

Planning & Licensing Committee Minutes

NEWQUAY TOWN COUNCIL

MINUTE REF: Minutes of the Planning & Licensing Committee Meeting held on Monday 14 August 2017 at 2pm in the Council Chamber, Municipal Offices, Marcus Hill, Newquay. **ACTIONS:**

Present

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

Also attending

Mr Piwecki (Deputy Town Clerk), Mr Rowley (Administrative Assistant to the Town Clerk), Cllr M North and 13 members of the public.

185/17 Apologies

Apologies had been received from Miss J Kenny and Mr D Mann. Cllr Mr S Wilding gave apologies for a late arrival.

186/17 Interests

Cllr Summers declared a non-registrable interest in Agenda item 10, applications PA17/06594 and PA17/06702 :

Minutes

187/17 i. 17 June 2017

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

RESOLVED to adopt the minutes of the meeting held on 17 June 2017

Cllr Cheney abstained from the vote.

Matters Arising

188/17 None.

Terms of Reference and Risk Assessment Update

189/17 None.

Public Engagement Time

190/17 Questions from members of the public

PA17/06919, 20 Island Crescent, TR7 1DZ.

Q1. Members of the public raised concerns that there had been too many applications that have been refused in



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addition to appeals which have now been lodged on withdrawn applications. What authority, if any, is there to prevent consistent planning applications for the site which doesn't appear suitable for development?

A1. Members stated that there is no legislation to prevent an applicant from putting in application after application. However, whilst there is nothing to stop the applicant from doing this, there is nothing to stop the public from exercising its right to oppose applications.

Some members of the public had concerns that the designs that are submitted by the applicant are not coinciding with what has been built.

Further concerns were raised that not enough feedback is coming from Cornwall Council officers in relation to public queries about this site. It was also added that the heavy machinery that is ongoing in the neighbourhood is damaging the roads and highways that are surrounding the properties.

Members stated they would pass this view on to Cornwall Council to investigate how much impact these developments will have on the local highway infrastructure and if this is being reviewed.

PA17/06521, Workshop St Pirans Court.

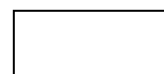
Members of the public gave a brief overview of the items that will be stored in the workshop. It was stated that this would be overbearing on the neighbouring properties and the applicant was currently using her land to gain access to the garage.

The owner of the neighbouring property stated that he'd had to contact legal services in order to have the applicant stop parking within the access route. The legal advice suggests the applicant has no legal right of access to the site.

Further concerns were raised over the impact this development would have on neighbouring properties.

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

RESOLVED unanimously to bring forth 11 and 3 to the top of the agenda.



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

191/17

Application	11
Application Number	PA17/06919
Proposal	Construction of garage and attic office/games room
Location	20 Island Crescent Newquay TR7 1DZ
Applicant	Imogen Fox
Grid References	181237/61832
Comments	Members have serious concerns over the proximity of the proposal to the cliff edge especially as there has been very recent rock falls on this site, as well as further down the coast which could question the sustainability of any development within the garden area.
Decision	It was Proposed by Cllr Mr Carter, seconded by Cllr Mr Cheney and RESOLVED unanimously to object to PA17/06919.

OBJECT

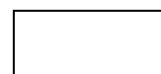
191/17/1

Application	3
Application Number	PA17/06521
Proposal	Replacement of pitched roof over existing ground floor/garage workshop with addition of first floor flat roof extension to create office and store areas
Location	Workshop St Pirans Court Newquay Cornwall
Applicant	Mr D Wallace
Grid References	180560/61471
Comments	Concerns were raised regarding the access route to the proposed development. Unsuitable commercial development in a residential area.
Decision	It was Proposed by Cllr Mr Carter, seconded by Cllr Mr Cheney and RESOLVED unanimously to object to PA17/06521.

OBJECT

191/17/2

Application	1
Application Number	PA17/05968



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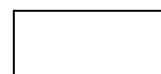
191/17/3

