

	<b>Minutes of the Planning &amp; Licensing Committee Meeting held on Wednesday 30<sup>th</sup> August 2023 at 6:00 pm in the Council Chambers, Municipal Offices, Marcus Hill, Newquay.</b>	
	<p><b><u>Present</u></b> Cllr J Kenny (Chair), Cllr S Thomson (Vice Chair), Cllr J Brook, Cllr J Bell, Cllr J Brook</p> <p><b><u>Also attending</u></b> D McLeod &amp; M Mee (Corporate Service) There was 1 member of the public in attendance.</p>	
<b>Minute Ref P301/23</b>	<b><u>Apologies</u></b> Cllr K Larsen, Cllr R Souray, Cllr M North	
<b>Minute Ref P302/23</b>	<b><u>Interests</u></b> None declared prior to the meeting – to be noted as and when, should any arise.	
<b>Minute Ref P303/23</b>	<b><u>Meeting Management Issues</u></b> None	
<b>Minute Ref P304/23</b>	<b><u>Minutes</u></b> i. 16 August 2023	
	<p>It was proposed by Cllr J Kenny, second by Cllr S Thomson and <b>RESOLVED unanimously that the minutes of the meeting for 16 August 23 were correctly recorded and that they be adopted and signed by the Chairman.</b> Cllr N Morris abstained having not attended on 16 August.</p>	
<b>Minute Ref P305/23</b>	<b><u>Matters Arising</u></b> None	
<b>Minute Ref P306/23</b>	<b><u>Public Question Time</u></b>	

	A representation was made supporting to planning application PA23/06756 (Agenda item 10.08)	
	It was proposed by Cllr J Kenny, second by Cllr S Thomson and <b>RESOLVED unanimously to bring forward agenda item 10.08 (PA23/06756) in order that decision be made before returning to the remaining agenda items.</b>	
	<b>Application 8     Porth &amp; Tretherras</b>	
	<b>Type</b> Householder Application	
	<b>Reference</b> PA23/06756	
	<b>Proposal</b> Raising of roof and extension of loft. Construction of a storage building to front of dwelling, addition of a further off-road parking space and dropping of kerb	
	<b>Location</b> 23 Century Court TR7 3JP	
	<b>Applicant</b> Miss Fern Daniels	
<b>Minute Ref P306/23 (1)</b>	<b>Decision</b> It was proposed by Cllr J Kenny, second by Cllr S Thomson and <b>RESOLVED unanimously to OBJECT to PA23/06756</b>	
	<b>Comments</b> <b>Cllrs were sympathetic to the intention behind this application but felt the proposed increase in mass would be at odds with the neighbouring dwellings and existing street scene. Whilst it was noted there are other properties in the vicinity that have benefitted from an increased ridge height, the mid-terrace position of no.23 was felt to make it less suitable for such works. Given the tight layout, there were some concerns the extension may lead to an overbearing relationship with properties on either side and on all sides to the rear. Although the</b>	<b>ACTION - post OBJECTION on CC Planning Register</b>

proposed windows are quite modest, Cllrs would ask for confirmation from the Case Officer that the new, first-floor south-facing views would not result in a loss of privacy to neighbouring properties. Cllrs were concerned that the storage building proposed for the front of no.23 would appear quite out of character with a street scene largely characterized by dwelling houses that are set back from the public highway and which benefit from open front gardens. The local precedent for off-street parking is clearly well established; however, Cllrs wished to make it clear that non-permeable hard landscaping will not generally be supported. It was noted that no details of the surface treatment for the hard standing had been provided.

Minute Ref <b>P307/23</b>	<b><u>Active Consultations</u></b> None	
Minute Ref <b>P308/23</b>	<b><u>To discuss and make any decisions on Licensing applications and other Licensing matters.</u></b> None	
Minute Ref <b>309/23</b>	<b><u>To discuss and make any decisions on previous Planning Applications</u></b>  i. PA23/04935 – Works to trees under a Tree Preservation Order (TPO) - 2 The Coppice TR7 3NL	

	As an information item, D McLeod reported that following the Committee's decision to raise no objection to these works, subject to a positive response from the Tree Officer, the Tree Officer has provided a negative response and the Case Officer has advised that she will be refusing the application.	
<b>Minute Ref 309/23 (1)</b>	<p>ii. PA23/06190 - 56 Bedowan Meadows, Tretherras TR7 2SW (Re-Consultation)</p> <p>Members recalled their recent objection to planning application PA23/06190, noting their comment that a flat roof extension would appear to offer an appropriate solution (see Minute Ref P294/23(5)). Members gave consideration to the amended plans, which described a flat roof extension rather than the previous pitched roof, and agreed they were satisfied that sufficient changes had been made and that it was unlikely there would be any harm to the neighbouring property at no54. Members agreed they would wish to encourage the applicant to explore the opportunity of including renewable energy sources and rainwater harvesting as part of the overall design.</p> <p>It was proposed by Cllr S Thomson, second by Cllr J Kenny and <b>RESOLVED unanimously to raise NO OBJECTION to PA23/06190.</b></p>	

