

	Minutes of the Planning & Licensing Committee Meeting held on Wednesday 28th September 2022 at 18:02 pm in the Council Chambers, Municipal Offices, Marcus Hill, Newquay.	
	<p><u>Present</u> Cllr J Kenny (Chair), Cllr N Morris (Vice Chair), Cllr J Bell, Cllr K Larsen, Cllr M North, Cllr K Towill, Cllr S Thomson.</p> <p><u>Also attending</u> D McLeod & L Holroyd (Miss) (Corporate Services) There were 12 members of the public in attendance.</p>	
Minute Ref P281/22	<p><u>Apologies</u> Cllr C Anderson, Cllr J Brook, Cllr F Williamson.</p>	
Minute Ref P282/22	<p><u>Interests</u> None</p>	
Minute Ref P283/22	<p><u>Meeting Management Issues</u> None</p>	
Minute Ref P284/22	<p><u>Minutes</u> i. 31 August 2022</p>	
Minute Ref P284/22 (1)	It was proposed by Cllr J Kenny, second by Cllr N Morris and RESOLVED unanimously that the minutes of the meeting for Wednesday 31st August 2022 were correctly recorded and that they be adopted and signed by the Chairman.	
Minute Ref P285/22	<p><u>Matters Arising</u> None</p>	

Minute Ref P286/22	<u>Public Question Time</u>		
	<p>D McLeod confirmed no written questions had been received.</p> <p>Representations were made for three Planning Applications; three persons speaking against PA22/07217 (Agenda Item 10.02); one person speaking against PA22/07566 (Agenda Item 10.05) and one person speaking against PA22/07866 (Agenda Item 10.11).</p>		
Minute Ref P286/22 (1)	<p>It was proposed by Cllr J Kenny, second by Cllr N Morris and RESOLVED unanimously to bring forward agenda item 10.02 (PA22/07217) in order that a decision be made before returning to Public Questions.</p>		
	Application 2	Porth & Tretherras	
	Reference	PA22/07217	
	Proposal	Full planning application for 50 homes, including access and associated works	
	Location	Land At Bedowan Meadows	
	Applicant	Treveth Holdings LLP	
	Grid Ref	182238 / 61181	
Minute Ref P286/22 (2)	Decision	It was proposed by Cllr S Thomson, second by Cllr N Morris and RESOLVED unanimously to OBJECT to PA22/07217	
	Comments	<p>Members noted the high number of local objections to the proposed scheme recorded on the Planning Register. These comments draw attention to a number of concerns around the suitability of the site for this level of development, and the impact it would have on the immediate surrounding area. In terms of the proposed access to the new development, Members considered the existing spur from Bedowan</p>	ACTION - post OBJECTION on CC Planning Register

Meadows and were concerned that this narrow section of the Highway would create an overly busy junction and have a negative impact on the residents of adjacent existing dwellings (nos. 22, 23, 24). The absence of any other access road to the site is considered an unsatisfactory arrangement, not least in terms of its accessibility to emergency vehicles. This single access point also contributes to a sense that the scheme is being shoe-horned into the site, which in turn adds to the feeling that this will be an overly cramped development. It was noted that the required 10% net gain in biodiversity could not be met on site and that the shortfall of 4.6 Units would need to be achieved off-site. Members were concerned this also indicates the over-development of the site and agreed these off-site locations need to be fully identified prior to any permission being granted. It was understood that not all of the green spaces would be accessible to the public and this is considered a missed opportunity that adds little benefit to the overall scheme. Safety concerns exist around the attenuation pond and the potential hazard that such a deep, steep-sided feature may present. Further reassurance is sought that the pond will be made fully safe and inaccessible, particularly to younger residents. Members noted the comments submitted by the Cornwall Council Lead Local Flood Authority. Although not experts in this field, the Town Council have concerns at the level of work/detail that is still required to achieve a satisfactory