Proposal	Demolition of existing workshop and store and construction of a single dwelling
Location	Workshop to the rear of 67-69 Mount Wise Newquay Cornwall
Applicant	Mr Jim Hubber and Mr Mark West
Grid References	181033/61379
Comments	There are no known local objections.
Decision	It was Proposed by Cllr Mr Gardiner, seconded by Cllr Mr Bell and RESOLVED unanimously to make no objection to PA17/05968.
Application	2
Application Number	PA17/06396
Proposal	Demolish existing shed and construct new studio annex in rear garden
Location	7 Edgcumbe Gardens Newquay TR7 2QD
Applicant	Mr and Mrs Dallin
Grid References	181833/1825
Comments	There is not enough information to make a decision and it appears that referenced plans are missing. From the design and access statement that has been provided, it suggests that the application itself is retrospective anyway and members have concerns of the suitability of the site in terms of access and have further concerns with added density to the area.
Decision	It was Proposed by Cllr Mr Carter, seconded by Cllr Mr Bell and RESOLVED unanimously to object to PA17/06396. <i>At this time Cllr Summers declared a non-registrable interest in PA17/06594 and left the meeting (14:37)</i>
Application	4
Application Number	PA17/06594
Proposal	Proposed dormer to existing loft room, proposed infill extension at rear

191/17/4

**NO
OBJECTION**

OBJECT



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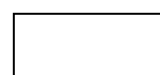
191/17/5

Location	15 St Johns Road Newquay TR7 1JT
Applicant	Mr & Mrs Steve Jones
Grid References	180593/61527
Comments	There are no known local objections.
Decision	It was Proposed by Cllr Mr Carter, seconded by Cllr Mr Cheney and RESOLVED to support PA17/06594. <i>At this time Cllr Summers re-entered at the meeting (14:39).</i>
Application	5
Application Number	PA17/06700
Proposal	Construction of dwelling adjacent to 56 Calshot Close
Location	56 Calshot Close Newquay TR7 3HL
Applicant	Mr and Mrs M Lloyd
Grid References	184357/62065
Comments	There were concerns raised around the need for a parking space, as the dwellings in this area have allocated parking with no room for additional provision.
Decision	It was Proposed by Cllr Mr Cheney, seconded by Cllr Mr Carter and RESOLVED to make no objection to PA17/06700. <i>Cllr Summers abstained from the vote.</i> <i>At this time Cllr Summers declared a non-registrable interest in PA17/06702 and left the meeting (14:45)</i>
Application	6
Application Number	PA17/06702
Proposal	Kitchen/wet room extension and loft conversion
Location	10 Bezant Place Newquay TR7 1SJ
Applicant	Mr Philip Vittle
Grid References	179908/61445

191/17/6

SUPPORT

**NO
OBJECTION**



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191/17/7

Comments	We acknowledge that the Duchy of Cornwall have granted their permission for the proposed development to take place, however, members felt that the proposed development is out of keeping with the street scene and would upset the character of the area.
Decision	It was Proposed by Cllr Mr Carter, seconded by Cllr Mr Gardiner and RESOLVED to object to PA17/06702. <i>At this time Cllr Summers re-entered the meeting (14:52).</i>
Application	7
Application Number	PA17/06809
Proposal	Extension of first floor bedroom over integral garage
Location	108 Penmere Drive Newquay TR7 1NG
Applicant	Mr Middlehurst
Grid References	18180258/61158
Comments	The proposed plans are a suitable development.
Decision	It was Proposed by Cllr Mr Carter, seconded by Cllr Mr Bell and RESOLVED unanimously to support PA17/06809.
Application	8
Application Number	PA17/06835
Proposal	Proposed alterations to existing house in multiple occupation including new storage building, balcony, windows, and creation of managers room
Location	Ludlow House 2 Berry Road Newquay
Applicant	Mr Robert Vernall
Grid References	181384/61637
Comments	There were no known local objections.
Decision	It was Proposed by Cllr Mr Carter, seconded by Cllr Mr Cheney and RESOLVED unanimously to make no

191/17/8

OBJECT

SUPPORT

**NO
OBJECTION**

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191/17/9

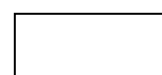
	objection to PA17/06835.
Application	9
Application Number	PA17/06856
Proposal	Loft conversion to accommodate 2 bedrooms, msall side extension to widen kitchen & bedroom to accommodate stairs and rear conservatory porch
Location	27 St Annes Road Newquay TR7 2SA
Applicant	Mr Clive Shepstone
Grid References	182286/62052
Comments	Members request that the case officer gives feedback regarding any potential overlooking issues.
Decision	It was Proposed by Cllr Mr Carter, seconded by Cllr Mr Cheney and RESOLVED unanimously to make no objection to PA17/06856.
Application	10
Application Number	PA17/06907
Proposal	Proposed two storey extension to existing dwelling to provide enlarged bedroom and kitchen accommodation
Location	24 Curlew Close Newquay TR7 1SU
Applicant	Mrs Maureen Austin
Grid References	179997/61279
Comments	The proposed development meets planning criteria.
Decision	It was Proposed by Cllr Mr Cheney, seconded by Cllr Mr Bell and RESOLVED unanimously to make no objection to PA17/06907.
Application	12
Application Number	PA17/06961
Proposal	Extensions to existing front and rear dormers
Location	71A Trenance Road Newquay Cornwall TR7 2HL
Applicant	Mr & Mrs Holmes

