

	Minutes of the EXTRAORDINARY Planning & Licensing Committee Meeting held on Wednesday 30th October at 6:00 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 K Larsen, Cllr J Bell, Cllr N Morris (substitute).</p> <p><u>Also attending</u> D McLeod & K McGoldrick (Corporate Service) Cllr J Fitter joined the meeting from the Public Gallery at 6:14pm.</p>	
Minute Ref P456/24	<u>Apologies</u> None	
Minute Ref P457/24	<u>Interests</u> None	
Minute Ref P458/24	<u>Meeting Management Issues</u> None	
Minute Ref P459/24	<u>Minutes</u> i. 09 OCTOBER 2024 JM	
Minute Ref P459/24 (1)	It was proposed by Cllr J Kenny, second by Cllr S Thomson and RESOLVED unanimously that the minutes of the meeting for 09 October 2024 were correctly recorded and that they be adopted and signed by the Chairman.	
Minute Ref P460/24	<u>Matters Arising</u> None	
Minute Ref P461/24	<u>Public Question Time</u> None	

Minute Ref P462/24	<u>Active Consultations</u>		
	Consultation 1	Countrywide 20mph Speed Limits – Phase 3 – Newquay and St Columb	
	Reference	Infra23-213-NSC	
	Proposal	Cornwall Council intends to implement a 20mph Speed Limit on most residential streets within Newquay, Quintrell Downs, Rosenannon, St Columb Major, St Mawgan & Carloggas, St Wenn, Tregonetha, Tregurrian, Trevarrian, and Watergate Bay (in most locations the existing speed limit is currently 30mph).	
	Location	As above	
	Applicant	Cornwall Council	
Minute Ref P462/24 (1)	Decision	It was proposed by Cllr J Kenny, second by Cllr S Thomson and RESOLVED to SUPPORT Infra23-213-NSC	
	Comments	<p>Whilst agreeing to support the scheme, there are some reservations and Cllrs wished to ask the following questions/make the following observations:</p> <ul style="list-style-type: none"> • Local feedback received by Cllrs has indicated mixed responses, but it is clear there are residents across the town who have concerns. Many feel that residential streets earmarked for the new 20mph limit often allow on-street parking on at least one side of the road. This has the effect of narrowing the highway to a point where two vehicles are often unable to pass each other 	ACTION – D McLeod to return comment to Cornwall Council

– the result being that drivers are already travelling well below 30mph. This being the case, there is strong local feeling that the proposed 20mph limit is unnecessary and that the implementation of the scheme will cost public money that could be better spent elsewhere.

- **Whilst accepting the argument that reducing the speed of vehicular traffic makes residential roads safer, it is wholly unclear how the new 20mph limits will be enforced – it is not considered acceptable to simply state that responsibility for enforcement will lie elsewhere. A fully joined up approach to this scheme is required – this should include both the initial implementation and any ongoing matters, including how these limits will be enforced.**

- **Cllrs are aware the local Taxi/Private Hire Vehicle trade have questioned whether the level of incidents/accidents involving vehicles travelling at 30mph warrants the widescale 20mph limits – Cllrs agreed they were being asked to accept this safety argument without any evidence being provided to back it up.**

- **Where petrol/diesel vehicles are concerned, has any work been undertaken**

to assess how the 20mph limit will affect vehicle emissions?

- **It is unclear whether a reduction in the speed limit will also reduce the speed limits governing emergency service vehicles. Cllrs wished to know whether this possibility has been given consideration within the scheme.**

- **Cllrs were confused as to why the road between Porth and Watergate Bay will remain unrestricted. Have cliff specialists been asked for their views regarding the B3276 where it passes by the cliffs at Whipsiderry? Is it possible a reduced speed limit would be of benefit here?**