surface water management solution. Newquay Neighbourhood Plan policy G2 - Development Principles – seeks to ensure flooding risks are overcome by suitable on-site protective measures. Members agreed they would not be able to support the application until the requirements laid out by the LLFA had been fully addressed. Comments submitted by the Principal Public Space Officer were also noted and Members agreed with concerns regarding the proximity of the proposed development to the existing skatepark. The Town Council views Newquay's skatepark as a highly important social asset which serves a wide range of residents - but is also accepted as having the potential for generating noise levels that would be considered disruptive in a quiet residential setting. The likelihood of a disharmonious relationship with the proposed development is a cause of significant concern and appears to sit at odds with Cornwall Local Plan policy 12.2c. It is worth noting that the Devon & Cornwall Police Architectural Liaison Officer, in conjunction with the local Policing team, has also raised concerns. The Newquay Neighbourhood Plan policy CI3 - Open Spaces, Leisure, Amenity Space & Green Infrastructure seeks to ensure that the provision of leisure facilities, in particular those supporting youth and those providing sports facilities, meets the needs of the expanding population of the Town. Members expressed concern that the close proximity of the proposed development

	may jeopardise the skatepark and/or its future expansion.	
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Minute Ref P286/22 (3)	It was proposed by Cllr J Kenny, second by Cllr N Morris and RESOLVED unanimously to bring forward agenda item 10.05 (PA22/07566) in order that a decision be made before returning to Public Questions.	
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	Application 5	Central & Pentire	
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	Reference	PA22/07566	
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	Proposal	Outline application for the erection of up to two flats with all matters reserved. To reinstate former approved lapsed permission for development of land	
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	Location	Land South Of 30 Pargolla Road TR7 1RP	
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	Applicant	Mrs Gerry Davey	
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	Grid Ref	181587 / 61467	
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Minute Ref P286/22 (4)	Decision	It was proposed by Cllr N Morris, second by Cllr M North and RESOLVED unanimously to OBJECT to PA22/07566	
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	Comments	Members do not consider that the parcel of land identified as the application site is appropriate for the construction of a residential dwelling. Although layout and scale are considered reserved matters here, the small plot size and its close proximity to neighbouring properties on Pargolla Road and St Thomas Road indicates that even a modest level of development would result in an overly cramped residential dwelling that would struggle to achieve off road parking or a suitable level of amenity space. Squeezing a residential unit into this plot would also	ACTION - post OBJECTION on CC Planning Register
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	<p>seem likely to produce a dwelling whose appearance would be out of keeping with the existing street scene. It is understood that 35 St Thomas Road benefits from an existing annexe, located in the rear of garden, which functions on a day-to-day basis as part of the main dwelling. It would therefore seem likely that any dwelling along the lines of that previously approved under the lapsed permission C2_07_01170 would impact the residential amenity of 35 St Thomas Road.</p>	
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Minute Ref P286/22 (5)	<p>It was proposed by Cllr J Kenny, second by Cllr N Morris and RESOLVED unanimously to bring forward agenda item 11 (PA22/07866) in order that a decision be made before returning to Public Questions.</p>	
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	Application 11	Trenance	
	Reference	PA22/07886	
	Proposal	Prior notification of proposed development by telecommunications code system operators for installation of telecommunications monopole and equipment cabinets	
	Location	Footway Of Trenance Avenue TR7 2LX	
	Applicant	CK Hutchinson Networks (UK) Ltd	
	Grid Ref	181379 / 61282	
Minute Ref P286/22 (6)	Decision	It was proposed by Cllr J Kenny, second by Cllr N Morris and RESOLVED unanimously to OBJECT to PA22/07886	
	Comments	Whilst the Town Council fully appreciates the need for high-quality, reliable digital connectivity, Members strongly agree with the 300+ residents who have completed a petition objecting to the siting of the	ACTION – post OBJECTION on CC

