporate Service) There were 6 members of the public in attendance.</p>	
Minute Ref P493/24	<p><u>Apologies</u> Cllr M North (Sub), Cllr N Morris (Sub), Cllr J Bell, Cllr K Larsen</p>	
Minute Ref P494/24	<p><u>Interests</u> Cllr J Kenny declared a non-pecuniary interest in agenda item 10.03 (planning application PA24/07969).</p>	
Minute Ref P495/24	<p><u>Meeting Management Issues</u> None</p>	
Minute Ref P496/24	<p><u>Minutes</u> i. 30 October 2024 (ext)</p>	
Minute Ref P496/24 (1)	<p>It was proposed by Cllr J Kenny, second by Cllr S Thomson and RESOLVED that the minutes of the meeting for 30 October 2024 and 06 November 2024 were correctly recorded and that they be adopted and signed by the Chairman.</p> <p>Cllr S Hick abstained (having not been present on 30 October)</p>	
Minute Ref P497/24	<p><u>Matters Arising</u> None</p>	

Minute Ref P498/24	<u>Public Question Time</u>		
	A representation was made in support for planning application PA24/08480 (Agenda item 10.05)		
Minute Ref P498/24 (1)	It was proposed by Cllr J Kenny, second by Cllr S Thomson and RESOLVED unanimously to bring forward agenda item 10.05 (PA24/08480) in order that decision be made before returning to the remaining agenda items.		
	Application 5	Trenance	
	Reference	PA24/08480	
	Proposal	Proposed extension and alterations, including raised room in the roof construction, rear extension, front porch and widened driveway with dropped kerb	
	Location	6 Chichester Crescent TR7 2LD	
	Applicant	Mr Lee Crease ARK	
Minute Ref P498/24 (2)	Decision	It was proposed by Cllr S Hick, second by Cllr F Williamson and RESOLVED to SUPPORT PA24/08480 Cllr S Thomson ABSTAINED.	
	Comments	The scale and appearance of the proposals were considered quite suitable for this location. Cllrs noted the extant permissions for the neighbouring properties on either side of no6 and agreed the current proposals would be very much in keeping with the immediate surroundings. It was felt unlikely that the extensions and alterations would result in any additional	ACTION - post SUPPORT on CC Planning Register

overbearing, overlooking or overshadowing of neighbouring dwellings; similarly, the plot appears large enough to accommodate the proposed works whilst still leaving adequate amenity space for the property. 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.

Proposals to improve the levels of insulation and natural light within the property were welcomed. In line with Policy H1 of the Newquay Neighbourhood Plan (Replacement Dwellings and Extensions), Cllrs were happy to support this application. Although not included as part of the current proposals, Cllrs did discuss the two sizeable pine trees located in the rear garden; it was felt that replacing them with native species may be worth considering at some point in the future.

Minute Ref P498/24 (3)	It was proposed by Cllr J Kenny, second by Cllr S Thomson and RESOLVED unanimously to re-open Public Question Time	
	A representation was made in support for planning application PA24/02415 (Agenda item 10.01)	
P498/24 (4)	It was proposed by Cllr J Kenny, second by Cllr S Thomson and RESOLVED unanimously to bring forward agenda item	

	10.01 (PA24/02415) in order that decision be made before returning to the remaining agenda items.		
	Application 1	Porth & 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	
P498/24 (5)	Decision	It was proposed by Cllr J Kenny, second by Cllr S Hick and RESOLVED unanimously to NO OBJECTION to PA24/02415	
	Comments	<p>Cllrs recalled their previous objection to PA24/02415 (dated Thu 20 Jun 2024), noting that the reinstatement and conservation of the "Barrow" continues to be viewed as a significant benefit of this scheme.</p> <p>When considering the most recent amendments, Cllrs agreed that the retention of the Villa would reduce the overall level of</p>	ACTION - post NO OBJECTION on CC Planning Register

harm to the site; similarly, the repositioning and redesign of Plots 4 to 8 is accepted as a positive response to the initial consultee comments. However, it is noted that both the Environment Agency and the Coastal Protection Authority (CPA) have raised concerns that one or more of these plots may cross into the buffer zone. Cllrs agreed they would require reassurance that this is not the case as proposals that fall within this Exclusion Zone (as described in Neighbourhood Plan policy CC2 - Development in Locations Vulnerable to Coastal Change), will not be supported. Cllrs noted that both the CPA and the Lead Local Flood Authority (LLFA) have noted the proposals fail to communicate a clear and detailed understanding of the management of surface water and how this would comply with Policy CC1 (1e) of the Climate Emergency DPD.