		<p>to assess how the 20mph limit will affect vehicle emissions?</p> <ul style="list-style-type: none"> ● It is unclear whether a reduction in the speed limit will also reduce the speed limits governing emergency service vehicles. Cllrs wished to know whether this possibility has been given consideration within the scheme. ● Cllrs were confused as to why the road between Porth and Watergate Bay will remain unrestricted. Have cliff specialists been asked for their views regarding the B3276 where it passes by the cliffs at Whipsiderry? Is it possible a reduced speed limit would be of benefit here? 	
	Consultation 2	Newquay Mid Cornwall Metro Active Travel Improvements – Phase 1	
	Reference	Infra23-143	
	Proposal	Cormac, on behalf of Cornwall Council, is inviting comments on a proposal to construct improved walking and cycling provisions through Newquay to provide a continuous link from the Barrowfields in the east, to the SW coastal Path Tramways in the west. This consultation is focused on phase 1 of the 'first and last mile' measures that will improve active travel.	
	Location	Newquay	
	Applicant	Cornwall Council	
Minute Ref P462/24 (2)	Decision	It was proposed by Cllr N Morris, second by Cllr J Kenny and RESOLVED to OBJECT to	

		<p>Infra23-143 - Newquay Mid Cornwall Metro Active Travel Improvements – Phase 1</p>	
	<p>Comments</p>	<p>Cllrs broadly welcome improved arrangements/provision for cyclists across the town but have significant concerns about the current proposals.</p> <p>Cllrs were unconvinced that the entire section of Narrowcliff included in the phase 1 improvements could be considered wide enough to safely accommodate both the existing vehicular traffic and the addition of a dedicated cycle lane.</p> <p>A key point of concern is the length of road in front of the Beresford Hotel, where the highway (and footpath) appear to narrow, creating a potentially dangerous pinch point.</p> <p>Furthermore, coaches can frequently be seen parking immediately outside the Beresford Hotel, particularly when the roads are busy during the summer months, which already causes a level of (manageable) obstruction to vehicular traffic. Should the road be narrowed here it seems likely that coaches delivering holiday makers would no longer be able to park outside the Hotel without causing a significant obstruction to the traffic flow. If the intention is to stop coaches parking here, Cllrs queried whether</p>	<p>ACTION – D McLeod to return comment to CORMAC/ Cornwall Council</p>

	<p>conversations about alternative arrangements/mitigating any harm to the business had taken place with the Hotel's owners/managers.</p>	
Minute Ref P463/24	<p>It was proposed by Cllr J Kenny, second by Cllr S Thomson and RESOLVED unanimously to re-open Public Question Time.</p>	
	<p>Cllr J Fitter spoke against the LA03 Grant – Skybar, Trebelsue Farm TR8 4AN (Agenda item 8.01)</p>	
Minute Ref P464/24	<p>It was proposed by Cllr J Kenny, second by Cllr S Thomson and RESOLVED unanimously to bring forward agenda item 8.01 LA03 Grant – Skybar, Trebelsue Farm TR8 4AN (LI24_006415) in order that decision be made before returning to the remaining agenda items.</p>	
	<p>Licensing Ref LA03 Grant - Skybar, Trebelsue Farm TR8 LI24_006415 4AN</p>	
	<p>D McLeod gave a brief overview of this LA03 grant application for the Sale of Alcohol, Regulated Entertainment and Late Night Refreshment. It was noted that currently there is a time limited premises licence allowing these activities, currently in place for this venue/site.</p>	
Minute Ref P464/24 (1)	<p>It was proposed by Cllr J Kenny, second by Cllr K Larsen and RESOLVED unanimously that a representation be submitted in response to LA03 Grant LI24_006415 raising concerns at the potential public nuisance resulting from the likely impact on the natural environment and public footpaths. Cllrs J Brook and S Thomson abstained</p>	
Minute Ref P465/24	<p>It was proposed by Cllr J Kenny, second by Cllr S Thomson, and RESOLVED to close public question time.</p> <p>Cllr J Fitter and Cllr N Morris exited the meeting at 7:11pm</p>	