	<p>proposed telecommunications monopole and associated equipment on Trenance Avenue. The visual impact of the proposal on the existing street scene is considered significant, detrimental and unacceptable. It was also noted that the drop kerb located on the corner of Trenance Road and Trenance Avenue is not identified on the plans submitted – concerns exist that the proposals will, to a greater or lesser extent, impede pedestrian access to this drop kerb. The Town Council would suggest the applicant liaise further with the Local Ward Member, Cllr Olly Monk, in seeking a more suitable alternative location.</p>	<p>Planning Register</p>
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<p>Minute Ref P287/22</p>	<p>7:25pm – Cllr J Kenny sanctioned a short comfort break, during which time no business was conducted.</p> <p>7:30pm - The meeting resumed with all attending Members present.</p>	
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<p>Minute Ref P288/22</p>	<p><u>Active Consultations</u></p> <p>i. CS12799101 - Proposal to upgrade existing telecommunications installation at GANNEL ROAD SW, GANNEL ROAD, TR7 1SB</p> <p>Members noted the increased height of the new mast and associated equipment, and expressed their concerns for the surrounding environment and the mast’s impact on the visual street scene.</p>	
<p>Minute Ref P288/22 (1)</p>	<p>It was proposed by Cllr J Kenny, second by Cllr N Morris, and RESOLVED unanimously to respond to the Prior notification suggesting that the pole be neutrally painted and that the neighbouring residents be consulted.</p>	<p>ACTION – D McLeod to respond to Prior notification</p>

Minute Ref P289/22	<u>To discuss and make any decisions on Licensing applications and other Licensing matters.</u>	
	<p>i. Cumulative Impact Assessment – Newquay (LA03)</p> <p>D McLeod informed Members of the 3-year review to the Cornwall Council Cumulative Impact Policies (CIP) and a Cumulative Assessment has now been carried out, the results of which indicate the need for the CIPs to be reinstated in Newquay. It has also been recommended that the zoning area of Newquay increase in size. D McLeod notified Members of the deadline to submit comments (November 7th 2022) and recommended to Members that he conduct a full review of the Assessment and return a report to Members before the deadline.</p>	
Minute Ref P289/22 (1)	<p>It was proposed by Cllr J Kenny, second by Cllr M North and RESOLVED to carry forward discussion of Cumulative Impact Assessment to future Committee meeting.</p>	ACTION - D McLeod to review CIA and return a report to Members
	<p>ii. Cornwall Council Draft Revised 'Statement of Principles (Gambling Act 2005)</p> <p>D McLeod notified Members of the deadline to submit comments (October 31st 2022) and recommended to Members that he conduct a full review of the Assessment and return a report to Members before the deadline.</p>	
Minute Ref P289/22 (2)	<p>It was proposed by Cllr J Kenny, second by Cllr N Morris and RESOLVED to carry forward discussion of Cornwall Council's Draft Revised 'Statement of Principles (Gambling Act 2005) to the Committee meeting on October 12th 2022.</p>	ACTION - D McLeod to review document and return a report to Members

Minute Ref P290/22	<u>To discuss and make any decisions on previous Planning Applications</u>	
	Planning Ref	i. PA22/04011 - 4 Middleton Crescent TR7 2LG
	Five Cllrs responded to this Five-Day Protocol, with two agreeing to disagree with the Officer's recommendation to approve the application and 3 wishing to maintain NO OBJECTION .	
	Planning Ref	ii. PA22/00473 / PA22/00531 - 236 Henver Road Newquay TR7 3EH
	Four Cllrs responded to this Five-Day Protocol, with three wishing to MAINTAIN OBJECTION and disagree with the Officer's recommendation to approve the application.	
	Planning Ref	iii. PA22/02255 - Driftwood 19 Penhallow Road TR7 3BZ
	Six Cllrs responded to this Five-Day Protocol, with the majority agreeing with the Officer's recommendation to APPROVE the application.	
	Planning Ref	iv. PA22/04011 - 4 Middleton Crescent TR7 2LG (revised plans)
	Six Cllrs responded to this Five-Day Protocol, with the majority AGREEING TO DISAGREE with the Officer's recommendation to approve the application.	
Minute Ref P290/22 (1)	It was proposed by Cllr N Morris, second by Cllr M North, and RESOLVED unanimously to ratify the above decisions.	
	Street Naming Proposals	
	i. Development at Trevithick Lodge, Trevemper Road TR8 4QD	
	Six Cllrs responded to the proposal from David Cole Homes Ltd – all agreed to the proposed name ' Trevithick Way '	
	ii. Former Trebarwith Hotel Site	
	Seven Cllrs responded to the proposal from Eddy Estates all agreed to the proposed ' Gwel Trebarwith '. D McLeod explained that this revised name had been informed by input	

