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| | <p>Minutes of the Planning & Licensing Committee Meeting held on Wednesday 14th August at 6:00 pm in the Council Chambers, Municipal Offices, Marcus Hill, Newquay.</p> | |
| | <p><u>Present</u> Cllr J Kenny (Chair), Cllr S Thomson (Vice Chair), Cllr J Brook, Cllr K Larsen.</p> <p><u>Also attending</u> D McLeod & J MacCreadie (Corporate Service) There were no members of the public in attendance.</p> | |
| Minute Ref P376/24 | <p><u>Apologies</u> Cllr F Williamson</p> | |
| Minute Ref P377/24 | <p><u>Interests</u> None</p> | |
| Minute Ref P378/24 | <p><u>Meeting Management Issues</u> None</p> | |
| Minute Ref P379/24 | <p><u>Minutes</u></p> <ul style="list-style-type: none"> i. 24 July 2024 ii. 31 July 2024 | |
| | <p>It was proposed by Cllr J Kenny, second by Cllr S Thomson and RESOLVED unanimously that the minutes of the meetings for 24 July and 31 July 2024 were correctly recorded and that they be adopted and signed by the Chairman.</p> | |
| Minute Ref P380/24 | <p><u>Matters Arising</u> None</p> | |
| Minute Ref P381/24 | <p><u>Public Question Time</u> There were no members of the public in attendance. D McLeod confirmed he had received no written questions for the committee.</p> | |

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| Minute Ref P382/24 | <u>Active Consultations</u> | |
| | Cllr J Kenny informed the Committee that the recent consultation from the government on “Proposed reforms to the National Planning Policy Framework and other changes to the planning system” would be on the agenda for the Newquay Neighbourhood Plan working party meeting on the 2 nd of September 2024. The Planning & Licensing Committee has delegated authority to respond to the consultation, as resolved at Full Council (see Minute Ref 102/24 (1)) | |
| Minute Ref P383/24 | <u>To discuss and make any decisions on Licensing applications and other Licensing matters.</u> | |
| | Licensing Ref LA03 Minor Variation - Atlas Garage, Wesley LI24_004874 Yard TR7 1LB | |
| | D McLeod gave a brief overview of the proposed amended condition to allow the Performance of Recorded Music in the already outdoor licensed area of the Premises. It was noted that Live Music is already permitted in this area. | |
| Minute Ref P383/24 (1) | It was proposed by Cllr J Kenny, second by Cllr J Brook and RESOLVED unanimously that no representation be submitted in response to LA03 Variation LI24_004874 | |
| | Licensing Ref Not Given Pavement Licence – Concho Lounge, 16 Bank Street, Newquay, TR7 1AY | |
| | D McLeod gave a brief overview of the application for renewing the above license which is set to expire on 30 September 2024. There are no changes to the license terms and Cllrs noted they were unaware of any issues with this pavement licence. | |
| Minute Ref P383/24 (2) | It was proposed by Cllr J Kenny, second by Cllr S Thomson and RESOLVED that no representation be submitted in response pavement licence renewal for the Concho Lounge. Cllr J Brook ABSTAINED | |

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| Minute Ref P384/24 | <u>To discuss and make any decisions on previous Planning Applications</u> | | |
| | Planning Appeals | | |
| | Appeal Ref: APP/D0840/ W/23/33317 40 | The Atlantic Hotel, Dane Road TR7 1EN | |
| | Members agreed changes to the draft proposal of a letter of complaint to the Secretary of State for Housing, Angela Rayner, regarding the Planning Inspector's decision to allow the above appeal. | | |
| P384/24 (1) | It was proposed by Cllr J Kenny, second by Cllr S Thomson, and RESOLVED unanimously for D McLeod to make agreed changes to the draft letter and then circulate to all members. Once members agree that the letter is complete, the Officer will then send to the Secretary of state for Housing. | | ACTION – D McLeod |

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| Minute Ref P385/24 | <u>To consider Planning Applications and correspondence relating to Planning Applications</u> | | |
| | Application 1 | Porth & Tretherras | |
| | Reference | PA24/05440 | |
| | Proposal | Proposed replacement dwelling | |
| | Location | 20 Lusty Glaze Road TR7 3AE | |
| | Applicant | Mr N Smith | |
| Minute Ref P385/24 (1) | Decision | It was proposed by Cllr J Kenny, second by Cllr S Thomson and RESOLVED unanimously to SUPPORT PA24/05440 | |
| | Comments | Cllrs recalled their support for the previous permission, PA23/02372, and agreed the Applicant had demonstrated the need for a | ACTION - post SUPPORT on CC |

