

Planning & Licensing Committee Minutes

NEWQUAY TOWN COUNCIL

MINUTE REF: Minutes of the Planning & Licensing Committee Meeting held on Monday 07 August 2017 at 2pm in the Council Chamber, Municipal Offices, Marcus Hill, Newquay. **ACTIONS:**

Present

Cllrs Mr S Carter (Chairman), Mr M Gardiner, Mr P Summers and Mr J Bell.

Also attending

Mr Piwecki (Deputy Town Clerk), Mr Rowley (Administrative Assistant to the Town Clerk), Mr W Wilkins (Newquay Voice), 15 members of the public, Cllrs Mr G Jones and Mr L Gardner.

169/17 Apologies

Apologies had been received from Cllrs S Wilding and Cllr J Kenny. No apologies had been received from Cllr D Mann.

170/17 Interests

None

171/17 Minutes

- i. 17 June 2017

It was noted that the above minutes were for noting only and would be adopted at the next meeting.

172/17 Matters Arising

None.

173/17 Terms of Reference and Risk Assessment Update

There were no updates.

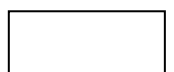
174/17 Public Engagement Time

Questions from members of the public

4 Members of the public raised concerns over PA17/06407.

A further 2 members of the public raised concerns around the progressing development on 20 Island Crescent. The main concern was to a kerb surrounding the highway which is getting increasingly damaged with vehicles carrying goods over it.

It was proposed by Cllr Carter, seconded by Cllr Gardiner and



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RESOLVED unanimously to bring forth agenda items 10.10, 10.6 and 10.7.

175/17

To consider Planning Applications and correspondence relating to Applications (list attached):

Application	10
Application Number	PA17/06407
Proposal	Proposed extensions, alterations including new roof and refurbishment of the existing dwelling house
Location	48 Trevean Way Newquay TR7 1TW
Applicant	Mr Andy Keast
Grid References	180426 / 60976
Comments	OBJECT - Members feel the development has not gone far enough to address the concerns of the Planning Inspector when the previous application was dismissed at appeal. Members still feel the design would upset the established pattern dwellings on the south side of the road and would be harmful to the character of the area, contrary to the Cornwall Local Plan Policy 12.
Decision	It was proposed by Cllr Mr Summers, seconded by Cllr Mr Bell and RESOLVED unanimously to object to PA17/06407.
Application	6
Application Number	PA17/06122
Proposal	Proposed alterations, extensions and change of use of Barn A from an ancillary use to a holiday letting unit
Location	The Barn Porth Bean Road Newquay
Applicant	Mr & Mrs J O'Donoghue
Grid References	183202 / 62516
Comments	SUPPORT - Welcome use of existing building.
Decision	It was proposed by Cllr Mr Carter, seconded by Cllr Mr Gardiner and RESOLVED unanimously to support PA17/06122.

175/17/1

OBJECT

175/17/2

SUPPORT



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Application	7
Application Number	PA17/06131
Proposal	Proposed change of use of Barn B from ancillary accommodation to a holiday letting unit
Location	The Barn Porth Bean Road Newquay
Applicant	Mr & Mrs J O'Donoghue
Grid References	183202 / 62516
Comments	SUPPORT - No known local objections.
Decision	It was proposed by Cllr Mr Carter, seconded by Cllr Mr Gardiner and RESOLVED unanimously to support PA17/06131.

175/17/3

SUPPORT

176/17

Public Consultations

A. Piazza – Pop up Concession

Members believed that the pop-up concession would be detrimental to the site and the surrounding businesses in the area which would essentially restrict the area from any future initiatives.

It was proposed by Cllr Mr Summers, seconded by Cllr Mr Gardiner and

176/17/1

RESOLVED unanimously to object to this consultation.

OBJECT

B. Boundary Commission

A verbal briefing was given from Cllr Miss Kenny in relation to the Boundary Commission and where Cornwall Council stood on the matter. Members debated the matter and decided that the 99 Cornwall Councillor seats would be a suitable figure, matching Cornwall Council's proposal.

It was proposed by Cllr Mr Carter, seconded by Cllr Mr Gardiner and

176/17/2

RESOLVED unanimously to support Cornwall Council's proposal of 99 seats.

SUPPORT

177/17

To discuss and make any decisions on Licensing Applications and other Licensing matters

There were no licensing matters to be discussed.

178/17

To discuss and make any decisions on previous Planning Applications



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There were no decisions or discussions to be made.

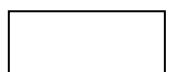
179/17

To consider Planning Applications and correspondence relating to Applications (list attached):

Application	1
Application Number	PA17/04543
Proposal	Construction of 10 no. 2 bedroom apartments with parking
Location	Hotel La Felica 72 Henvy Road Newquay TR7 3BL
Applicant	Mr Phil Smith Cornovia Homes
Grid References	182736 / 62041
Comments	OBJECT - Members feel the design of the development would be out of keeping with the existing street scene and harmful to the character of the area, contrary to Cornwall Local Plan Policy 12. The design does not match the properties already existing both adjacent, and opposite, and is higher than the nearest properties. There are further concerns that the property would significantly overlook the nearby childrens playground, impacting their privacy. This is particular the case from the top floor penthouse.
Decision	It was proposed by Cllr Mr Summers, seconded by Cllr Mr Carter and RESOLVED unanimously to object to PA17/04543.
Application	3
Application Number	PA17/05443
Proposal	Proposed use of existing garden cabin as holiday letting accommodation
Location	17 Veor Road Newquay TR7 3BX
Applicant	Mr Anthony Abbiss
Grid References	183108 / 62219
Comments	OBJECT - Members object to the proposal on the grounds that the site would be unsuitable for use as medium to long term accommodation. The site does not have its own pedestrian or vehicular access. Members have additional concerns over the habitability of the build and whether it is suitable to be used as accommodation at all.