Minute Ref P466/24	<u>To discuss and make any decisions on Licensing applications and other Licensing matters.</u>	
	Licensing Ref LI24_006644	Street Trading Renewal Caricature Artist – Concho Lounge, 16 Bank Street TR7 1AY
	D McLeod gave a brief overview of this application for the renewal of a Street Trading Consent, noting that dates/times applied for were the same as in previous years.	
Minute Ref P466/24 (1)	It was proposed by Cllr J Kenny, second by Cllr J Brook, and RESOLVED unanimously that no representation be submitted in response to Stret Trading Renewal LI24_006644	
Minute Ref P466/24 (2)	Cllr N Morris re-joined the meeting at 7:14pm.	
Minute Ref P467/24	<u>To discuss and make any decisions on previous Planning Applications</u>	
	Agenda Item 9.01	Whipsiderry
	Type	Planning Permission
	Reference	PA24/07004
	Proposal	Demolition of existing shop, restaurant and permanent residential accommodation and erection of new shop with holiday and replacement permanent residential accommodation. Formation of car park without compliance with Conditions 1 and 2 of decision notice PA12/01790 dated 2 nd May 2012
	Location	Former Porth Stores, The Beach, Alexandra Road TR7 3NB
	Applicant	Porth Beach Holdings Ltd

Minute Ref P467/24 (1)		It was proposed by Cllr J Kenny, second by Cllr S Thomson and RESOLVED unanimously to NO OBJECTION to PA24/07004	
	Comments	Having considered the updated description accompanying this application, Cllrs were satisfied there was no need to make any changes to their previous comment (dated 27 September 2024).	ACTION - post NO OBJECTION on CC Planning Register

	Agenda Item 9.02	Central & Pentire	
	Type	Planning Permission	
	Reference	PA24/02605	
	Proposal	Demolition of two existing buildings and construction of new 3 storey public building at the Tolcarne site in Newquay Station Quarter.	
	Location	Adult Education Office, Tolcarne Road TR7 2NQ	
	Applicant	Laura Viant	

Minute Ref P467/24 (2)	Decision	It was proposed by Cllr J Kenny, second by Cllr S Thomson and RESOLVED unanimously to NO OBJECTION to PA24/07004	
	Comments	Cllrs welcomed the informative Highways Technical Note for the Newquay Integrated Services Hub, whilst noting that the consultation deadline for this application had passed on 22 August.	

Minute Ref P468/24	7:23pm – Cllr J Kenny sanctioned a short comfort break, during which time no business was conducted. 7:27pm - The meeting resumed with all Members present.
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Minute Ref P469/24	<u>To consider Planning Applications and correspondence relating to Planning Applications</u>		
	Application 1	Central & Pentire	
	Reference	PA24/05988	
	Proposal	Proposed Front Extension	
	Location	2 Seaside Pentire Crescent	
	Applicant	Ms S Dean	
Minute Ref P469/24 (1)	Decision	It was proposed by Cllr J Kenny, second by Cllr J Brook and RESOLVED unanimously to raise NO OBJECTION to PA24/05988	
	Comments	Cllrs felt the front extension would be in keeping with the building and its surroundings and agreed to raise No Objection to the proposals, subject to confirmation from the Case Officer that there would be no unacceptable loss of light/shadowing to the ground-floor street-facing windows associated with nos 1 and 3 Seaside.	ACTION - post NO OBJECTION on CC Planning Register
	Application 2	Whipsiderry	
	Reference	PA24/07657	
	Proposal	Proposed garage conversion with rear single storey extension.	
	Location	165 Henvver Road TR7 3EJ	
	Applicant	Mr Stavros Stavrou	

Minute Ref P469/24 (2)	Decision	It was proposed by Cllr S Thomson, second by Cllr J Bell and RESOLVED unanimously to raise NO OBJECTION to PA24/07657	
	Comments	<p>Cllrs were satisfied the scale and appearance of the proposed garage conversion with rear single storey extension, including the materials to be used, would be quite appropriate for this setting. Cllrs agreed it was unlikely the proposal would result in any additional overbearing, overlooking or overshadowing of neighbouring properties. Similarly, it was felt the plot size was large enough to accommodate the proposed works whilst still leaving adequate amenity space for the property. However, the comments from South West Water were noted and Cllrs would expect a suitable strategy for managing surface water (and potentially Highways) run-off to be provided. 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.</p>	ACTION - post NO OBJECTION on CC Planning Register
	Application 3	Central & Pentire	
	Reference	PA23/03400	

