

Planning & Licensing Committee Minutes

NEWQUAY TOWN COUNCIL

MINUTE REF: Minutes of the Planning & Licensing Committee Meeting held on Monday 11 September 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, Mr D Mann, Mr S Wilding and Miss J Kenny.

Also attending

Mr J Piwecki (Deputy Town Clerk), Mr Rowley (Administrative Assistant to the Town Clerk) and two members of the public.

216/17 **Apologies**

Apologies were received from Cllr Mr J Bell.

217/17 **Interests**

Cllrs Mr Summers and Miss Kenny declared an interest in application PA17/07458

218/17 **Minutes**

- i. *07 August 2017*

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

218/17/ (i) **RESOLVED unanimously to adopt the meeting held on 07 August 2017.**

- ii. *29 August 2017*

It was proposed by Cllr Miss Kenny, seconded by Cllr Mr Mann and

218/17/ (ii) **RESOLVED unanimously to adopt the meeting held on 29 August 2017.**

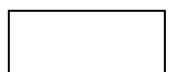
219/17 **Matters Arising**

None.

220/17 **Public Engagement Time**

Questions from members of the public

Two members of the public raised objections regarding PA17/07657



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It was proposed by Cllr Miss Kenny, seconded by Cllr Mr Carter and

RESOLVED unanimously to discuss agenda item 9, application 5, followed by the rest of agenda item 9.

At this time Cllrs Mrs North and Mr Cheney entered the meeting (2:04pm).

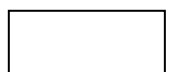
221/17

To consider Planning Applications and correspondence relating to Applications:

Application	5
Application Number	PA17/07657
Proposal	Demolition of the Trebarwith Hotel and construction of 7 townhouses, 9 apartments, a detached bungalow with associated landscaping and car parking and the change of use of NO.47 and No.49 Trebarwith Crescent from Hotel to Residential
Location	Trebarwith Hotel Trebarwith Crescent Newquay
Applicant	Trebarwith Hotel 52 Ltd
Grid References	181304 / 61779
Comments	<p>It was noted that there will be a substantial loss of greenspace with the implementation of the new build. It is out of keeping with the area and would, in no doubt, would have an adverse impact on the character of the area due to the size and density of the proposed plans.</p> <p>Members wholly object to the proposal of the bungalow due to the proximity to the cliff edge.</p> <p>Members also request that final plans should be provided for both water treatment, as well as the cliff stabilisation measures. This is necessary as there have been substantial rock falls since the 'GEO-ENVIRONMENTAL AND COASTAL STABILITY REPORT' was drafted.</p> <p>The east end of the development is also far to close to the cliff.</p> <p>Lastly, there are concerns regarding the highways infrastructure and access to the development.</p>
Decision	<p>It was proposed by Cllr Miss Kenny, seconded by Cllr Mr Mann and</p> <p>RESOLVED unanimously object to PA17/07657.</p>

OBJECT

221/17/1



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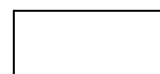
Application	1
Application Number	PA17/06525
Proposal	Demolition of the vacant former hotel and redevelopment of the site to provide 66 residential apartments, in a mix of 14 x 1 bedroom units, 39 x 2 bedroom units and 13 x 3 bedroom units, together with associated undercroft car parking, and landscape improvements
Location	Edgcumbe Hotel Narrowcliff Newquay TR7 2RR
Applicant	Mr Noble Design and Build
Grid References	182083 / 62130
Comments	<p>The proposed layout and density is out of keeping with the surrounding area. In reference to the Cornwall Council parking standards, there is a significant lack of parking provision.</p> <p>The proposed development would also be detrimental to the upcoming development that will be behind the proposed development.</p>
Decision	<p>It was proposed by Cllr Mr Mann, seconded by Cllr Mr Carter and</p> <p style="text-align: center;">RESOLVED unanimously to object to PA17/06525.</p> <p><i>At this time Cllr Miss Kenny declared a registrable interest and left the meeting. Cllr Mr Summers declared a non-registrable interest (2:43pm)</i></p>
Application	2
Application Number	PA17/07458
Proposal	Construction of a new single storey 3 classroom modular building incorporating w/c facilities. Demolition of 2no. existing Elliott buildings
Location	Newquay Junior Academy Edgcumbe Avenue Newquay TR7 2NL
Applicant	Mr Andy Keast Newquay Education Trust
Grid References	181815 / 61635
Comments	Members were supportive of the new modular building. Members suggest that the NET considers a changing place toilet, in place of a disabled cubicle.
Decision	<p>It was proposed by Cllr Mr Carter, seconded by Cllr Mr Cheney and</p> <p style="text-align: center;">RESOLVED to support PA17/07458.</p>