<b>Minute Ref P311/23</b>	<b><u>To consider Planning Applications and correspondence relating to Planning Applications</u></b>	
	<b>Application 1      Central &amp; Pentire</b>	
	<b>Type</b> Householder Application	
	<b>Reference</b> PA23/06508	
	<b>Proposal</b> Demolition of garage & shed. New single storey side and rear extensions with remodelled front gable and internal alterations. New parking arrangement to the front of the dwelling with parking.	

	<b>Location</b>	44 Hillgrove Road TR7 2QT	
	<b>Applicant</b>	Mr J Wood	
<b>Minute Ref P311/23 (1)</b>	<b>Decision</b>	It was proposed by Cllr S Thomson, second by Cllr J Bell and <b>RESOLVED unanimously to SUPPORT to</b> PA23/06508	
	<b>Comments</b>	<b>Cllrs welcomed the proposed improvements to this property and agreed the updated appearance would benefit the Hilgrove Road area. Newquay Neighbourhood Plan policy G2 (Development Principles) seeks to ensure that all new development is of a quality and type that contributes positively and sustainably to the community. Where possible, high levels of environmental sustainability should be integrated into any permitted works and the applicant is encouraged to explore the opportunity of including renewable energy sources and rainwater harvesting as part of the overall design.</b>	<b>ACTION - post SUPPORT on CC Planning Register</b>

	<b>Application 2</b>	<b>Porth &amp; Tretherras</b>	
	<b>Type</b>	Householder Application	
	<b>Reference</b>	PA23/05427	
	<b>Proposal</b>	Replacement of existing conservatory with a single-storey rear extension and loft conversion to provide a new first floor level.	
	<b>Location</b>	11 Trerice Drive TR7 2RL	
	<b>Applicant</b>	Mr & Mrs T Blazeley	

<b>Minute Ref P311/23 (2)</b>	<b>Decision</b>	It was proposed by Cllr N Morris, second by Cllr J Bell and <b>RESOLVED to raise NO OBJECTION to PA23/05427</b>	
	<b>Comments</b>	<b>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 design and scale of the extension, including materials, are considered quite acceptable. It was felt unlikely the proposal would result in unreasonable levels of overbearing or overshadowing. Cllrs noted the dormer extension appears to only accommodate a bathroom, so agreed to raise No Objection subject to confirmation there would be no significant loss of privacy to neighbouring properties.</b>	<b>ACTION – raise NO OBJECTION on CC Planning Register</b>

<b>Minute Ref P311/23 (3)</b>	7.17pm Cllr N Morris declared a non-pecuniary interest and left the room.	
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	<b>Application 3</b>	<b>Central &amp; Pentire</b>	
	<b>Type</b>	Householder Application	
	<b>Reference</b>	PA23/06539	
	<b>Proposal</b>	Ground floor rear extension	
	<b>Location</b>	88 Penmere Drive TR7 1NG	
	<b>Applicant</b>	Mr and Mrs P Partridge	
<b>Minute Ref P311/23 (4)</b>	<b>Decision</b>	It was proposed by Cllr S Thomson, second by Cllr J Kenny and <b>RESOLVED unanimously to raise NO OBJECTION to PA23/06539</b>	

	<b>Comments</b>	<p>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 design and scale of the extension, including materials, are considered quite acceptable. It was felt unlikely the proposal would result in unreasonable levels of overbearing or overshadowing. Cllrs noted the proposals included an increase in fenestration to the rear of the property so agreed to raise No Objection subject to confirmation there would be no significant loss of privacy to neighbouring properties. Newquay Neighbourhood Plan policy G2 (Development Principles) seeks to ensure that all new development is of a quality and type that contributes positively and sustainably to the community. Where possible, high levels of environmental sustainability should be integrated into any permitted works and the applicant is encouraged to explore the opportunity of including renewable energy sources and rainwater harvesting as part of the overall design.</p>	<b>ACTION - post NO OBJECTION on CC Planning Register</b>
<b>Minute Ref P311/23 (5)</b>	7.26pm Cllr N Morris rejoined the meeting		

