

	Minutes of the Planning & Licensing Committee Meeting held on Wednesday 22 May at 6:07 pm in the Council Chambers, Municipal Offices, Marcus Hill, Newquay.	
	<p><u>Present</u> Cllr J Kenny (Chair), Cllr S Thomson (Vice Chair), Cllr J Brook, Cllr J Bell</p> <p><u>Also attending</u> D McLeod & K McGoldrick (Corporate Service) There was one member of the public present. Truro City Council's Planning Clerk attended as an observer.</p>	
Minute Ref P275/24	<p><u>Apologies</u> Cllr M North, Cllr F Williamson, Cllr K Larsen, Cllr S Hick (substitute)</p>	
Minute Ref P276/24	<p><u>Interests</u> Cllr S Thomson reported a pecuniary interest in the LA03 Variation for Pachanga 9A Cliff Road TR7 2NE.</p>	
Minute Ref P277/24	<p><u>Meeting Management Issues</u> None</p>	
Minute Ref P277/24 (1)	<p><u>Minutes</u> i. 08 May 2024</p>	
	<p>It was proposed by Cllr J Kenny, second by Cllr J Bell and RESOLVED unanimously that the minutes of the meeting for 08 May 2024 were correctly recorded and that they be adopted and signed by the Chairman.</p>	
Minute Ref P278/24	<p><u>Matters Arising</u> None</p>	
Minute Ref P279/24	<p><u>Public Question Time</u> No public questions.</p>	

Minute Ref P280/24	<u>Active Consultations</u>	
	Selling Alcohol for consumption in Licensed Pavement Areas - GOV.UK	
Minute Ref P280/24 (1)	Given the deadline date (11 July 2024) the Chair requested this item be carried forward to a future meeting. The Chair also requested the Officer drafts a simple summary of the proposed options that could be shared with all Councillors.	ACTION – D McLeod
Minute Ref P281/24	<u>To discuss and make any decisions on Licensing applications and other Licensing matters.</u>	
	Licensing Ref LI24_002555 LA03 Grant – All Things Cornwall 40 East Street TR7 1BH	
	D McLeod gave a brief overview of the application and licensable activities applied for.	
Minute Ref P281/24 (1)	It was proposed by Cllr J Kenny, second by Cllr J Brook, and RESOLVED unanimously that no representation be made in response to LA03 application LI24_002555	
	Licensing Ref LI24_001692 LA03 Grant – The Bull Steakhouse 1 Beach Road TR7 1ES	
	D McLeod gave a brief overview of the application and licensable activities applied for and explained the position taken by Police regarding this application.	
Minute Ref P281/24 (2)	It was proposed by Cllr J Brook, second by Cllr J Kenny, and RESOLVED unanimously that no representation be made in response to LA03 application LI24_001692	

	Licensing Ref LI24_001693	LA03 Grant – The Unity Bar 1 Beach Road TR7 1ES	
	D McLeod gave a brief overview of the application and licensable activities applied for and explained the position taken by Police regarding this application.		
Minute Ref P281/24 (3)	It was proposed by Cllr J Kenny, second by Cllr J Bell, and RESOLVED unanimously that no representation be made in response to LA03 application LI24_0016973		
	Licensing Ref LI24_001693	LA03 Variation – Pachanga 9A Cliff Road TR7 2NE	
Minute Ref P281/24 (4)	Cllr S Thomson declared a pecuniary interest relating to this premises. D McLeod reported that the consultation deadline had been extended due to issues relating to the correct display of the Public Notice. With the meeting left inquorate the Chair confirmed the item would need to be carried forward for consideration at the next scheduled meeting.		ACTION – D McLeod
Minute Ref P282/24	6:26pm – Cllr J Kenny sanctioned a short comfort break, during which time no business was conducted. 6:28pm - The meeting resumed with all Members present.		
Minute Ref P283/24	<u>To discuss and make any decisions on previous Planning Applications</u>		
	Five Day Protocol:		
	Planning Ref PA24/02402	12 Chichester Crescent TR7 2LD	
	D McLeod reported that X6 Cllrs had responded to this Five-Day Protocol, with the majority choosing to Agree To Disagree with the Officer's recommendation to approve the application.		
Minute Ref P283/24 (1)	It was proposed by Cllr J Kenny, second by Cllr S Thomson, and RESOLVED unanimously to ratify the above decision.		