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| | | <p>complete rebuild, the scale and appearance of which seems to be in keeping with the extant permission; efforts to improve the energy efficiency of the dwelling were welcomed. It was noted that the new soakaway to the front of the property is marked as TBC. Cllrs were unsure whether this means that details of the surface water management are still to be agreed upon, and they queried whether South West Water would be consulted on the current proposals.</p> | <p>Planning Register</p> |
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| | Application 2 | Porth & Tretherras | |
| | Reference | PA24/05616 | |
| | Proposal | Replacement dwelling and annexe (partly commenced - as per previous applications PA21/01665 and PA23/04667 for 'proposed extension and redevelopment of the existing dwelling, including first floor extension to the existing garage to form an annexe') | |
| | Location | Collingham 1 Alexandra Road TR7 3ND | |
| | Applicant | Mr K Noble | |
| Minute Ref P385/24 (2) | Decision | It was proposed by Cllr S Thomson, second by Cllr J Brook and RESOLVED unanimously to RAISE NO OBJECTION to PA24/05616 | |
| | Comments | Cllrs recalled having raised No Objection to the most recent permissions, PA21/01665 and PA23/04667, and agreed the Applicant had demonstrated the need for a complete | ACTION - post NO OBJECTION on CC Planning Register |

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| | | <p>rebuild, the scale and appearance of which seems to match the extant permission. The ecological enhancements were welcomed, along with the addition of the proposed solar PV array. Cllrs would ask for reassurance that the PV array will be sited in such a way that avoids any issues with reflection/glare that could potentially impact neighbouring properties.</p> | |
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| | Application 3 | Central & Pentire | |
| | Reference | PA24/05509 | |
| | Proposal | Variation of Condition 2 (approved plans) of Application No. PA22/04790 dated 20th February 2023 (Demolition of the existing 7 residential flats and the erection of 10 new residential apartments (Revised Plans)) without compliance with Condition 1 of Decision Notice PA23/07434 dated 1st February 2024 | |
| | Location | Former Ocean Reach, 11 Esplanade Road TR7 1QA | |
| | Applicant | Mr Andy West Verto | |
| Minute Ref P385/24 (3) | Decision | It was proposed by Cllr S Thomson, second by Cllr J Brook and RESOLVED unanimously to OBJECT to PA24/05509 | |
| | Comments | In terms of the proposed changes to the arrangement of windows, no significant concerns were raised. However, Cllrs recalled raising No Objection to PA23/07434 and were aware that the accompanying application documents had | ACTION - post OBJECTION on CC Planning Register |

indicated the retaining bank to the south would be enhanced with new native species planting whilst maintaining (as far as possible) existing plant and tree life. In addition, it was understood the high-level tree line to the South of the footprint would be retained. It was also noted that permission granted under PA23/07434 includes a condition (5) requiring protection of the existing southern bank and hedgerow during construction of the new development. With this in mind, Cllrs felt obliged to question exactly what had happened at the rear of the site since the last permission was granted; the need for a contiguous piling system to retain the existing bank to the rear/south suggests there are stability issues, which in turn has generated concerns for the existing dwelling and pathway that sit above. A more detailed explanation, along with reassurance that these works are not going to impact the property to the south of the scheme is now sought. Cllrs noted they had still received no response to their concerns regarding maintenance of the living wall and the use of materials suitable for the marine environment.

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| | Application 4 | Central & Pentire | |
| | Reference | PA24/05971 | |
| | Proposal | Proposed Garage | |
| | Location | Inner Tide House, Trevean Way TR7 1TW | |
| | Applicant | Mr C Luxon | |
| Minute Ref P385/24 (4) | Decision | It was proposed by Cllr S Thomson, second by Cllr J Kenny and RESOLVED unanimously to RAISE NO OBJECTION to PA24/05971 | |
| | Comments | Cllrs noted the property already benefits from three internal garages, as shown on the Lower Ground Floor Plan. Given the lack of explanatory detail, there was some uncertainty about how this additional garage would serve the property. The reason for the door size and ridge height were also the subject of speculation, not least because building to this height would appear to impact the outlook from the bedroom window shown on the southeast elevation. However, Cllrs were satisfied the proposed garage was unlikely to harm the existing street scene and agreed to raise No Objection. The comments from South West Water were noted and Cllrs would expect surface water management details to be provided. | ACTION - post NO OBJECTION on CC Planning Register |

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| Minute Ref P385/24 (5) | 7:37pm – Cllr J Kenny sanctioned a short comfort break, during which time no business was conducted. 7:44pm - The meeting resumed with all Members present. | | |
| | Application 5 | Central & Pentire | |
| | Reference | PA24/05500 | |
| | Proposal | Change of Use of Existing Guest House to Sui Generis HMO Accommodation, Creation of Off-Road Parking & Associated Works | |
| | Location | Trewinda, 17 Eliot Gardens TR7 2QE | |
| | Applicant | Kastel Property Solutions Ltd | |
| Minute Ref P385/24 (6) | Decision | It was proposed by Cllr S Thomson, second by Cllr J Kenny and RESOLVED to RAISE NO OBJECTION to PA24/05500 Cllr J Brook ABSTAINED | |
| | Comments | Cllrs recalled their objection to the previous Change of Use application (PA24/02324) for this property and were encouraged to see that the Applicant had addressed many of the concerns voiced at the time; the reduced number of bedrooms and addition of a suitable level of off street parking were both considered significant improvements to the scheme. However, in raising No Objection to the current application, Cllrs agreed there were issues that still needed to be addressed. Cllrs were concerned at the lack of detail around fire safety measures, including fire sprinklers, in line with Neighbourhood Plan | ACTION - post NO OBJECTION on CC Planning Register |

policy H3b6, and wished to make it clear they would object to any proposals that fail to meet the requirements of the Cornwall Fire Service.

