

	<p>Minutes of the Planning & Licensing Committee Meeting held on Wednesday, 31 August 2022 at 6.00 pm in the Council Chambers, Municipal Offices, Marcus Hill, Newquay.</p>	
	<p><u>Present</u> Cllr J Kenny (Chair), N Morris (Vice Chair), Cllr M North, Cllr C Anderson, Cllr J Brook, Cllr K Larsen</p> <p><u>Also attending</u> L Hughes, K Stevenson (Corporate Services) There were 0 members of the public in attendance.</p>	
<p>Minute Ref P265/22</p>	<p><u>Apologies</u> Cllr S Thomson, F Williamson, J Bell</p>	
<p>Minute Ref P266/22</p>	<p><u>Interests</u> None.</p>	
<p>Minute Ref P267/22</p>	<p><u>Meeting Management Issues</u> None.</p>	
<p>Minute Ref P268/22</p>	<p><u>Minutes</u></p> <p>i. 17 August 2022</p>	
<p>Minute Ref P268/22 (1)</p>	<p>It was proposed by Cllr J Kenny, second by Cllr N Morris and RESOLVED unanimously that the minutes of the meeting for 17 August 2022 were correctly recorded and that they be adopted and signed by the Chairman.</p>	
<p>Minute Ref P269/22</p>	<p><u>Matters Arising</u> None.</p>	

<p>Minute Ref P270/22</p>	<p><u>Public Question Time</u></p> <p>L Hughes confirmed no written questions had been received.</p>	
<p>Minute Ref P271/22</p>	<p><u>Active Consultations</u></p> <p>AG7.i - Climate Emergency DPD Submission Document</p> <p>Cllr K Larsen informed members that she will send an email to committee before the deadline.</p> <p>AG7.ii - CioS Pharmaceutical Needs Assessment 2022-25 Letter</p> <p>AG7.ii – CioS Pharmaceutical Needs Assessment 2022-25</p>	
<p>Minute Ref P271/22 (1)</p>	<p>It was proposed by Cllr K Larsen, second by Cllr N Morris and RESOLVED unanimously to share the details of the CioS Pharmaceutical Needs Assessment 2022-25 on the Newquay Town Council social media channels.</p>	<p>ACTION – L Hughes</p>
<p>Minute Ref P271/22 (2)</p>	<p>It was also noted to email out the information to members.</p> <p>Members discussed the 9 suggested Street names.</p> <p>It was proposed by Cllr J Kenny, second by Cllr N Morris and RESOLVED unanimously to inform Cornwall Council of the 10 suggestions for street naming.</p>	<p>ACTION – L Hughes to inform Cornwall Council of Street Names</p>

Minute Ref P272/22	<u>To discuss and make any decisions on Licensing applications and other Licensing matters.</u>	
	LA03 Grant – Newquay Service Station, Trevemper Road TR7 2TN	
	Update for information only	
Licensing Ref: LI22_003857	i. Craftworks Street Kitchen LA03 Hearing Update	
	No update.	
Minute Ref P273/22	<u>To discuss and make any decisions on previous Planning Applications</u>	
	<u>Five Day Protocols:</u>	
Planning Ref	i. PA22/06187 - 27 St Johns Road TR7 1JT	
	Five Cllrs responded to this Five-Day Protocol, all agreeing with the Officer's recommendation to Refuse the application.	
Planning Ref	ii. PA22/06290 - Land South Of 246 Herver Road TR7 3EH	
	Six Cllrs responded to this Five-Day Protocol, all wishing to Maintain their Objection to the Officer's recommendation to Approve the application.	
Planning Ref	iii. PA22/12797 - Land North Of Trevithick Lodge Trevemper TR8 4QD	
Minute Ref P273/22 (1)	Six Cllrs responded to this Five-Day Protocol, with all Agreeing to Disagree with the Officer's recommendation to Approve the application.	