191/17 /10

**NO
OBJECTION**

191/17 /11

**NO
OBJECTION**



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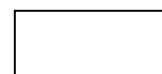
191/17
/12

Grid References	181455/61204
Comments	Minimal impact on the street scene.
Decision	It was Proposed by Cllr Mr Carter, seconded by Cllr Mr Cheney and RESOLVED unanimously to make no objection to PA17/06961.
Application	13
Application Number	PA17/07030
Proposal	Application for non-material amendment to PA16/02217 for additional extensions and use of flat roof as balcony
Location	The Summer House Tregunnel Hill Newquay Cornwall TR7 1QT
Applicant	Mr Richard Holder
Grid References	N/A
Comments	No apparent issues with overlooking, there is room on site for extensions.
Decision	It was Proposed by Cllr Mr Carter, seconded by Cllr Mr Cheney and RESOLVED unanimously to make no objection to PA17/07030
Application	14
Application Number	PA17/07168
Proposal	Bay window replacement and rear extension alterations
Location	85 Church Street St Columb Minor Newquay TR7 3EX
Applicant	Mr Dan Rogers
Grid References	183914/62230
Comments	<i>At this time Cllr Wilding entered the meeting (15:11).</i> Members request that the case officer gives feedback regarding any potential overlooking issues.
Decision	It was Proposed by Cllr Mr Carter, seconded by Cllr Mr Cheney and

**NO
OBJECTION**

191/17
/13

**NO
OBJECTION**



191/17
/14

	RESOLVED unanimously to make no objections to PA17/07168.
Application	15
Application Number	PA17/07291
Proposal	16 Live-work serviced workers accommodation units associated with PROW Park Business Village (retrospective)
Location	Prow Park Treloggan Industrial Estate Newquay TR7 2SX
Applicant	Mr B Julian RT Julian and Son Limited
Grid References	182649/60702
Comments	OBJECT – Members have concerns that the applicant hasn't gone far enough to address the concerns of the planning inspector, specifically in relation to the protection of the future employment space of the area. We have further concerns that this is an area unsuitable for residential accommodation as it is primarily commercial.
Decision	It was Proposed by Cllr Carter, seconded by Cllr Cheney and RESOLVED unanimously to object to PA17/07291.

**NO
OBJECTION**

OBJECT

191/17
/15

Public Consultations

192/17

A. *Commons Notice 2943, Lawton Close*

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

RESOLVED unanimously to support Commons Notice 2943, Lawton Close.

SUPPORT

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

193/17

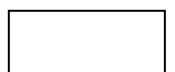
A. *Breakers Lodge, 12 Atlantic Road, Newquay TR7 1QJ – Variation (Alcohol. Remove and replace conditions)*

Members requested the view of Devon and Cornwall Police.

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

RESOLVED unanimously to make a representation to this matter.

REPRESENTATION



To discuss and make any decisions on previous Planning Applications

194/17

It was Proposed by Cllr Mr Carter, seconded by Cllr Mr Cheney and

RESOLVED unanimously to give retrospective approval to change decision on the following applications;
1. PA17/04682 – Maintain Objection
2. PA17/05198 – Agree

194/17/1

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

RESOLVED unanimously to change decision on the following applications;
1. PA17/02779 – Agree to Disagree
2. PA17/05368 – Agree

195/17/2

Reports and any associated recommendations from Working Parties

196/17

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

The NNP will be progressing to an extraordinary Full Council on 30 August 2017.

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

RESOLVED unanimously to approve the draft Newquay Neighbourhood Plan and recommend to Full Council

**FULL
COUNCIL
Recommendation**

- ii. Derelict Buildings and Sites*
- iii.*

There were no updates to be made.

Other Correspondence

197/17

None.

Items for information and discussion only

198/17

None.

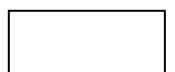
Date and time of next meeting

199/17

The next meeting scheduled meeting will be held on 29 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 15:33pm

Signed.....Chairman Cllr Mr S
Carter



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Date.....

