

Planning & Licensing Committee Minutes

NEWQUAY TOWN COUNCIL

MINUTE REF: Minutes of the Planning & Licensing Committee Meeting held on Tuesday 29 August 2017 at 2pm in the Council Chamber, Municipal Offices, Marcus Hill, Newquay. **ACTIONS:**

Present

Cllrs Mr Carter (Chairman), Mr Mann (Vice-Chairman), Cllr Mr Gardiner, Cllr Mr Bell, Cllr Mr Wilding and Cllr Miss Kenny.

Also attending

Miss Sykes (PA to the Town Clerk), Mr Rowley (Administrative Assistant to the Town Clerk), Cllr Mrs North, 9 members of the public.

200/17 **Apologies**

Apologies had been received from Cllr Mr Summers.

201/17 **Interests**

There were no declarations of interest or dispensation.

202/17 **Minutes**

202/17(i) i. *07 August 2017*

The minutes were not available and would be presented at the next meeting.

202/17(ii) ii. *14 August 2017*

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

RESOLVED unanimously to adopt the minutes of the meeting held on 14 August 2017.

203/17 **Matters Arising**

None.

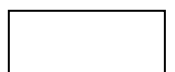
204/17 **Public Engagement Time**

Questions from members of the public

Four members of the public raised concerns and objections to PA17/07367.

One member of the public raised concerns and an objection to PA17/07143.

205/17 **To consider Planning Applications and correspondence relating to Applications (list attached):**

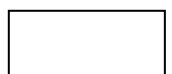


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Application	12
Application Number	PA17/07367
Proposal	Construction of a single storey dwelling and associated works, Reduced height and Footprint from PA16/11901
Location	Land Adjacent 20 Island Crescent Newquay
Applicant	Mr & Mrs Crow
Grid References	181220 / 61827
Comments	<p>The layout and density on an already crowded footprint is overbearing. Concerns were raised of the addition of another dwelling being erected on an unstable cliff, with further piping being drilled into the cliff face for the rainwater pipe.</p> <p>It was added that the committee didn't believe suitable adjustments had been made to remedy the declined appeal, with two applications that are currently on-going for the same footprint.</p> <p>It was requested that the Coastal Protection Officer review the cliff and additions to the cliff face. Members requested that, if the application was approved, no permitted development rights are to be granted.</p>
Decision	<p>It was proposed by Cllr Mr Carter, seconded by Cllr Mr Gardiner and</p> <p style="text-align: center;">RESOLVED unanimously to OBJECT to PA17/07367.</p>
Application	5
Application Number	PA17/07143
Proposal	Application for removal of condition 3 in respect of decision notice PA16/09505
Location	2 Jubilee Street Newquay TR7 1LA
Applicant	Mr & Mrs B Allen
Grid References	180585 / 61642
Comments	Members didn't believe that there was a reason as to why the condition should be overturned as it was agreed that the Planning Officer's original reason for Condition 3 was well implemented:

205/17/1

OBJECT



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	<p>"Reason: The Local Planning Authority consider that the proposed annexe would be inappropriate for occupation independent of the main dwelling by virtue of the physical relationship between the annexe and the main house which would create inadequate levels of residential amenity for the occupiers of both in accordance with Paragraph 17 of the National Planning Policy Framework 2012."</p>	
205/17/2	<p>Decision It was proposed by Cllr Mr Mann, seconded by Cllr Miss Kenny and</p> <p>RESOLVED unanimously to OBJECT to PA17/07143</p>	OBJECT

206/17 Public Consultations

None.

207/17 To discuss and make any decisions on Licensing Applications and other Licensing matters

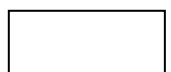
None.

208/17 To discuss and make any decisions on previous Planning Applications

None.