221/17/2

OBJECT

221/17/3

SUPPORT



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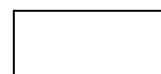
	<p><i>Cllr Summers abstained from the vote.</i></p> <p><i>At this time Cllr Miss Kenny re-entered the meeting (2:46pm)</i></p>
Application	3
Application Number	PA17/07511
Proposal	Construction of single-storey extensions and alterations to existing house
Location	3 Polvella Close Newquay TR7 1QG
Applicant	Mr Chris Kidd and Miss Anna Staevska
Grid References	179866 / 61341
Comments	Please can the Planning Officer investigate any issues regarding overlooking.
Decision	<p>It was proposed by Cllr Mr Mann, seconded by Cllr Mr Carter and</p> <p style="text-align: center;">RESOLVED to support PA17/07511.</p> <p><i>Cllr Miss Kenny abstained from the vote</i></p>
Application	4
Application Number	PA17/07551
Proposal	Construction of 3 no. dwellings
Location	Plots 294a, 312a and 316a Sectors O and P Nansledan Newquay
Applicant	Mr Martin
Grid References	183746 / 61467
Comments	The proposed development would be removing adequate parking provision. These will be backyard developments which would increase the bulk and density of the estate. We believe that the development is in conflict with the Duchy's Master Plan.
Decision	<p>It was proposed by Cllr Mr Mann, seconded by Cllr Mr Carter and</p> <p style="text-align: center;">RESOLVED unanimously to object to PA17/07551.</p> <p><i>At this time Cllr Wilding left the meeting (2:59pm)</i></p>

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SUPPORT

221/17/5

OBJECT



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Application	6
Application Number	PA17/07684
Proposal	Proposed three garage building
Location	Land Adjacent to 165A Polwhele Road Newquay TR7 2SZ
Applicant	Mr and Mrs T Puffett
Grid References	182263 / 60297
Comments	No known local objections, a request was made for a covenant to be added to restrict this development to not be converted to residential.
Decision	It was proposed by Cllr Mr Carter, seconded by Cllr Mr Cheney and RESOLVED unanimously to make no objection to PA17/07684. <i>Cllr Summers voted against.</i>

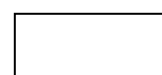
**NO
OBJECTION**

221/17/7

Application	7
Application Number	PA17/07701
Proposal	Works to trees subject to a Tree Preservation Order
Location	Woodgrove Lodge Gannel Road Newquay TR7 2AG
Applicant	Mr Chris Saggars
Grid References	181106 / 60898
Comments	Members request the view of the Tree Officer to determine whether the proposal is suitable.
Decision	It was proposed by Cllr Miss Kenny, seconded by Cllr Mr Carter and RESOLVED unanimously to object to PA17/07701.

OBJECT

Application	8
Application Number	PA17/07914
Proposal	Retention of gates, post and walling to front elevation and the formation of matching entrance to new property
Location	61 Bonython Road Newquay TR7 3AL
Applicant	Mr Guy Adam
Grid References	182833 / 62305



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221/17/8

Comments	The proposed development is out of keeping with the estate and the open street scene. There are known local objections.
Decision	It was proposed by Cllr Miss Kenny, seconded by Cllr Mr Cheney and RESOLVED unanimously to object to PA17/07914.

OBJECT

Application	9
Application Number	PA17/08060
Proposal	Alterations, extensions and use of roof as balcony
Location	The Summer House Tregunnel Hill Newquay TR7 1QT
Applicant	Mr and Mrs R Holder
Grid References	180756 / 60918

221/17/9

Comments	There were no known local objections, minimal changes to the street scene.
Decision	It was proposed by Cllr Mr Cheney, seconded by Cllr Mr Carter and RESOLVED to make no objection to PA17/08060. <i>Cllr Miss Kenny abstained from the vote.</i>

**NO
OBJECTION**

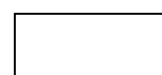
Application	10
Application Number	PA17/08184
Proposal	Application for variation of condition 3 in respect of decision notice PA17/02674 in order to alter the design of the previously approved screens
Location	Beggars Roost 24 Riverside Avenue Newquay TR7 1PN
Applicant	Mr Robert Tillett
Grid References	179091 / 61332

221/17
/10

Comments	It was requested if condition 3 of the previous decision notice could be amended to ensure that there is still a requirement for screening.
Decision	It was proposed by Cllr Mr Carter, seconded by Cllr Mr Cheney and RESOLVED unanimously to make no objection to PA17/08184.

**NO
OBJECTION**

222/17



223/17 **Public Consultations**

There were no public consultations.

224/17 **To discuss and make any decisions on Licensing Applications and other Licensing matters**

A reminder was given about the hearing for Breakers Lodge at the end of the month.

225/17 **To discuss and make any decisions on previous Planning Applications**

RATIFY

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

RESOLVED to change decision on the following applications; PA16/08798 – Agree to disagree, PA17/05068 - Support.

Cllr Miss Kenny abstained from the vote.

226/17 **Terms of Reference and Risk Assessment**

None.

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 NNP. Cllr Miss Kenny also thanked Councillors for their assistance and stated that the Fish Festival stall was successful.

- ii. Derelict Buildings and Sites*

There were no updates.

227/17 **Other Correspondence**

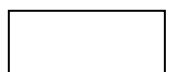
None.

228/17 **Items for information and discussion only**

None.

229/17 **Date and time of next meeting**

The next Planning & Licensing Committee meeting will take place on Tuesday 25 September 2017 at 2pm in the Council Chamber,



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Municipal Offices, Marcus Hill, Newquay TR7 1AF.

The chairman thanked members for their attendance and exited the meeting at 3:28pm.

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

Date.....