It was noted the design and access says that “sufficient waste storage can be provided within the curtilage of the existing dwelling to accommodate the use class change” – however, in line with NNP Policy H3b2 Cllrs do require the Applicant to demonstrate this, ideally by showing this storage area on the plans.

Similarly, the Design & Access makes reference to retaining the existing biodiversity but again, fails to demonstrate how this would be achieved.

In line with Newquay Neighbourhood Plan 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
P385/24
(7)**

7:58pm It was proposed by Cllr J Kenny, second by Cllr J Brook and **RESOLVED unanimously to extend the meeting by up to 60 minutes.**

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| Application 6 | Central & Pentire | |
| Reference | PA24/05256 | |
| Proposal | External alterations to Self-contained dwelling. | |

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| | Location | The Tower, Lewinnick Cove House, Pentire Headland TR7 1QD | |
| | Applicant | Clancy | |
| Minute Ref P385/24 (8) | Decision | It was proposed by Cllr J Kenny, second by Cllr S Thomson and RESOLVED unanimously to RAISE NO OBJECTION to PA24/05256 | |
| | Comments | <p>Cllrs were aware of their objection to the previous application associated with this site PA19/01256. One element of the 2019 objection focused on the need for a Drainage Impact Assessment showing how foul water and surface water will be managed, as required under Neighbourhood Plan policy CC3 - Drainage Management.</p> <p>It is uncertain from the current application documents whether or not any improvements to the management of foul water resulted from the 2019 application. Cllrs agreed they would want a condition, similar to that described on PA19/01256, applied to any future permission granted.</p> <p>Cllrs agreed there were some clear improvements proposed for the external appearance of the building. However, as a recognized non-designated heritage asset (HER Ref: MCO67782) Cllrs felt the Cornwall Council Heritage Officer should be consulted for their view. The Town Council are hoping that as much of the original stonework</p> | ACTION - post NO OBJECTION on CC Planning Register |

detailing can be preserved as possible. Similarly, upgrades to the window arrangements are welcomed but must respect the existing style and design where possible.

Cllrs agreed there were few if any locations in the town where NNP Policy G3 - Building for the Maritime Climate – could be considered more relevant; resilient materials for the windows, doors and the balcony are essential.

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| | Application 7 | Trenance | |
| | Reference | PA24/04516 | |
| | Proposal | Change of use of the land to provide amenity space for adjoining proposed care home subject to application ref: PA22/07800 | |
| | Location | Land North of The A392 Newquay Cornwall | |
| | Applicant | Spencer SDI (Newquay) Limited and SH Care Newquay Limited | |
| Minute Ref P385/24 (9) | Decision | It was proposed by Cllr J Kenny, second by Cllr S Thomson and RESOLVED unanimously to SUPPORT to PA24/04516 | |
| | Comments | The Town Council welcomes the proposed additional communal garden space and agreed this will clearly benefit the future residents. Cllrs would expect any fencing used to be designed to allow wildlife access. | ACTION - post SUPPORT on CC Planning Register |

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| Minute Ref P386/24 | <u>Terms of Reference and Risk Assessment Update</u> | |
| | None | |
| Minute Ref P387/24 | <u>Reports and any associated Recommendations from Working Parties</u> | |
| | <ul style="list-style-type: none"> i. Community Governance Review Working Party <p>No updates.</p> | |
| | <ul style="list-style-type: none"> ii. Newquay Neighbourhood Plan <p>Cllr J Kenny reiterated her intention to include the recent consultation from the government on “Proposed reforms to the National Planning Policy Framework and other changes to the planning system” on the agenda for the NNP Working Party meeting scheduled for 02 September 2024. The Working Party will then report back to the Committee</p> | |
| | <ul style="list-style-type: none"> iii. Parking Working Party <p>No updates.</p> | |
| Minute Ref P388/24 | <u>Financial Statement</u> | |
| | D McLeod reported that no purchases had been made and there were no payments to authorise. | |
| Minute Ref P389/24 | <u>Other Correspondence</u> | |
| | None | |
| Minute Ref P390/24 | <u>Items for information and discussion only</u> | |
| | <ul style="list-style-type: none"> i. Cornwall Council - Weekly List of Planning Decisions <p>Members noted the list of decisions.</p> | |

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| | <p>ii. NarrowCliff Development</p> <p>D McLeod informed the Committee of recent enquiries from members of the public regarding the Narrowcliff development timeline and the construction of new surgeries at Nansledan. The officer has queried this with Cornwall Council Planning and will update members if he gets a response.</p> | <p>ACTION – D McLeod</p> |
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| <p>Minute Ref P391/24</p> | <p><u>Date and time of next meeting</u></p> <p>The next Planning & Licensing Committee meeting will take place on WEDNESDAY 28 August 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 8:52 pm</p> <p>Signed.....</p> <p>Date.....</p> <p>Chair Cllr J Kenny</p> | |
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