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OBJECT



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Decision	It was proposed by Cllr Mr Carter, seconded by Cllr Mr Gardiner and RESOLVED unanimously to object to PA17/06053.
Application	4
Application Number	PA17/06053
Proposal	Change of use from Bed and Breakfast to residential
Location	6 Tower Road Newquay TR7 1LR
Applicant	Mr Frances Hart
Grid References	180625 / 61985
Comments	SUPPORT - Members respect the economic climate and there is no longer a requirement for a B&B in this area.
Decision	It was proposed by Cllr Mr Bell, seconded by Cllr Mr Gardiner and RESOLVED unanimously to support PA17/06053.
Application	5
Application Number	PA17/06082
Proposal	Change of use of the basement and ground floor from Bank, use class A2. To A3 food and drink use, A4 drinking establishment or A5 hot food takeaway. The upper floors to remain ancillary office and storage use to the ground floor use(s)
Location	9 Bank Street Newquay TR7 1EG
Applicant	David Sullivan's Children's Partnership
Grid References	180865 / 61627
Comments	NO OBJECTION - Members appreciate the need for B1 use in this area is becoming more unattractive and is supportive of the change of use and await a more detailed application.
Decision	It was proposed by Cllr Mr Summers, seconded by Cllr Mr Carter and RESOLVED unanimously to make no objection to PA17/06082.
Application	8
Application Number	PA17/06235

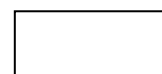
OBJECT

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Support

179/17/4

No Objection



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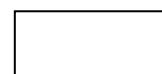
179/17/5

Number	
Proposal	Change of use from B1 to A1 (retail) and A3 (café) with ancilliary A4 (drinking establishments) and A5 (hot food takeaway)
Location	1 Chi Morvargh Kresennik Pennfenten Nansledan Newquay
Applicant	Miss Alexandra Eley The Little Cornish Pantry
Grid References	183981 / 61587
Comments	OBJECT - Members do not object to the principle of the business however would appreciate confirmation from Duchy of Cornwall that the loss of B1 class use fits in with the Design Brief of the Translated site. Members have concerns that the change of use would breakup the continuity of office allocation along the front of the site.
Decision	It was proposed by Cllr Mr Carter, seconded by Cllr Mr Summers and RESOLVED unanimously to object to PA17/06234.
Application	9
Application Number	PA17/06532
Proposal	Prior approval for change of use of part of building from Storage (B8) to dwellinghouse (C3)
Location	36 East Street Newquay TR7 1BH
Applicant	Mr D Hoskins Holdings Ltd
Grid References	181268 / 61657
Comments	OBJECT - Members feel there is lack of detail provided on the accommodation proposed. Whilst members are not entirely opposed to the principle of accommodation on the site, no specifics have been provided on room layout, facilities or windows.
Decision	It was proposed by Cllr Mr Carter, seconded by Cllr Mr Bell and RESOLVED unanimously to object to PA17/06532.
Application	11
Application Number	PA17/06449
Proposal	Remove lower branches and new growth from a

OBJECT

179/17/6

OBJECT



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179/17/7

	Sycamore Tree within a Conservation Area from the wall which are growing up and onto the property
Location	Lavender Cottage, The Square, Newquay, TR7 3HB
Applicant	Mr Phillip White Homegrown Tree Company
Grid References	184020 / 62332
Comments	NO OBJECTION - We would appreciate comments from the Tree Preservation Officer on whether this work is essential.
Decision	It was proposed by Cllr Mr Carter, seconded by Cllr Mr Bell and RESOLVED unanimously to make no objection to PA17/06449.
Application	12
Application Number	PA17/06612
Proposal	Provision of a new crossover and dropped kerb
Location	38 Trevean Way Newquay TR7 1TW
Applicant	Mr Steggles
Grid References	80197 / 61070
Comments	NO OBJECTION - We have no material planning considerations on this application.
Decision	It was proposed by Cllr Mr Carter, seconded by Cllr Mr Bell and RESOLVED unanimously to make no objection to PA17/06612.

**NO
OBJECTION**

179/17/8

**NO
OBJECTION**

180/17

Reports and any associated recommendations from Working Parties

- i. Newquay Neighbourhood Plan*
 - a. To receive and consider the draft Newquay Neighbourhood Plan Document*

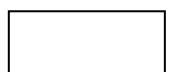
The draft Newquay Neighbourhood Plan is progressing and will be presented to the Full Council in September.

- ii. Derelict Buildings and Sites*

No reports were presented.

181/17

Other Correspondence



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There was no other correspondence

182/17 **Items for information and discussion only**

A brief discussion was held regarding the Boardmasters Event.

183/17 **Date and time of next meeting**

The next meeting scheduled meeting will be held on 14 August 2017 and held at 2pm in the Council Chamber, Municipal Offices, Marcus Hill, Newquay.

The Chairman thanked members for attending and closed the meeting at 3:38pm

Signed.....**Chairman** Cllr Mr S
Carter

Date.....