209/17 To consider Planning Applications and correspondence relating to Applications (list attached):

Application	1	
Application Number	PA17/06259	
Proposal	Erection of 31 dwellings including supporting infrastructure	
Location	Phase 3B Nansledan Newquay	
Applicant	Mr Paul Hoffmann C G Fry and Son	
Grid References	183749 / 61627	
Comments	This is a continued development to the duchy estate.	
209/17/1	<p>Decision It was proposed by Cllr Mr Carter, seconded by Cllr Miss Kenny and</p> <p>RESOLVED unanimously to SUPPORT PA17/06259.</p>	SUPPORT



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209/17/2

Application	2
Application Number	PA17/06671
Proposal	Affordable residential development of 16 apartments and 5 houses at 12-14 Henver Road Newquay
Location	Land at 12-14 Henver Road Newquay
Applicant	Mr Sara Hodges Coastline Housing Ltd
Grid References	182300 / 62111
Comments	Fits in with the existing street scene, members asked whether the Planning Officer could investigate the loss of light to the neighbouring residential properties. Concerns were raised around the allocated parking bays for the apartments.
Decision	It was proposed by Cllr Mr Carter, seconded by Cllr Mr Gardiner and RESOLVED unanimously to make NO OBJECTION to PA17/06671.

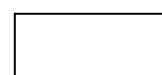
**NO
OBJECTION**

209/17/3

Application	3
Application Number	PA17/06951
Proposal	Conversion of redundant barns to 2 houses and a new farm office together with a new foul drainage system
Location	Trebelsue Farm Access to Trebelsue Farm Newquay TR8 4AN
Applicant	Peter Colwing W P L Cowling & Son
Grid References	184447 / 63962
Comments	The proposed dwellings are believed to be outside of the development envelope. These are residential developments in the open countryside.
Decision	It was proposed by Cllr Miss Kenny, seconded by Cllr Mr Carter and RESOLVED to object to PA17/06951. <i>Cllr Mr Mann abstained from the vote.</i>

OBJECT

Application	4
Application Number	PA17/07120
Proposal	Continued use of part of building as self-contained



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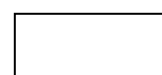
	C3 dwelling house including courtyard and single parking space
Location	Apartment at 2 Hope Terrace Newquay
Applicant	Mr Ian Cross
Grid References	180564 / 61720
Comments	Members were unsure as to the location for the development and requested clarification from the Planning Officer.
Decision	It was proposed by Cllr Mr Carter, seconded by Cllr Miss Kenny and RESOLVED unanimously to OBJECT to PA17/07120.

OBJECT

209/17/5

Application	6
Application Number	PA17/07190
Proposal	Proposed replacement dwelling and outbuilding with external parking and amenity space
Location	17 Esplanade Road Newquay TR7 1QB
Applicant	Mr and Mrs Ellery
Grid References	179239 / 61589
Comments	This is a sensitive area, members are concerned around the top floor development and would appreciate the Planning Officer's opinion on the development. There are no known local objections
Decision	It was proposed by Cllr Mr Mann, seconded by Cllr Mr Bell and RESOLVED to make NO OBJECTION to PA17/07190. <i>Cllr Miss Kenny abstained from the vote</i>
Application	7
Application Number	PA17/07263
Proposal	Proposed garden room
Location	8 Robartes Road Newquay TR7 2HG
Applicant	Mr Graham Dawe
Grid References	181530 / 61340

**NO
OBJECTION**



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209/17/6

Comments	Members requested that a condition be added which states that the proposed development cannot be used as a residential dwelling.
Decision	It was proposed by Cllr Mr Mann, seconded by Cllr Mr Gardiner and RESOLVED unanimously to make NO OBJECTION to PA17/07263.
Application	8
Application Number	PA17/07287
Proposal	Erection of 2no. Type C dwellinghouses in lieu of Block D within new development (PA16/08729), served by approved access road and associated infrastructure
Location	Land East of Narrowcliff Surgery to Rear of Whitewater Hilgrove Road Newquay TR7 2RZ
Applicant	Mr Stuart Foster Verto Homes
Grid References	182048 / 62093
Comments	This is a positive change with no known local objections.
Decision	It was proposed by Cllr Miss Kenny, seconded by Cllr Mr Gardiner and RESOLVED unanimously to SUPPORT
Application	9
Application Number	PA17/07320
Proposal	Change of use of former: Qumram Care Home (Class C2) to Private dwelling house (Class C3) together with proposed new main front entrance with minor elevation changes
Location	Qumran 5-7 Trevoise Avenue Newquay TR7 1NJ
Applicant	Mr Naeem Ahmad
Grid References	180379 / 61720
Comments	Minimal changes to the street scene.
Decision	It was proposed by Cllr Miss Kenny, seconded by Cllr Mr Gardiner and RESOLVED unanimously to SUPPORT PA17/07320.

