

	<b>Minutes of the Planning &amp; Licensing Committee Meeting held on Wednesday 19<sup>th</sup> February at 6:06 pm 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 K Larsen, Cllr J Brook, Cllr N Morris</p> <p><b><u>Also attending</u></b> D McLeod &amp; J MacCreadie (Corporate Service) There was 1 member of the public in attendance to observe the meeting.</p>	

<b>Minute Ref P049/25</b>	<b><u>Apologies</u></b> Cllr M North, Cllr F Williamson, Cllr J Bell	
-------------------------------	---	--

<b>Minute Ref P050/25</b>	<b><u>Interests</u></b> None	
-------------------------------	---------------------------------	--

<b>Minute Ref P051/25</b>	<b><u>Meeting Management Issues</u></b>	
-------------------------------	---	--

<b>Agenda Item 3.01</b>	<b>Planning &amp; Licensing meeting scheduled for 30 April 2025</b>	
-----------------------------	---	--

	D McLeod informs the Committee that the P&L meeting scheduled for 30 April takes place one day before the 2025 Local Government Elections (01 May) As a result of this, he would like to know if Members would be happy for him to email before that meeting to obtain their availability.	
--	--	--

<b>Minute Ref P051/25 (1)</b>	<b>It was proposed by Cllr J Kenny, second by Cllr S Thomson and resolved unanimously for D McLeod to send around an email to all members of the committee asking for their availability for all P&amp;L meetings in the month of April.</b>	<b>ACTION – D McLeod to email Committee</b>
---------------------------------------	--	---

<b>Minute Ref P051/25 (2)</b>	<b>Recommendation to Full Council - Post Election Arrangements</b>	
	<p>D McLeod informed the Committee that due to the Local Government Elections on 01 May 2025, there will be no meetings of the Planning &amp; Licensing Committee during the month of May.</p> <p>D McLeod reported the Town Clerk has confirmed that interim arrangements will be included for discussion at the Annual Town Meeting.</p>	
<b>Minute Ref P052/25</b>	<b><u>Minutes</u></b>	
	<p>i. 04 February 2025</p> <p>It was proposed by Cllr S Thomson, second by Cllr J Kenny and <b>RESOLVED unanimously that the minutes of the meeting for 04 February 2025 were correctly recorded and that they be adopted and signed by the Chairman.</b></p> <p>Cllr N Morris <b>ABSTAINED</b></p>	
<b>Minute Ref P053/25</b>	<b><u>Matters Arising</u></b>	
	None	
<b>Minute Ref P054/25</b>	<b><u>Public Question Time</u></b>	
	None	
<b>Minute Ref P055/25</b>	<b><u>Active Consultations</u></b>	
	<b>Planning Policy Consultation - Cornwall Interim Policy Position Statement</b>	
	D McLeod shares the draft response for the above consultation highlighting that cliff protection and coastal change policies were not subject to the recent NPPF changes and that these should be clearly reflected in Cornwall Councils interim policy position statement.	
<b>Minute Ref P055/25 (1)</b>	It was proposed by Cllr J Kenny, second by Cllr N Morris and <b>resolved unanimously for the draft response to be</b>	<b>ACTION – D McLeod to return</b>

	<b>adopted and for D McLeod to submit the response to Cornwall Council before the February 21<sup>st</sup> 2025 Deadline.</b>	<b>response to Cornwall Council</b>
<b>Agenda Item 7.02</b>	<b>The Call for Sites - informing the future Cornwall Local Plan</b>	
	<p>D McLeod informs members of the recent "Call for sites" consultation from Cornwall Council in which they are asking for input from local parish and town councils regarding identifying land that may be available for development in the future. While they are not looking for support/objections at this stage, they're asking for responses to four key questions.</p> <p>Members discuss if the committee has any insight to offer an informed view on any of the sites in question in the Newquay parish.</p>	
<b>Minute Ref P055/25 (2)</b>	It was proposed by Cllr S Thomson, second by Cllr J Kenny and <b>resolved unanimously for D McLeod to draft a response to the above consultation and circulate it to members for their input before being taken to the next P&amp;L Meeting on the 4 March to be agreed upon.</b>	<b>ACTION – D McLeod</b>
<b>Minute Ref P056/25</b>	<b><u>To discuss and make any decisions on Licensing applications and other Licensing matters.</u></b>	
	<b>Ref: LI25_000556 Street Trading Consent – Broken Waves - Cheltenham Place – Newquay</b>	
	D McLeod gave a brief overview of the street trading application to trade in handmade beaded jewellery, silver and chains from a small table and 2 chairs at Cheltenham Place.	
<b>Minute Ref P056/25 (1)</b>	It was proposed by Cllr J Brook, second by Cllr N Morris and <b>RESOLVED unanimously that no representation be submitted in response to Street Trading Consent Application LI25_000556</b>	
<b>Minute Ref P057/25</b>	<b><u>To discuss and make any decisions on previous Planning Applications</u></b>	