	<b>Application 4</b>	<b>Porth &amp; Tretherras</b>	
	<b>Type</b>	Non-Material Amendment	
	<b>Reference</b>	PA23/06427	
	<b>Proposal</b>	Non-Material Amendment (1) to Application bo. C2/09/00202 dated 9 <sup>th</sup> April 2009 for an extension use as hobby room, namely to increase length of existing balcony and to remove existing dining room window and replace with French doors	
	<b>Location</b>	47 Lusty Glaze Road TR7 3AE	
	<b>Applicant</b>	Mr T Davies	
<b>Minute Ref P311/23 (6)</b>	<b>Decision</b>	It was proposed by Cllr N Morris, second by Cllr J Brook and <b>RESOLVED to OBJECT to</b> PA23/06427	
	<b>Comments</b>	<b>Cllrs could see no relationship between the proposed works and those permitted under C2/09/00202. It was agreed these works could not be considered acceptable as a non-material amendment.</b>	<b>ACTION – post OBJECTION on CC Planning Register</b>
	<b>Application 5</b>	<b>Whipsiderry</b>	
	<b>Type</b>	Outline Planning Permission with all matters reserved	
	<b>Reference</b>	PA23/06278	
	<b>Proposal</b>	Outline application for 1 new dwelling with all matters reserved	
	<b>Location</b>	Land North of 5 Lower Barn Court, Priory Road, St Columb Minor, TR7 3HX	
	<b>Applicant</b>	Miss Ellie and Amy Eccles	
<b>Minute Ref P311/23 (7)</b>	<b>Decision</b>	It was proposed by Cllr N Morris, second by Cllr J Kenny and <b>RESOLVED unanimously to OBJECT to</b> PA23/06278	



	<b>Comments</b>	<p>Cllrs understood that the proposed development would be outside the Settlement Boundary described under Newquay Neighbourhood Plan G1. Proposals for development outside the settlement boundaries will only be permitted around the Newquay Town boundary to meet a clearly evidenced local need for affordable homes and treated as exception sites led by 100% affordable housing. Cllrs agreed the proposals would not meet these criteria and would have negligible impact on the provision of housing across the town. It was noted that the application site includes an area of the red line site approved under PA14/05053, which had been allocated to a garage and parking for the Lower Barn Court dwellings. This would appear to result in a loss of parking to the existing Lower Barn Court dwellings. It was also noted that the landscaped courtyard adjacent to Priory Road, which had been agreed under PA14/05053, had not been built to plan as it is clearly a fully paved hardstanding. Cllrs were undecided as to whether this unexpectedly paved courtyard should be considered as mitigating the proposed loss of parking to the rear of Lower Barn Court, or</p>	<p><b>ACTION - post OBJECTION on CC Planning Register</b></p>

		<b>whether it should be looked at more closely by Planning Enforcement as a significant deviation from the plans agreed under PA14/05053.</b>	
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	<b>Application 6</b>	<b>Whipsiderry</b>	
	<b>Type</b>	Lawful Development Certificate	
	<b>Reference</b>	PA23/06403	
	<b>Proposal</b>	Certificate of Lawfulness for existing use to confirm status of property is residential use	
	<b>Location</b>	2 Porth Valley Cottage Bungalows, Trevelgue Rd, TR8 4AT	
	<b>Applicant</b>	Mrs Sue Robinson	
<b>Minute Ref P311/23 (8)</b>	<b>Decision</b>	It was proposed by Cllr J Brook, second by Cllr S Thomson and <b>RESOLVED unanimously to OBJECT to</b> PA23/06403	
	<b>Comments</b>	<b>Having considered the application documents available via the Planning Register, Cllrs agreed that, on the lack of evidence in front of them, they had no alternative but to object to this application for a Certificate of Lawful Existing Use.</b>	<b>ACTION – post OBJECTION on CC Planning Register</b>

<b>Minute Ref P311/23 (9)</b>	20:00pm It was proposed by Cllr J Kenny, second by Cllr S Thomson and <b>RESOLVED unanimously to extend the meeting by up to 60 minutes.</b>
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	<b>Application 7</b>	<b>Trenance</b>	
	<b>Type</b>	Certificate of Lawfulness	
	<b>Reference</b>	PA23/06181	