	from the Newquay Old Cornwall Society – the translation meaning <i>Trebarwith View</i> .		
Minute Ref P290/22 (2)	It was proposed by Cllr J Kenny, second by Cllr N Morris, and RESOLVED unanimously to ratify the above decisions.		
Minute Ref P291/22	Extension	7:46pm It was proposed by Cllr J Kenny, second by Cllr M North and RESOLVED unanimously to extend the meeting by up to 60 minutes.	
Minute Ref P292/22	<u>To consider Planning Applications and correspondence relating to Planning Applications</u>		
	Application 1	Whipsiderry	
	Reference	PA22/07753	
	Proposal	Single-storey rear extension and provision of a single off-road parking space to front	
	Location	18 Leader Road TR7 3HJ	
	Applicant	Mrs Liz Wright	
	Grid Ref	183909 / 62020	
Minute Ref P292/22 (1)	Decision	It was proposed by Cllr J Kenny, second by Cllr M North and RESOLVED unanimously to raise NO OBJECTION to PA22/07753	
	Comments	Members would ask for confirmation from the Officer that the single-storey rear extension would not have a negative impact on the residential amenity of the adjoining property to the immediate west. Whilst there is a clear local precedent for utilising the front garden space for off street parking, it was agreed that a dropped kerb should be included as part of the proposals.	ACTION - post NO OBJECTION on CC Planning Register

	Application 3	Whipsiderry	
	Reference	PA22/07261	
	Proposal	Proposed 73 new hard-standing bases for lodges and associated access roads and parking spaces	
	Location	Newquay Holiday Parks Ltd TR8 4HS	
	Applicant	Parkdean Resorts UK Ltd	
	Grid Ref	185426 / 62627	
	Decision	None	
	Comments	Following advice from the Case Officer, this application was withdrawn from the agenda.	
	Application 4	Porth & Tretherras	
	Reference	PA22/07812	
	Proposal	Demolition of conservatory and garage. Proposed single-storey extension, internal alterations, and replacement integral garage	
	Location	69 Bedowan Meadows TR7 2SW	
	Applicant	Mr & Mrs Mark & Leslie Budgen	
	Grid Ref	182422 / 61011	
Minute Ref P292/22 (2)	Decision	It was proposed by Cllr M North, second by Cllr J Kenny and RESOLVED unanimously to SUPPORT PA22/07812	
	Comments	Members raised some concern at the loss of amenity space, but agreed this proposal was unlikely to have a detrimental impact on the amenity of neighbouring properties or on the character of the local area. Neighbourhood Plan policy G2e (Development Principles) seeks to ensure that all new development is of a quality and type that contributes positively and	ACTION - post SUPPORT on CC Planning Register

sustainably to the community. Where possible, high levels of environmental sustainability should be integrated into the works and the applicant is encouraged to explore the opportunity of including renewable energy sources as part of any works that take place.