	<b><u>Five Day Protocols</u></b>		
	<b>Planning Ref</b>	i. PA24/01904 - Prow Park Treloggan Industrial Estate TR7 2SX	
	D McLeod reported that four Cllrs had responded to this Five-Day Protocol, with all agreeing to maintain the objection to the Officer's Recommendation to Approve.		
	<b>Planning Ref</b>	ii. PA24/02576 - Land South Of Brandon Hire Storage Land Treloggan Industrial Estate TR7 2SX	
	D McLeod reported that five Cllrs had responded, all agreeing to Maintain the Objection to the Officer's Recommendation to Approve.		
	<b><u>Non-Material Amendments</u></b>		
	<b>Planning Ref</b>	iii. PA25/00669 - Former Hotel California 32 Pentire Crescent TR7 1PU	
	D McLeod reported that four Cllrs had responded with the majority choosing to Support the officer's recommendation to approve.		
<b>Minute Ref P057/25 (1)</b>	It was proposed by Cllr J Kenny, second by Cllr S Thomson and <b>RESOLVED unanimously to ratify the above decisions.</b>		

<b>Minute Ref P058/25</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>	PA24/05500	
	<b>Proposal</b>	Change of Use of Existing Guest House to Sui Generis HMO Accommodation, Creation of Off Road Parking & Associated Works	
	<b>Location</b>	Trewinda 17 Eliot Gardens TR7 2QE	
	<b>Applicant</b>	Kastel Property Solutions Ltd	

Minute Ref <b>P058/25 (1)</b>	<b>Decision</b>	It was proposed by Cllr J Kenny, second by Cllr S Thomson and <b>RESOLVED to RAISE NO OBJECTION to</b> PA24/05500	
	<b>Comments</b>	Cllr N Morris <b>ABSTAINED</b> <b>NO OBJECTION: Cllrs were satisfied that the issues noted in their previous response appear to have been addressed. Clearly, the loss of the existing immature tree is to be regretted; however, the provision of two replacement trees is welcomed.</b>	<b>ACTION – post NO OBJECTION on CC Planning Register</b>

	<b>Application 2</b>	<b>Central &amp; Pentire</b>	
	<b>Reference</b>	PA25/00517	
	<b>Proposal</b>	Replacement roof and first floor internal/external alterations to provide additional bedrooms with shower rooms, bathroom and office insertion of side dormer windows and replacement rear	
	<b>Location</b>	Dobynmor - Wildflower Lane TR7 2QB	
	<b>Applicant</b>	Mr James Hawkins	
Minute Ref <b>P058/25 (2)</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> PA25/00517	
	<b>Comments</b>	<b>NO OBJECTION: Cllrs were aware of the lapsed permission, PA21/10667, which had also sought to add floorspace to the first floor, and agreed the current proposal to increase the scale and mass of Dobynmor would be unlikely to harm the overall character of the area. It was noted that Condition 3 of the previous permission had been intended to protect the privacy of</b>	<b>ACTION – post NO OBJECTION on CC Planning Register</b>

nearby neighbours - Cllrs agreed similar wording should accompany 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 run-off to be provided. Cllrs were unaware of any local objections when considering this application.

In line with Newquay Neighbourhood Plan policy G2(e), the applicant is 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. As an additional sustainability measure, Cllrs would also ask that opportunities for 'grey water recycling' be considered for inclusion wherever possible. The addition of bee / bird boxes would benefit the scheme.

	<b>Application 3</b>	<b>Trenance</b>	
	<b>Reference</b>	PA24/09832	
	<b>Proposal</b>	Dormer to front roof and rear extension	
	<b>Location</b>	29 St Georges Road TR7 1RD	
	<b>Applicant</b>	Mrs Jenny New	
<b>Minute Ref P058/25 (3)</b>	<b>Decision</b>	It was proposed by Cllr S Thomson, second by Cllr J Kenny and <b>RESOLVED to OBJECT to</b> PA24/09832	

		Cllr J Brook <b>ABSTAINED</b>	
	<b>Comments</b>	<b>OBJECTION: Cllrs recalled their objection to the previous application for this address (PA24/07781 - withdrawn) and their concern that the Edwardian terrace would have been noticeably harmed by the wrap-around dormer proposed at the time. When considering the current proposal for a more modest dormer, the loss of the distinctive roof section on top of the existing street-facing bay is regretted; however, Cllrs accepted that previous developments along this terrace have already set a precedent.</b>	<b>ACTION – post OBJECTION on CC Planning Register</b>