	It was proposed by Cllr J Kenny, second by Cllr N Morris, and RESOLVED unanimously to ratify the above decisions.		
	<u>Previous Decisions</u>		
	Planning Ref	i. PA22/04540 / 15 Broad Street TR7 1NE	
Minute Ref P273/22 (2)	Members were informed that despite Maintaining their Objection to the Officers' Recommendation To Approve, further discussions had taken place with the Divisional Member (Louis Gardner) and it had been agreed that in this instance a delegated decision may be issued.		
Minute Ref P274/22	<u>To consider Planning Applications and correspondence relating to Planning Applications</u>		
	Application 1	<u>CENTRAL & PENTIRE</u>	
	Reference	PA22/06713	
	Proposal	New detached two-bed eco chalet as coastal path walkers' accommodation	
	Location	Land East of Hotel California, Pentire Crescent TR7 1PU	
	Applicant	Mr John Morgan	
	Grid Ref	179796 / 61143	
Minute Ref P274/22 (1)	Decision	It was proposed by Cllr K Larsen, second by Cllr N Morris and RESOLVED unanimously to OBJECT to PA22/06713	
	Comments	Whilst the Town Council supports development and innovative tourism ventures this particular development goes against a number of the Newquay Neighbourhood Plan Policy's. Specifically, E3, Visitor Economy, E5 Commercial Development and Parking, LE1 Landscape Character Areas, LE2 Valued Landscapes, LE3 Local Green Spaces, LE4 Protection of Views and Vistas. H2 Development in	ACTION - post OBECTION on CC Planning Register

Sensitive landscape Areas and D2 Scale and Location of the Development.

The development would have a negative impact on overall wildlife and ecology. The Town Council also notes a number of local public objections.

	Application 2	<u>TRENANCE</u>	
	Reference	PA22/07302	
	Proposal	Proposed rear extension, loft conversion with raising of roof and dormer windows front and rear to create new first floor, addition of a front porch and enlargement of parking area.	
	Location	7 Penina Avenue, TR7 2LE	
	Applicant	Mr And Mrs M Dalby	
	Grid Ref	181762 / 60647	
Minute Ref P274/22 (2)	Decision	It was proposed by Cllr K Larsen, second by Cllr M North and RESOLVED unanimously to NO OBJECTION PA22/07302	
	Comments	<p>Members raised no objection they just wished to note could the development look to work to meet NNP Policy G2 and look to install Solar Panels. Also look into suitable run off/drainage from the tarmac parking area to drain away excess rain fall.</p> <p>Members wished the Officer to review the addition of the porch as felt not in keeping with the street scene.</p>	ACTION - post NO OBJECTION on CC Planning Register

	Application 3	<u>CENTRAL & PENTIRE</u>	
	Reference	PA22/07347	
	Proposal	Remove existing flat roof over porch and form a balcony over existing porch (re-submission of approval PA17/09945)	
	Location	2-3 Minerva Guest House, The Crescent, TR7 1DT	
	Applicant	Mr And Mrs P Griffith	
	Grid Ref	181006 / 61680	
Minute Ref P274/22 (3)	Decision	It was proposed by Cllr K Larsen, second by Cllr J Brook and RESOLVED unanimously to raise NO OBJECTION to PA22/07347	
	Comments	Members wished that that in line with NNP Policy D1.1 the windows and doors are kept in keeping with the Character of the Building.	ACTION - post NO OBJECTION on CC Planning Register
	Application 4	<u>TRENANCE</u>	
	Reference	PA22/07524	
	Proposal	Garage Conversion	
	Location	24 Whitegate Road, TR7 2RF	
	Applicant	Mrs Wakelam	
	Grid Ref	182272 / 61635	
Minute Ref P274/22 (4)	Decision	It was proposed by Cllr J Kenny, second by Cllr J Brook and RESOLVED unanimously to NO OBJECTION PA22/07524	
	Comments	Members wished to receive confirmation that the conversion will not be intending to	ACTION - post NO OBJECTION

		be a separate unit/dwelling to the main household.	on CC Planning Register
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	Application 5	<u>PORTH & TRETHERAS</u>	
	Reference	PA22/07554	
	Proposal	Proposed full house renovation and side extension to replace existing garage/conservatory	
	Location	41 Arundel Way, TR7 3AG	
	Applicant	Mr & Mrs Bennetto	
	Grid Ref	182608 / 62462	
Minute Ref P274/22 (5)	Decision	It was proposed by Cllr N Morris, second by Cllr J Brook and RESOLVED unanimously to raise NO OBJECTION to PA22/07554	
	Comments	Members wished to confirm that there would be no loss of light to the neighbouring property and no overlooking. They also wish to encourage the installation of Solar Panels and Rain water Collection to meet NNP Policy G2E.	ACTION - post NO OBJECTION CC Planning Register