Whilst the LLFA has advised the required details around proposals for surface water discharge could be provided via a 'prior to commencement' condition, Cllrs wished to make it very clear they would raise a strong objection to any measures that failed to comply with Neighbourhood Plan policy CC3 - Drainage Management: The use of

drainpipes which would discharge water onto any cliff or cliff face will not be supported; the use of soakaways and permeable surfaces in the Exclusion Zone or within 5 metres of it will not be supported; the use of water collection tanks within or immediately adjacent to the Exclusion Zone will not be supported.

Overall, the Town Council is broadly in favour of the proposals. However, the absence of an objection is entirely subject to agreeing on suitable solutions to the (as yet) unresolved technical details associated with this coastal location.

Minute Ref P499/24	7:05pm – Cllr J Kenny sanctioned a short comfort break, during which time no business was conducted. 7:10pm - The meeting resumed with all Members present.
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Minute Ref P500/24	<u>Active Consultations</u>	
	None	

Minute Ref P501/24	<u>To discuss and make any decisions on Licensing applications and other Licensing matters.</u>	
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	Licensing Ref LI24_006874	Street Trading Renewal – Kaatje Coffee – Esplanade Road	
	D McLeod gave a brief overview of this application to renew the existing Street Trading Consent.		
Minute Ref	It was proposed by Cllr J Kenny, second by Cllr S Thomson, and RESOLVED unanimously to raise NO OBJECTION		

P501/24 (1)		
	Licensing Ref LI24_006415	Notice of LA03 Hearing – Skybar Watergate Bay, Trebelstue Farm TR8 4AN
		Cllr J Kenny reported that she would be attending the upcoming LA03 Sub Committee, scheduled for 27 November.
Minute Ref P502/24	<u>To discuss and make any decisions on previous Planning Applications</u>	
Minute Ref P502/24 (1)	Planning Ref PA24/06649	Allys Retreat 6 Atlantic Road TR7 1QJ – Agree with Officer Recommendation to Approve
		D McLeod reported that just two Councillors had responded to this Five-Day Protocol, with all choosing to agree with the Officer's recommendation to approve the application.
Minute Ref P502/24 (2)	Planning Ref PA24/07160	4 Penmere Drive TR7 1QQ – Agree to Disagree with Officer Recommendation to Approve
		D McLeod reported that just two Councillors had responded to this Five-Day Protocol. Following a casting vote by The Chair, the Town Council has agreed to disagree to the Officer's recommendation to approve the application.
Minute Ref P502/24 (3)	It was proposed by Cllr J Kenny, second by Cllr S Thomson, and RESOLVED unanimously to ratify the above decisions.	
Minute Ref P503/24	<u>To consider Planning Applications and correspondence relating to Planning Applications</u>	
	Application 2	Central & Pentire
	Reference	PA24/08460
	Proposal	Non-material amendment in relation to Decision Notice PA24/03442 dated 22/10/24 – Change of

		materials from the ground floor entrance projections from stone, to vertical timber effect cladding (Class 0 Fire Rating)	
	Location	Former Hotel California, 32 Pentire Crescent TR7 1PU	
	Applicant	Miss Sophie Stephens Gannel View Developments Limited	
Minute Ref P503/24 (1)	Decision	It was proposed by Cllr J Kenny, second by Cllr S Hick and RESOLVED to raise NO OBJECTION to PA24/08460 Cllr F Williamson ABSTAINED	
	Comments	Cllrs agreed the proposed changes were in keeping with the overall scheme and were happy to raise No Objection to this Non-Material Amendment, subject to the Officer being satisfied that, in line with Newquay Neighbourhood Plan policy G3, all finishes, fixtures and fittings would be of an appropriate quality to withstand the maritime climate.	ACTION - post NO OBJECTION on CC Planning Register
Minute Ref P503/24 (2)	7:22pm – Cllr J Brook joined the meeting.		