	Application 6	Porth & Tretherras	
	Reference	PA22/07764	
	Proposal	Form a detached garage and remove existing side extension and replace with new side extension for additional living area	
	Location	3 Tretherras Close TR7 2RD	
	Applicant	Mr And Mrs R Moss	
	Grid Ref	182159 / 61637	
Minute Ref P292/22 (3)	Decision	It was proposed by Cllr J Kenny, second by Cllr J Bell and RESOLVED unanimously to SUPPORT PA22/07764	
	Comments	Whilst it was felt there would be little impact on the existing street scene, Members agreed their support should be subject to confirmation from the Officer that the proposed detached garage would not result in a loss of residential amenity to the neighbouring property immediately east of the application site.	ACTION - post SUPPORT on CC Planning Register

	Application 7	Central & Pentire	
	Reference	PA22/07395	
	Proposal	Change of Use from C1 guest house into two dwellings (C3)	
	Location	Newquay Surf Lodge 8 Springfield Road TR7 1RT	

	Applicant	Mr And Mrs R Hamilton	
	Grid Ref	181490 / 61663	
Minute Ref P292/22 (4)	Decision	It was proposed by Cllr S Thomson, second by Cllr N Morris and RESOLVED unanimously to OBJECT to PA22/07395	
	Comments	<p>Members noted the planning history that had given rise to the current guesthouse layout. Policy E3.1 seeks to maintain the town's stock of tourist accommodation, but Members accept the argument that such activity is no longer viable on this site. However, the proposed division is seen as problematic. Concerns exist that both of the newly created dwellings would fail to benefit from a suitable level of private amenity space. In addition to this, Members were unconvinced by the proposed access to the smaller of the two dwellings. The main entrance to this dwelling would open onto a narrow, poorly lit access lane which is shared by various businesses that operate in the hospitality sector / Late Night Economy. A quick walk down this lane during the daytime suggests this is not a suitable location for the main entrance to a dwelling house. There are also significant concerns as to how safe it would be to use this access lane at night. Members agreed that the views of the Police Architectural Liaison Officer should be sought on this matter. Members queried whether Cornwall Council's household waste and recycling collections could be achieved via this access lane. Whilst it is accepted that this is a central location, the absence of any</p>	ACTION - post OBJECT on CC Planning Register

		proposed parking provision is a cause for concern. Springfield Road is already considered highly pressured in terms of on-street parking and this proposal seems likely to add to that. Policy H4 of the Newquay Neighbourhood Plan would seek the provision of two spaces for each dwelling - it seems unlikely that this could be reached under the current proposal.	
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	Application 8	Central & Pentire	
	Reference	PA22/07573	
	Proposal	Lawful Development Certificate for an Existing Use as 2 self-contained flats and a HMO which began over 10 years ago	
	Location	20 Fernhill Road TR7 1LE	
	Applicant	Mr Andrew May	
	Grid Ref	180642 / 61833	
Minute Ref P292/22 (5)	Decision	It was proposed by Cllr J Kenny, second by Cllr M North and RESOLVED unanimously to SUPPORT PA22/07573 Cllr N Morris abstained.	
	Comments	Members accepted that the LPA had been provided with the appropriate evidence required for a Lawful Development Certificate to be issued.	ACTION - post SUPPORT on CC Planning Register

	Application 9	Porth & Tretherras	
	Reference	PA22/07305	
	Proposal	New-build mixed use scheme comprising of 10 residential apartments and 3 ground floor commercial units	

	Location	8 Chester Road TR7 2RX	
	Applicant	Mr Leech	
	Grid Ref	182416 / 61965	
	Decision	None	
	Comments	Following advice from the Case Officer, this application was withdrawn from the agenda and will be considered at a later date.	

	Application 10	Trenance	
	Reference	PA22/07672	
	Proposal	Proposed two storey extensions to the front and side elevations, single storey extension to rear elevation and internal alterations	
	Location	35 Chynance Drive TR7 2AA	
	Applicant	Mr Jonathan Brooker	
	Grid Ref	180918 / 61096	
Minute Ref P292/22 (6)	Decision	It was proposed by Cllr J Kenny, second by Cllr N Morris and RESOLVED unanimously to OBJECT to PA22/07672	
	Comments	Members noted the local objection posted on the Planning Register and share concerns that the proposed two-storey extension would have a negative impact on the residential amenity of the neighbouring property at no37. Concerns also exist around the impact of the single-storey rear extension and Members would seek confirmation from the Case Officer that there would be no unacceptable loss of	ACTION - post OBJECT on CC Planning Register