	Application 6	<u>CENTRAL & PENTIRE</u>	
	Reference	PA22/07538	
	Proposal	Loft conversion including three small roof lights to the front (West) elevation and a dormer to the rear (East)	
	Location	12 Littledale Row, Trevenson Road, TR7 3EU	
	Applicant	Mr and Mrs Adam and Stephanie Stock	
	Grid Ref	182881 / 61256	

Minute Ref P274/22 (6)	Decision	It was proposed by Cllr J Brook, second by Cllr K Larsen and RESOLVED unanimously to NO OBJECTION to PA22/07538	
	Comments	Subject to no adverse effect on adjoining properties. Members felt there may be a change to street scene due to skylights. Members wished to encourage the development look to install Solar Panels in line with NNP Policy G2.	ACTION - post NO OBJECTION on CC Planning Register

	Application 7	<u>WHIPSIDERRY</u>	
	Reference	PA22/07053	
	Proposal	Conversion of existing garage with addition of mezzanine floor into a holiday rental accommodation.	
	Location	Seascape, Tregurrian Hill, Tregurrian, TR8 4AD	
	Applicant	Mr Ian Cosnett	
	Grid Ref	185076 / 65270	

Minute Ref P274/22 (7)	Decision	It was proposed by Cllr J Kenny, second by Cllr K Larsen and RESOLVED to NO OBJECTION to PA22/07053	
	Comments	Subject to not becoming a separate address in the future and purely holiday accommodation. 2 Members voted against the Application.	ACTION - post NO OBJECTION on CC Planning Register

	Application 8	<u>WHIPSIDERRY</u>	
	Reference	PA22/07142	
	Proposal	Listed building consent to remove existing natural slate roof, set aside and renew roofing	

		battens, install insulation and breather membrane. Replace rotten circ 1960 glazed door screens x 2. Remove and replace flat felt roof to north and south flat roof areas circ 1960. Remove repair or renew and refix ogee cast iron guttering and downpipes (as required).	
	Location	St Columb Minor Methodist Church, Church Street, TR7 3ES	
	Applicant	Mrs Michelle Braddock	
	Grid Ref	183917 / 62150	
Minute Ref P274/22 (8)	Decision	It was proposed by Cllr J Kenny, second by Cllr J Brook and RESOLVED unanimously to NO OBJECTION to PA22/07142	
	Comments	No Objection – Subject to a report from the Conservation Area Officer. Members wished to encourage the development follow NNP Policy G2 specifically encouraging rainwater collection.	ACTION - post NO OBJECTION on CC Planning Register
Minute Ref P275/22	<u>Terms of Reference and Risk Assessment Update</u>		
	None		
Minute Ref P276/22	<u>Reports and any associated Recommendations from Working Parties</u>		
	i. Community Governance Review Working Party No updates.		
	ii. Newquay Neighbourhood Plan Cllr J Kenny updated members about a future meeting that will take place shortly.		ACTION – Cllr J Kenny to update members

	<p>iii. Parking</p> <p>Cllr J Kenny updated members and informed that this working party will be set up in September.</p>	<p>of future meetings.</p> <p>ACTION – Cllr J Kenny to update members of future meetings.</p>
Minute Ref P277/22	<u>Financial Statement</u>	
	L Hughes reported that no purchases have been made and no payments have been authorised.	
Minute Ref P278/22	<u>Other Correspondence</u>	
	None.	
Minute Ref P279/22	<u>Items for information and discussion only</u>	
	<p>i. Online Planning Training Courses.</p> <p>Members discussed and would like this item to be added onto an agenda in early December 2022.</p> <p>ii. Weekly decision list</p> <p>Members discussed. Note to P&L Officer that the links on the list don't seem to work.</p>	<p>ACTION - D McLeod to add onto December agenda.</p> <p>ACTION - D McLeod to investigate.</p>
Minute Ref P280/22	<u>Date and time of next meeting</u>	
	The next Planning & Licensing Committee meeting will take place on 14 September 2022 at 6:00pm in the Council Chamber, Municipal Offices, Marcus Hill, Newquay TR7 1AF.	

**The Chair thanked Members for their attendance
and exited the meeting at 7.24pm**

Signed.....

Date.....

Chair Cllr J Kenny

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