Minute Ref P284/24	<u>To consider Planning Applications and correspondence relating to Planning Applications</u>	
	Application 1	Porth & Tretherras
	Reference	PA24/02359
	Proposal	Construction of four one bedroom villas in a staggered terrace with retaining wall to the north.
	Location	Porth Veor Manor Hotel & Restaurant, Porth Way TR7 3LW
	Applicant	Mr Jeff Smith – Travelsmith Investments Ltd
	Decision	None required
Minute Ref P284/24 (1)	Comments	D McLeod reported that this application has been made invalid and the LPA have removed it from the online planning register - comments will be returned as and when the consultation is made live again.
	Application 2	Trenance
	Reference	PA24/02470
	Proposal	One new dwelling to the front garden of Trevithick Lodge
	Location	Land South Of Trevithick Lodge Trevemper TR8 4QD
	Applicant	Mr Robert Weldhen
Minute Ref P284/24 (2)	Decision	It was proposed by Cllr S Thomson, second by Cllr J Bell and RESOLVED unanimously to SUPPORT PA24/02470
	Comments	Cllrs recalled their previous objection to application PA23/07927 which sought to create a single x4 bed dwelling on this site (see minute ref: P376/23(1)). Cllrs were
		ACTION – post SUPPORT on CC

	<p>satisfied that the current plans, which reduce the scale of the proposed dwelling house, had addressed many of the previously highlighted issues and were encouraged to see that action had been taken to mitigate against the potential excess noise associated with the proximity to this busy section of the A392. The Town Council fully support the comments made by Public Protection Noise & Odour Consultations, which advise that the Environment Agency should be included in this consultation. Similar support is also given to the conditions put forward by PP Contaminated Land Consultations.</p>	Planning Register
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	Application 3	Trenance	
	Reference	PA24/02432	
	Proposal	Proposed demolition of existing garage, construction of games room, gym and office, new garage, photovoltaic panels, widening of driveway and associated works without compliance with Condition 2 of Decision Notice PA23/07357 dated 13th February 2024	
	Location	9 Gresham Close TR7 2LF	
	Applicant	Mr Paul Ennor	
Minute Ref P284/24 (3)	Decision	It was proposed by Cllr S Thomson, second by Cllr J Brook and RESOLVED unanimously to raise NO OBJECTION to PA24/02432	

	Comments	Cllrs recalled they had previously agreed with the Officer's recommendation to approve application PA23/07357 (see minute ref P158/24(2) having been notified that the garage and outbuilding would be conditioned appropriately, and reassured that the plot was of a suitable size for the agreed works. When considering the current amendments, Cllrs wished their regret at the further loss of green garden area to be noted and expressed some surprise that the proposed office would appear to have little opportunity to benefit from natural light.	ACTION - post NO OBJECTION on CC Planning Register
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	Application 4	Porth & Tretherras	
	Reference	PA24/03124	
	Proposal	Proposed rear extension with a loft conversion and rear dormer with balcony over the new extension without compliance with Condition 2 of Decision Notice PA23/00165 dated 28th February 2023	
	Location	34 Arundel Way TR7 3AG	
	Applicant	Mr Christopher Kemp	
Minute Ref P284/24 (4)	Decision	It was proposed by Cllr S Thomson, second by Cllr J Bell and RESOLVED unanimously to raise NO OBJECTION to PA24/03124	
	Comments	Support for the previous application (PA23/00165) was recalled (see minute ref P043/23(3)) and, subject to the Officer	ACTION - post NO OBJECTION on CC

		being satisfied there was no unacceptable loss of privacy to neighbouring properties, Cllrs agreed to raise No Objection to these amended plans.	Planning Register
	Application 5	Porth & Tretherras	
	Reference	PA24/03473	
	Proposal	Replacing Existing Garage with Single Storey Extension, Rear Single Storey Extension And Associated Works.	
	Location	20 Lewarne Road TR7 3JS	
	Applicant	Mr Jez Burrows	
Minute Ref P284/24 (5)	Decision	It was proposed by Cllr S Thomson, second by Cllr J Brook and RESOLVED unanimously to raise NO OBJECTION to PA24/03473	
	Comments	Cllrs agreed the plot size was large enough to accommodate the proposed extension whilst still leaving an adequate amount of amenity space for the property. The scale, design and proposed materials are considered in keeping with the existing street scene and it was felt unlikely the proposal would result in unreasonable levels of overbearing or overshadowing of neighbouring properties. 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	ACTION – post NO OBJECTION on CC Planning Register