	<b>Proposal</b>	Certificate of Lawfulness for an existing use for the siting of a shipping containers for class B8 and Class E use	
	<b>Location</b>	C Hive Prow Park, Treloggan Industrial Estate TR7 2SX	
	<b>Applicant</b>	Baylor Julian	
<b>Minute Ref P311/23 (10)</b>	<b>Decision</b>	It was proposed by Cllr S Thomson, second by Cllr J Bell and <b>RESOLVED unanimously to OBJECTION to</b> PA23/06181	
	<b>Comments</b>	<p><b>Whilst considering the current application purely on its merits, Cllrs noted there is an ongoing history of applications for Lawful Development Certificates and retrospective works, including PA22/05334 - Retrospective change of use of land for parking, storage and the siting of storage containers, associated with the Prow Park site. Cllrs agreed it is regrettable that the applicants repeatedly see fit to engage with the planning system in this 'after the event' fashion, not least because there have been occasions where Newquay's residents have not had the opportunity to engage in the usual 21-day consultation period prior to works being carried out. When considering the argument outlined in the Supporting Statement, Cllrs noted there was no "full suite of dated aerial imagery" or accompanying evidence provided amongst the application documents. Likewise, the</b></p>	<b>ACTION - post OBJECTION on CC Planning Register</b>

**Statement refers to a Statutory Declaration that doesn't appear to be available on the Planning Register. Based upon the absence of meaningful evidence, Cllrs agreed they had no option but to object to this application for a Certificate of Lawful Existing Use and Development.**

	<b>Application 9</b>	<b>Central &amp; Pentire</b>	
	<b>Type</b>	Approval of Details Reserved by Condition	
	<b>Reference</b>	PA23/06855	
	<b>Proposal</b>	Submission of details to discharge condition no. 3 in respect of decision notice no. PA22/10654 dated 28/03/2023	
	<b>Location</b>	2 Deer Park TR7 1HP	
	<b>Applicant</b>	Not Given	
<b>Minute Ref P311/23 (11)</b>	<b>Decision</b>	It was proposed by Cllr J Kenny, second by Cllr N Morris and <b>RESOLVED unanimously to raise NO OBJECTION to PA23/06855</b>	
	<b>Comments</b>	<b>Cllrs were happy to raise No Objection to the submitted details, subject to a positive response from the Historic Environment Planning Team.</b>	<b>ACTION - post NO OBJECTION on CC Planning Register</b>

<b>Minute Ref P312/23</b>	<b><u>Terms of Reference and Risk Assessment Update</u></b>	
	None	

<b>Minute Ref P313/23</b>	<b><u>Reports and any associated Recommendations from Working Parties</u></b>	
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	i. Community Governance Review Working Party	
	ii. Newquay Neighbourhood Plan	
	iii. Parking Working Party	

<b>Minute Ref P314/23</b>	<b><u>Financial Statement</u></b>	
	D McLeod reported that no purchases had been made and there were no payments to authorise.	

<b>Minute Ref P315/23</b>	<b><u>Other Correspondence</u></b>	
<b>Minute Ref P315/23 (1)</b>	<p>i. Ocean Housing – Intention to sell 13 Beach View Close</p> <p>It was proposed by Cllr J Kenny, second by Cllr J Bell and <b>RESOLVED unanimously to</b> invite Ocean Housing to deliver a presentation to the Town Council outlining their wider strategy for the sale of housing stock.</p>	<b>ACTION – D McLeod</b>
<b>Minute Ref P315/23 (2)</b>	<p>ii. Devon &amp; Cornwall Police – Tolcarne Road</p> <p><b>Members noted the correspondence.</b></p>	
<b>Minute Ref P315/23 (3)</b>	<p>iii. Closure Order – Footpath 37 in the Parish of Newquay</p> <p><b>Noted. No Action Required.</b></p>	
<b>Minute Ref P315/23 (4)</b>	<p>iv. National effort to protect Neighbourhood Development Plans</p> <p><b>Members noted the correspondence, which was referred to the Neighbourhood Plan Working Party for further consideration.</b></p>	
<b>Minute Ref P315/23 (5)</b>	<p>v. Planning Training</p> <p><b>Members were reminded of the forthcoming online planning training.</b></p>	

<b>Minute Ref P316/23</b>	<b><u>Items for information and discussion only</u></b>	
	<p>i. Cornwall Council – Weekly List of Planning Decisions</p> <p>The list of planning decisions was noted.</p>	
<b>Minute Ref P317/34</b>	<p><b><u>Date and time of next meeting</u></b></p> <p>The next Planning &amp; Licensing Committee meeting will take place on WEDNESDAY 13 SEPTEMBER 2023 at 6:00pm in the Council Chamber, Municipal Offices, Marcus Hill, Newquay TR7 1AF.</p> <p><b>The Chair thanked Members for their attendance and exited the meeting at 20:35 pm</b></p> <p><b>Signed.....</b></p> <p><b>Date.....</b></p> <p><b>Chair Cllr J Kenny</b></p>	