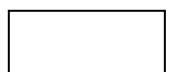
**NO
OBJECTION**

209/17/7

SUPPORT

209/17/8

SUPPORT



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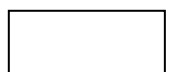
209/17/9

Application	10
Application Number	PA17/07343
Proposal	Application for variation of condition 2 in respect of decision notice PA17/01595
Location	Former West Coast Narrowcliff Newquay
Applicant	Churchill Retirement Living
Grid References	182192 / 62166
Comments	These are minor alterations.
Decision	It was proposed by Cllr Miss Kenny, seconded by Cllr Mr Carter and RESOLVED unanimously to SUPPORT PA17/07343.
Application	11
Application Number	PA17/07399
Proposal	Variation of condition 2 (approved plans) in respect of decision PA12/03514 for erection of 9 residential apartments Replaced with new plans: - 9584 – 400 Ground & First Floor Plans 9584 – 401 Second & Third Floor Plans 9584 – 402 Section & Roof Plan 9584 – 403 South Elevation 9584 – 404 East Elevation 9584 – 405 West Elevation 9584 – 406 North Elevation 9584 – 407 Site & Location Plan
Location	60 Pentire Avenue Newquay TR7 1NU
Applicant	Mr P Stephens Stephe & Stephens Ltd
Grid References	179199 / 61456
Comments	Concerns have been noted regarding the noise generated from the wind tunnel.
Decision	It was proposed by Cllr Mr Carter, seconded by Cllr Mr Gardiner and RESOLVED unanimously to make NO OBJECTION to PA17/07399.

SUPPORT

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**NO
OBJECTION**



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Application	13
Application Number	PA17/07730
Proposal	Ground floor extension to side and rear with internal alterations
Location	77 Pydar Close Newquay TR7 3BT
Applicant	Mr and Mrs Wells
Grid References	182791 / 61546
Comments	Minimal Changes to the street scene.
Decision	It was proposed by Cllr Miss Kenny, seconded by Cllr Mr Cater and RESOLVED unanimously to SUPPORT PA17/07730.

209/17/
11

SUPPORT

210/17 **Proposed new protocol for decisions on Planning Applications**

Members had a brief discussion on the report for the new protocol.

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

RESOLVED unanimously to object to the proposal.

OBJECT

211/17 **Terms of Reference and Risk Assessment**

A brief discussion was held regarding the new Terms of Reference.

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

RESOLVED unanimously to remove sections 7.1.17, 7.1.18, 7.1.19. Section 7.3 will be referred to Finance and Policy.

Finance and Policy

212/17 **Reports and any associated recommendations from Working Parties**

i. Newquay Neighbourhood Plan

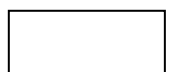
a. To receive and consider the draft Newquay Neighbourhood Plan Document

A brief update was given on the Newquay Neighbourhood Plan.

ii. Derelict Buildings and Sites

There was no update to be given.

213/17 **Other Correspondence**



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None.

214/17 **Items for information and discussion only**

None.

215/17 **Date and time of next meeting**

The next Planning & Licensing Committee meeting will take place on Monday 11 September 2017 at 2pm in the Council Chamber, Municipal Offices, Marcus Hill, Newquay TR7 1AF.

The chairman thanked members for their attendance and exited the meeting at 16:24.

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

Date.....