	Proposal	Proposed Townhouse	
	Location	Land Adj To 1 King Edward Crescent Dane Road TR7 1HL	
	Applicant	Mr Mark Haddrell	
Minute Ref P469/24 (3)	Decision	It was proposed by Cllr N Morris, second by Cllr J Kenny and RESOLVED to OBJECT to PA24/03400 Cllr K Larsen abstained	
	Comments	Cllrs noted the most recent public comments (dated 14 October 2024) and agreed that the loss of parking currently benefitting the Atlantic Lodge site could not be supported as it would inevitably add to existing local parking pressures in a part of the town where parking is already problematic. Whilst the reduced scale and mass is noted, Cllrs continue to feel the site is in no way suitable for this level of development - the outlook from windows located on the east side of the Atlantic Lodge will be noticeably impacted and will reduce the ability of present and future occupiers to enjoy their homes. The proposed townhouse, situated so close to adjacent buildings, will harm the immediate surroundings by creating an overcrowded, over developed street scene.	ACTION - post OBJECTION on CC Planning Register

Minute Ref P469/24 (4)	7:58pm It was proposed by Cllr J Kenny, second by Cllr S Thomson and RESOLVED unanimously to extend the meeting by up to 60 minutes. Cllr N Morris exited the meeting
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	Application 4 Whipsiderry	
	Reference PA24/07747	
	Proposal Proposed first floor extension and side extension with full thermal upgrade and internal remodelling in lieu of planning approval PA21/12724	
	Location 12 Whipsiderry Close TR7 3LZ	
	Applicant Mr and Mrs Templeton	
Minute Ref P469/24 (5)	Decision It was proposed by Cllr J Brook, second by Cllr J Kenny and RESOLVED unanimously to NO OBJECTION to PA24/07747	
	Comments Cllrs recalled their support for PA21/12724 and agreed that although the new proposals differed from the approved plans, the overall scheme remained largely in-keeping with the extant permission. The application documents suggest considerable emphasis has been placed on creating an environmentally sustainable dwelling and this was welcomed by the Committee and, as per the previous permission, Cllrs would expect the addition of an appropriate annexe condition. The inclusion of a permeable surface for the drive was welcomed, however, when considering the visualisations (drawing	ACTION - post NO OBJECTION on CC Planning Register

072_S3_DR_PR_2002 REV 01) and proposed site plan there was some uncertainty as to the potential loss of existing greenery. Cllrs would encourage this is either retained, or replaced, inline with the CC Climate Emergency DPD policies C1 and G1.

	Application 5	Trenance	
	Reference	PA24/07781	
	Proposal	Proposed new room in roof dormer window and rear extension.	
	Location	29 St Georges Road TR7 1RD	
	Applicant	Mrs Jenny New	
Minute Ref P469/24 (6)	Decision	It was proposed by Cllr S Thomson, second by Cllr J Bell and RESOLVED unanimously to OBJECT to PA24/07781	
	Comments	The 2003 CSUS Study draws attention to the Edwardian terraces that typify development along St Georges Road and Cllrs were concerned that the proposal would appear significantly out of keeping with its historic surroundings. It is recognised that at least one property within this terrace (no41) has lost much of its character detail through the addition of a street-facing dormer; however, it is considered the wrap-around dormer proposed as part of this current application would significantly harm the appearance of	ACTION – post OBJECTION on CC Planning Register

no29 and would be seriously at odds with the existing street scene. Cllrs were further concerned that the new views resulting from the dormer and the rear balcony would potentially create overlooking issues and a loss of privacy to no25. It was noted that a rear balcony/terrace is in place at first-floor level (permitted under PA17/10413) and Cllrs were concerned with how this would impact/be impacted by current proposals for a first-floor balcony at the rear of no29.

	Application 6	Porth & Tretherras	
	Reference	PA24/07833	
	Proposal	Single storey side extension and addition of dormer to the rear aspects of the roof, as well as demolition of existing redundant chimneys.	
	Location	9 Gololdphin Way TR7 3BU	
	Applicant	Caroline Wadman	
Minute Ref P469/24 (7)	Decision	It was proposed by Cllr S Thomson, second by Cllr J Bell and RESOLVED unanimously to raise NO OBJECTION to PA24/07833	
	Comments	Cllrs were satisfied the scale and appearance of the proposed extension and rear dormer, including the materials to be used, would be quite appropriate for this setting. Cllrs agreed it was unlikely the proposal would result in any additional overbearing, overlooking or overshadowing of neighbouring properties. Similarly, it was	ACTION – post NO OBJECTION on CC Planning Register

felt the plot size was large enough to accommodate the proposed works whilst still leaving adequate amenity space for the property. However, the comments from South West Water were noted and Cllrs would expect a suitable strategy for managing surface water run-off to be provided. 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.