Minute Ref P503/24 (3)	7:24pm – Cllr J Kenny exited the meeting due to an interest in agenda item 10.03 (planning application PA24/07969).
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	Application 3	Central & Pentire	
	Reference	PA24/07969	
	Proposal	Single storey front and side extension. Construction of new porch to rear. Loft conversion renovation to habitable living	

		accommodation with construction of South facing double storey gable and new replacement dormer window with associated roof lights. Garage extension and conversion to new ancillary space.	
	Location	33 Pentire Crescent TR7 1PU	
	Applicant	Mr and Mrs Clarke	
Minute Ref P503/24 (4)	Decision	It was proposed by Cllr S Thomson, second by Cllr J Brook and RESOLVED unanimously to raise NO OBJECTION to PA24/07969	
	Comments	When considering the plans for the main dwelling house, Cllrs were left unsure as to how the existing first-floor level is currently accessed and laid out/used, but agreed the proposed loft conversion and renovation would be unlikely to impact the residential amenity of neighbouring properties. When considering the extension and conversion of the garage into a new ancillary space, Cllrs were again uncertain as to the intended use. The plans suggest this could become a habitable room with kitchen space and W/C, so with that in mind, it was felt an appropriate annexe condition should be applied to any permission that may be granted. The comments from South West Water were noted and Cllrs would expect a suitable strategy for managing surface water (and Highways) run-off to be provided.	ACTION - post NO OBJECTION on CC Planning Register

Minute Ref P503/24 (5)	7:38pm – Cllr J Kenny re-joined the meeting.
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	Application 4	Trenance	
	Reference	PA24/08122	
	Proposal	Proposed subdivision and conversion of existing garage to include a ground floor infil extension and first floor extension with new roof over to provide a 2-bed holiday accommodation.	
	Location	21 Mellanvrane Lane TR7 2LB	
	Applicant	Mr and Mrs Williams	
Minute Ref P503/24 (6)	Decision	It was proposed by Cllr S Hick, second by Cllr S Thomson and RESOLVED unanimously to SUPPORT PA24/08122	
	Comments	Cllrs noted there had been no public objections to the proposed creation of this 2-bed holiday accommodation unit and agreed it would be unlikely to impact the residential amenity of neighbouring properties. Support from the Town Council would require an appropriate 'holiday-use' condition being applied to any permission granted – and in line with Neighbourhood Plan policy G3 (Building for the Marine Climate), all fixtures, fittings and finishes should be chosen for their resilience to rusting and discolouration.	ACTION - post SUPPORT on CC Planning Register

	Application 6	Porth & Tretherras	
	Reference	PA24/08506	

	Proposal	Listed building consent for proposed slate hanging to gable end wall.	
	Location	1 Gusti Vean Cottages Chapel TR8 4NZ	
	Applicant	Mr Matthew Barden – Duchy of Cornwall	
Minute Ref P503/24 (7)	Decision	It was proposed by Cllr J Kenny, second by Cllr S Hick and RESOLVED unanimously to SUPPORT PA24/08506	
	Comments	The need for the proposed works was accepted and it was felt that using hanging slates on the gable end wall would present a sympathetic (and hopefully successful) solution. Cllrs agreed to support the proposals, subject to a positive response from the Historic Environment Planning team.	ACTION - post SUPPORT on CC Planning Register

	Application 7	Trenance	
	Reference	PA24/07937	
	Proposal	Works to trees subject to a Tree Preservation Order (TPO), works include Prune Holm Oak back to boundary.	
	Location	Sunray Palm, Gannel Road Tr7 2AG	
	Applicant	Mr Anstee	
Minute Ref P503/24 (8)	Decision	It was proposed by Cllr J Kenny, second by Cllr F Williamson and RESOLVED to NO OBJECTION to PA24/07937 Cllr S Thomson ABSTAINED	
	Comments	Concerns were raised as to whether this level of pruning could inflict lasting harm on the Holm Oak. Cllrs agreed to raise No	ACTION - post NO OBJECTION on CC

		Objection to the proposed works, subject to a positive response from the Tree Officer.	Planning Register
	Application 8	Trenance	
	Reference	PA24/08159	
	Proposal	Proposed front and rear extensions and alterations to driveway for new parking area	
	Location	7 Anthony Road TR7 2AS	
	Applicant	Mr Jake Varley	
Minute Ref P503/24 (9)	Decision	It was proposed by Cllr S Hick, second by Cllr F Williamson and RESOLVED to OBJECT to PA24/08159 Cllr J Brook ABSTAINED	
	Comments	<p>Cllrs raised strong concerns that the proposed new parking area, and the accompanying loss of the attractive raised front garden, would noticeably harm the existing street scene.</p> <p>Newquay Neighbourhood Plan (NNP) policy D2 - Scale and Location of Development - seeks to promote the Key Design Principles detailed in the Newquay Character Study.</p> <p>The Tregunnel Hill [Higher] area (character cell 17) recognizes the low Cornish stone walls in front gardens as one of the defining character features of this part of the town.</p> <p>NNP Policy D1 seeks to ensure development fits well with the existing character of an area and the loss of the front garden in this</p>	ACTION – post OBJECTION on CC Planning Register

location is considered particularly detrimental.