		light to the ground floor rear-facing windows at no33.	
	Application 12	Porth & Tretherras	
	Reference	PA22/07424	
	Proposal	Proposed Flat roof Dormer extensions with balcony and internal alterations	
	Location	1 Lewarne Crescent TR7 3JW	
	Applicant	Mr & Mrs Colin Beasley	
	Grid Ref	183441 / 62391	
Minute Ref P292/22 (7)	Decision	It was proposed by Cllr M North, second by Cllr S Thomson and RESOLVED unanimously to OBJECT to PA22/07424	
	Comments	<p>Members noted the Lewarne Estate is predominantly comprised of 1950's semi-detached pitched roof bungalows. Concerns were raised that the addition of a streetfacing balcony would appear out of keeping with this characteristic and would set an unwanted precedent for similar development. Proposals to open up the front of the property were also a cause for concern. The removal of the dwarf wall and the loss of the green verge were both seen as having a harmful impact on the street pattern; the loss of on-street parking resulting from the extension of the drop kerb was considered unnecessary and again, out of keeping with the surrounding area. In line with Neighbourhood Plan policy G2e (Development Principles) Members would encourage the applicant to explore the opportunity to include renewable energy sources as part of any works that take place. Whilst Members</p>	ACTION - post OBJECT on CC Planning Register

	<p>appreciated the intention to extend the bungalow into a multigenerational dwelling, they wished to make it clear that any attempt to create a second address at this location would not be supported.</p>	
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<p>Minute Ref P293/22</p>	<p><u>Terms of Reference and Risk Assessment Update</u></p>	
	<p>None</p>	

<p>Minute Ref P294/22</p>	<p><u>Reports and any associated Recommendations from Working Parties</u></p>	
	<p>i. Community Governance Review Working Party</p> <p>D McLeod agreed to report back to the Committee with the updates to the Community Governance Review at the following meeting.</p>	
	<p>ii. Newquay Neighbourhood Plan</p> <p>Due to absence, Members agreed to postpone the next Newquay Neighbourhood Plan meeting but to independently review the changes which had been proposed before the rescheduled date.</p>	
	<p>iii. Parking</p> <p>Cllr J Kenny informed Members that the first meeting for the Parking Working Party would likely be scheduled for October.</p>	

<p>Minute Ref P295/22</p>	<p><u>Financial Statement</u></p>	
	<p>D McLeod reported that no purchases had been made and there were no payments to authorise.</p>	

Minute Ref P296/22	<u>Other Correspondence</u>	
	None	

Minute Ref P297/22	<u>Items for information and discussion only</u>	
	<p>i. Weekly Decisions List</p> <p>The list of decisions was noted.</p>	
	<p>ii. Officer Update – PA22/07302 – 7 Penina Avenue TR7 2LE</p> <p>D McLeod informed Members of an update to PA22/07302 which had been distributed to the Committee via email.</p>	
	<p>iii. Landscape Character Assessment Invitation</p> <p>Members were reminded of an open invitation to 3 Landscape Character Assessment events in October; D McLeod requested that Members send their attendance preferences to him via email so that he may RSVP on their behalf.</p>	
Minute Ref P297/22 (1)	<p>iv. The Griffin Inn & Sutherland Hotel Consultation Promotion</p> <p>Members discussed the upcoming consultations for the Griffin Inn and Sutherland Hotel, and it was proposed by Cllr J Kenny, second by Cllr N Morris and RESOLVED unanimously to advertise the consultations when received on the Town Council social media channels.</p>	ACTION – advertise consultations on Town Council social media channels.

Minute Ref P298/22	<u>Date and time of next meeting</u>	
	The next Planning & Licensing Committee meeting will take place on Tuesday 4th October 2022 at 17:30pm in the Council Chamber, Municipal Offices, Marcus Hill, Newquay TR7 1AF.	

**The Chair thanked Members for their attendance
and exited the meeting at 21:02 pm**

Signed.....

Date.....

Chair Cllr J Kenny