		<p>harvesting, as part of the overall design.</p> <p>Cllrs noted the comments from SWW and would expect suitable surface water management details to be provided.</p>	
	Application 6	Central & Pentire	
	Reference	PA24/03391	
	Proposal	Non Material Amendment (1) to Application No. PA22/10373 dated 27th April 2023 for the Demolition of existing hotel building and erection of 20 apartments and 4 houses together with access, car parking, landscaping and associated infrastructure, namely, the inclusion of bin store & substation, reconfiguring of access between houses, relocation of bat house, glazing configuration, materials, balconies, and inclusion of PV across the scheme.	
	Location	Hotel California, 32 Pentire Crescent, TR7 1PU	
	Applicant	Sophie Stephens Gannel View Developments Limited	
Minute Ref P284/24 (6)	Decision	It was proposed by Cllr S Thomson, second by Cllr S Thomson and RESOLVED unanimously to SUPPORT PA24/03391	
	Comments	<p>Although this application appears to present a significant number of changes, Cllrs agreed these proposed non-material amendments were in keeping with the spirit of the original permission and would improve the scheme without impacting near neighbours.</p>	<p>ACTION - post SUPPORT on CC Planning Register</p>

Minute Ref P285/24	<u>Terms of Reference and Risk Assessment Update</u>	
	<p>D McLeod confirmed with the Committee that the number of Substitute Members sitting on the Planning & Licensing Committee had been increased from x2 to x3 at the recent Annual Council Meeting.</p> <p>It was noted that the Committee's Terms of Reference will need to be amended at a future meeting to reflect this change.</p>	ACTION – D McLeod
Minute Ref P286/24	<u>Reports and any associated Recommendations from Working Parties</u>	
	<p>i. Community Governance Review Working Party No updates</p>	
	<p>ii. Newquay Neighbourhood Plan The Chair updated Members that meeting scheduled for 3rd June will be rearranged to take place sometime after the 4th July.</p>	
	<p>iii. Parking Working Party No updates</p>	
Minute Ref P287/24	<u>Financial Statement</u>	
	D McLeod reported that no purchases had been made and there were no payments to authorise.	
Minute Ref P288/24	<u>Other Correspondence</u>	
	<p>i. Correspondence (dated 14.05.2024) regarding the Boardmasters Festival 2024 traffic management plan.</p>	

	<p>Members discussed the correspondence, which raised concerns at the impact the submitted Travel Management Plan would have on local residents and businesses. The Chair informed Members that this is out of the Town Council's hands and if it gets called in, the committee will have another look at it. Cllr J Fitter has been trying to get it called in.</p> <p>The officer will send a holding response.</p>	ACTION – D McLeod
	<p>ii. Appeal Notification - PA23/06278 - Land to the North of 5 Lower Barn Court, Priory Rd, St. Columb Minor TR7 3HX</p> <p>D McLeod reported that the Town Council had submitted an Objection to this application in September 2023, with the LPA issuing a Refusal Notice the following October.</p> <p>D McLeod will share the Objection and Refusal Notice by email and canvas the Committee as to whether any additional comments should be provided for the Planning Inspector</p>	ACTION – D McLeod
	<p>iii. Correspondence (dated 15.05.2024) from CC Principal Affordable Housing Officer RE: Persimmon Homes – Phase 2 of the Trevithick Development</p> <p>Cllrs noted their regret at the proposed change to the previously agreed S106 affordable rent/shared ownership split for this development (70/30). However, it was accepted that wider market circumstances were at work here and the new 60/40 split would still deliver 34 Affordable Rental properties and 22 Shared Ownership properties. It was noted that there would be no changes to the Part M4(2) accessible housing provision.</p>	
Minute Ref P288/24 (1)	<p>It was proposed by Cllr J Kenny, second by Cllr S Thomson, and RESOLVED unanimously for the Officer to return a statement of support to the CC Principal Affordable Housing Officer.</p>	ACTION – D McLeod

Minute Ref P289/24	<u>Items for information and discussion only</u>	
	<p>i. Cornwall Council - Weekly List of Planning Decisions</p> <p>Cllrs noted the following application, previously objected to by the Committee, had been refused by the LPA:</p> <ul style="list-style-type: none"> PA24/01555, 1no. Freestanding 7m Greggs totem sign - Newquay Service Station Trevemper TR8 4XB <p>The Chair informed Members there was a high likelihood she would be unavailable during the run up to the recently announced General Election.</p> <p>D McLeod to bring this to the attention of the Town Clerk.</p>	<p>ACTION – D McLeod</p>
Minute Ref P290/24	<p><u>Date and time of next meeting</u></p> <p>The next Planning & Licensing Committee meeting will take place on TUESDAY 4 JUNE 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 7:55 pm</p> <p>Signed.....</p> <p>Date.....</p> <p>Chair Cllr J Kenny</p>	