Should the current plans be approved, Cllrs feel a precedent would be set for the wholesale removal of the raised front gardens and Cornish stone walls that currently typify Anthony Road. Cllrs also noted that, if approved, this proposal would reduce the number of available on-street parking spaces currently benefitting Anthony Road.

In line with NNP policy G2(h), the Town Council will not support the replacement of the existing garden with hard landscaping – there was also some uncertainty as to why South West Water and /or Highways had not been asked for their view on the (absence of a) surface water management strategy.

In line with the Climate Change DPD and NNP policy G2(e), the applicant is encouraged to explore opportunities for including high levels of environmental sustainability, such as renewable energy sources and rainwater harvesting, as part of the overall design.

**Minute Ref
P503/24
(10)**

8:03pm It was proposed by Cllr J Kenny, second by Cllr S Thomson and **RESOLVED unanimously to extend the meeting by up to 60 minutes.**

	Application 9	Porth & Tretherras	
	Reference	PA24/08218	
	Proposal	Proposed rear ground extension and first floor extension to provide an additional bedroom	
	Location	10 Carpmael Avenue TR8 4NW	
	Applicant	Mr Daniel King	
Minute Ref P503/24 (11)	Decision	It was proposed by Cllr S Thomson, second by Cllr J Brook and RESOLVED unanimously to raise NO OBJECTION to PA24/08218	
	Comments	<p>Cllrs were concerned that the scale and mass of the proposed extension had the potential to cast an unacceptable level of shadow over the rear of the dwellings on either side of no10. It was noted that no local objections had been recorded on the Planning Register, and so Cllrs agreed to raise No Objection, subject to confirmation from the Case Officer that there would be no significant harm to the residential amenity of neighbouring properties.</p> <p>Cllrs were uncertain whether surface water management had been considered as part of the scheme and were surprised that South West Water had not been consulted, given the size of the proposed extension.</p> <p>In line with the Climate Change DPD and NNP policy G2(e), the applicant is</p>	ACTION - post NO OBJECTION on CC Planning Register

	encouraged to explore opportunities for high levels of environmental sustainability, such as renewable energy sources and rainwater harvesting, to be included within the overall design.	
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Minute Ref P504/24	<u>Terms of Reference and Risk Assessment Update</u>	
	None	

Minute Ref P505/24	<u>Reports and any associated Recommendations from Working Parties</u>	
	i. Community Governance Review Working Party None	
	ii. Newquay Neighbourhood Plan None	
	iii. Parking Working Party None	

Minute Ref P506/24	<u>Financial Statement</u>	
	D McLeod reported that no purchases had been made and there were no payments to authorise.	

Minute Ref P506/24 (1)	<u>Planning & Licensing Committee Budget – 2025 - 26</u> To recommend the 2024-25 budget for the Planning & Licensing Committee	
Minute Ref P506/24 (2)	It was proposed by Cllr J Kenny, second by Cllr J Brook, and RESOLVED unanimously to recommend to the Governance & Resources Committee that a budget of £2,500 be allocated to the Planning & Licensing Committee for the financial year 2025/26.	

Minute Ref P507/24	<u>Other Correspondence</u>	
	<p>i. Appeal Notification – PA22/05334 – Prow Park Business Village, Treloggan Industrial Estate TR7 2SX</p> <p>D McLeod reported that the deadline for further representations was 02 December.</p> <p>The Chair asked Cllrs to email any comments to her by Friday, 29th November - The Chair intends to draft a further submission and share with the Committee.</p>	
	<p>ii. Appeal Notification – PA24/03551 – 3 Century Court TR7 3JP</p> <p>Members noted there was no opportunity for further submissions as this Appeal is proceeding under the Householder Appeals Service.</p>	
Minute Ref P508/24	<u>Items for information and discussion only</u>	
	<p>The presentation for the Jewson site, which was due for this evening as been moved to the next P&L committee meeting. Tuesday, 03 November at 5.30pm.</p>	
Minute Ref P509/24	<u>Date and time of next meeting</u> <p>The next Planning & Licensing Committee meeting will take place on TUESDAY 03 December 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 20:40 pm</p> <p>Signed.....</p> <p>Date.....</p> <p>Chair Cllr J Kenny</p>	