Application 7	Whipsiderry	
Reference	PA24/08016	
Proposal	<p>Non Material Amendment (1) to Application No. PA22/01207 dated 3rd February 2023 for Demolition of existing hotel and construction of new holiday accommodation and residential dwellings including management facilities and associated infrastructure (revised plans), namely:-</p> <ul style="list-style-type: none"> • Reduction in height of 3 out of the 5 plots incorporating three-storey dwellings. • An increase to the ground floor space (note: with no impact on the building footprints or GIA) with a reduction in the more visibly imposing top floor to balance out increased ground floor space and maintain the approved GIAs. 	

		<ul style="list-style-type: none"> An overall reduction in glazing area and with strategically placed smaller windows. <p>Removal of the visually jarring, large white render finishes with consideration to the conspicuous views of the site from Alexandra Road and Porth Beach.</p>	
	Location	Whipsiderry Hotel, Trevelgue Road Newquay TR7 3LY	
	Applicant	Mr And Mrs Burbidge	
Minute Ref P469/24 (8)	Decision	It was proposed by Cllr J Kenny, second by Cllr J Bell and RESOLVED unanimously to raise NO OBJECTION to PA24/08016	
	Comments	Cllrs noted local concerns, but agreed the proposed amendments were unlikely to result in a loss of privacy to neighbouring dwellings. The Town Council has repeatedly voiced concerns when large white render finishes have been used on new developments, so the proposed alternative is largely welcomed. There was some conversation about whether this application should be considered as a Non-Material Amendment, given the scale of proposed changes.	ACTION - post NO OBJECTION on CC Planning Register

	Application 8	Central & Pentire	
	Reference	PA24/05137	
	Proposal	First floor balcony and associated alterations to fenestration	
	Location	5 Pentire Court Esplanade Road TR7 1PZ	

	Applicant	Mr And Mrs Burbidge	
Minute Ref P469/24 (9)	Decision	It was proposed by Cllr J Kenny, second by Cllr S Thomson and RESOLVED unanimously to SUPPORT PA24/05137	
	Comments	Cllrs were aware of the well-established precedent for very similar additions to other properties within Pentire Court.	ACTION - post SUPPORT on CC Planning Register
Minute Ref P470/24	<u>Terms of Reference and Risk Assessment Update</u>		
	None		
Minute Ref P471/24	<u>Reports and any associated Recommendations from Working Parties</u>		
	i.	Community Governance Review Working Party No updates.	
	ii.	Newquay Neighbourhood Plan No updates.	
	iii.	Parking Working Party No updates.	
Minute Ref P472/24	<u>Financial Statement</u>		
	D McLeod reported that no purchases had been made and there were no payments to authorise.		
Minute Ref P473/24	<u>Other Correspondence</u>		
	None		

Minute Ref P474/24	<u>Items for information and discussion only</u>	
	<ul style="list-style-type: none"> PA24/07791 – Application to re-discharge Condition 2 of Planning Approval C2/07/00913 – Land At Former Paradise Cove Hotel Alexandra Road TR7 3NA <p>Cllrs noted their strong concern that Cornwall Council have received another application to discharge this condition, which relates to stabilising the cliffs at Whipsiderry.</p> <ul style="list-style-type: none"> PA24/05500 – Trewinda – 17 Elliot Gardens TR7 2QE <p>At the previous meeting it was reported that this application had been called in by Cllr Gardner and would be determined at a meeting of Cornwall Council’s Central Sub Area Planning Committee (possibly November). Cllrs were informed that Cornwall Planning have now reported the application is subject to the mandatory Biodiversity Net Gain requirements (as per the CC Climate Emergency DPD poli-cy G2) – and will be re-consult the Town Council, if necessary, once the required information has been submitted.</p>	

Minute Ref P475/24	<u>Date and time of next meeting</u>	
	<p>The next Planning & Licensing Committee meeting will take place on WEDNESDAY 06 November 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 8:55 pm</p> <p>Signed.....</p> <p>Date..... Chair Cllr J Kenny</p>	