	<b>Application 4</b>	<b>Central &amp; Pentire</b>	
	<b>Reference</b>	PA25/00599	
	<b>Proposal</b>	Recladding of east and south elevation walls in blue to match existing west elevation. Replacement roof covering with slate grey (RAL7016) metal sheeting, flashings etc. Replacement of glazed roof panels on north elevation with matching roof sheeting. Construction of external dining terrace and introduction of serving hatch.	
	<b>Location</b>	Blue Reef Aquarium Towan Promenade TR7 1DU	
	<b>Applicant</b>	Mr Steve Matchett Blue Reef Aquarium	
<b>Minute Ref P058/25 (4)</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 PA25/00599</b>	
	<b>Comments</b>	<b>NO OBJECTION: Cllrs welcomed the proposed improvements to this prominent</b>	<b>ACTION - post NO OBJECTION</b>

		<p>building and would ask that the materials used be chosen for their resilience and suitability for this challenging location, as per Neighbourhood Plan Policy - G3 Building for the Maritime Climate.</p> <p>Whilst the images within the Design &amp; Access Statement were considered helpful, Cllrs noted their disappointment at the accompanying text, which appears to have become corrupted. Whilst the images contained within the Design &amp; Access Statement were useful, Cllrs noted their disappointment that the text appears to have become corrupted.</p>	on CC Planning Register
--	--	---	-------------------------

	<b>Application 5</b>	<b>Central &amp; Pentire</b>	
	<b>Reference</b>	PA25/00799	
	<b>Proposal</b>	Construction of new raised parking area at rear	
	<b>Location</b>	Gwel Treath 11 Island Crescent Newquay Cornwall	
	<b>Applicant</b>	Mr R Chu	
<b>Minute Ref P058/25 (5)</b>	<b>Decision</b>	It was proposed by Cllr N Morris, second by Cllr S Thomson and <b>RESOLVED unanimously to SUPPORT to PA25/00799</b>	
	<b>Comments</b>	<b>SUPPORT: Cllrs were unaware of any issues with this proposed parking solution.</b>	<b>ACTION - post SUPPORT on CC Planning Register</b>



<b>Minute Ref P059/25</b>	<b><u>Terms of Reference and Risk Assessment Update</u></b>	
	None	

<b>Minute Ref P060/25</b>	<b><u>Reports and any associated Recommendations from Working Parties</u></b>	
	<p>i. Community Governance Review Working Party</p> <p>No Updates.</p>	
	<p>ii. Newquay Neighbourhood Plan</p> <p>Cllr J Kenny and NNP members discuss hoping to have a final meeting of the working party in March before the Local elections.</p>	
	<p>iii. Parking Working Party</p> <p>Chair Cllr J Kenny discusses the need for a Freedom of Information request (FOI) to Cornwall Council regarding parking figures and income, the information from the request will then be passed on to the parking working party.</p>	
<b>Minute Ref P060/25 (1)</b>	<p>It was proposed by Cllr J Keny, second by Cllr N Morris and</p> <p><b>RESOLVED unanimously for D McLeod to request Cornwall Council release data on the income and usage for every car park in Newquay in order for a report to be shared with the Parking Working Party.</b></p>	<b>ACTION – D McLeod to submit an FOI request to CC</b>

<b>Minute Ref P061/25</b>	<b><u>Financial Statement</u></b>	
	D McLeod reported that no purchases had been made and there were no payments to authorise.	

<b>Minute Ref P062/25</b>	<b><u>Other Correspondence</u></b>	
	None	

<b>Minute Ref P063/25</b>	<b><u>Items for information and discussion only</u></b>	
	<p>i. Cornwall Council Weekly Decisions List Members noted the list of decisions.</p> <p>ii. Local Council briefing: Interim Planning Position Statement and decision-making, Call for sites</p> <p>D McLeod reminds members of the upcoming local council briefing for the above on Wednesday 26<sup>th</sup> February from 4:00- 5:15pm.</p>	

<b>Minute Ref P064/25</b>	<b><u>Date and time of next meeting</u></b> The next Planning & Licensing Committee meeting will take place on WEDNESDAY 04 March 2025 at 6:00pm in the Council Chamber, Municipal Offices, Marcus Hill, Newquay TR7 1AF.  <b>The Chair thanked Members for their attendance and exited the meeting at 8:05 pm</b>  <b>Signed.....</b>  <b>Date.....</b> <b>Chair Cllr J Kenny</b>	
-------------------------------	--	--