

Planning & Licensing Committee Minutes

NEWQUAY TOWN COUNCIL

MINUTE REF: Minutes of the Planning & Licensing Committee Meeting held on Monday 11 September 2017 at 2:12pm in the Council Chamber, Municipal Offices, Marcus Hill, Newquay. **ACTIONS:**

There was a pre-meeting presentation at 13:30 by Walsingham Planning.

Present

Cllrs Mr S Carter (Chairman), Mr D Mann (Vice-Chair), Mr M Gardiner, Miss J Kenny, Mr D Cheney and Mr P Summers.

Also attending

Mr J Piwecki (Deputy Town Clerk), Mr Rowley (Administrative Assistant to the Town Clerk), Cllr Mr O Monk and Cllr M North (Mayor).

230/17 **Apologies**

Apologies were received from Cllrs Mr J Bell and Mr S Wilding.

231/17 **Interests**

None.

232/17 **Minutes**

- i. 11 September 2017

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

RESOLVED unanimously to accept the minutes of the meeting held on 11 September 2017.

233/17 **Matters Arising**

None.

234/17 **Public Engagement Time**

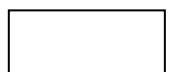
There were no members of public in attendance.

235/17 **Public Consultations**

None.

236/17 **To discuss and make any decisions on Licensing Applications and other Licensing matters**

None.



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237/17 To discuss and make any decisions on previous Planning Applications

Members discussed the Email received relating to PA17/07657 – Trebarwith Hotel redevelopment.

238/17 To consider Planning Applications and correspondence relating to Applications:

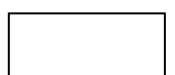
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|---------------------------|---|
| Application | PA17/06596 |
| Application Number | 1 |
| Proposal | Conversion of recent loft conversion into a separate flat |
| Location | 4 Christian Way Newquay TR7 3LA |
| Applicant | Mrs Gillian Gould |
| Grid Reference | 183376 / 62431 |
| Comments | Members have concerns over the viability of using the loft space as a separate flat. This appears to be an over development of the existing property, there are further concerns regards access to the property as there appears to be no isolated access/fire exit for the flat. It's not clear whether the bedroom where the loft access is situated, is a usable living space, therefore there would be issues with tenants going through a family bedroom to get access to the loft. |
| Decision | It was proposed by Cllr Miss Kenny, seconded by Cllr Mr Gardner and RESOLVED unanimously to OBJECT to PA17/06596. |
| Application | PA17/07953 |
| Application Number | 2 |
| Proposal | New industrial shed for storage/workshop activities. Use classes B1 (A) (b), B2 & B8 |
| Location | Prow Park Treloggan Industrial Estate Newquay TR7 2SX |
| Applicant | R.T Julian & Son |
| Grid Reference | 182649 / 60702 |
| Comments | This is a suitable development for the commercial location. |

238/17/1

OBJECT

238/17/2

**NO
OBJECTION**



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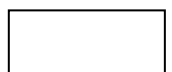
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| Decision | <p>It was proposed by Cllr Miss J Kenny, seconded by Cllr Mr D Cheney and</p> <p style="text-align: center;">RESOLVED to make NO OBJECTION to PA17/07953.</p> <p><i>Cllrs Mr D Mann and Mr P Summers abstained from the vote.</i></p> |
| Application | PA17/08034 |
| Application Number | 3 |
| Proposal | Ground and first floor extensions to Dental practice and alterations to patient parking area |
| Location | 194 Herver Road Newquay TR7 3EH |
| Applicant | Newquay Dental Care |
| Grid Reference | 183448 / 61935 |
| Comments | Minor changes to the street scene. There were concerns around the loss of parking. |
| Decision | <p>It was proposed by Cllr Mr D Cheney, seconded by Cllr Miss J Kenny and</p> <p style="text-align: center;">RESOLVED unanimously to SUPPORT PA17/09034.</p> |
| Application | PA17/08135 |
| Application Number | 4 |
| Proposal | Office and storage building, change of use to B8 from residential |
| Location | 76 Edgcumbe Avenue Newquay TR7 2NN |
| Applicant | Mr and Mrs R Reynolds |
| Grid Reference | 181831 / 61455 |
| Comments | The proposed development would be out of keeping with the street scene and would be detrimental to the character of the area. |
| Decision | <p>It was proposed by Cllr Miss J Kenny, seconded by Cllr Mr M Gardner and</p> <p style="text-align: center;">RESOLVED unanimously to OBJECT to PA17/08135.</p> |

238/17/3

SUPPORT

238/17/4

OBJECT

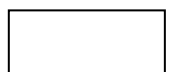


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| Application | PA17/08320 |
| Application Number | 5 |
| Proposal | Re-submission of PA16/08968 – Infill two bedroom dwelling, demolish existing garage and workshop. Extend existing and form one new crossover from road |
| Location | Land North of 15 Aubyn Crescent Newquay |
| Applicant | Ms J Sinclair |
| Grid Reference | 182233 / 61704 |
| Comments | <p>Members feel that while the proposed dwelling has reduced down to one story, there are still major concerns the affect this property would have on the existing street scene.</p> <p>Members feel the applicant has not addressed the concerns of the case officer on the previous application, specifically regarding the affect on the spacing between properties;</p> <p>"Furthermore, within St Aubyn Crescent there is reasonable spacing between each dwelling, a feature which the proposal would be in contrast to, appearing cramped and forced into a small gap between buildings. The development would therefore be contrary to paragraphs 7, 14, 17, 53, 56, 58, 60 and 64 in the National Planning Policy Framework and emerging policies 1, 2 and 12 in the emerging Cornwall Local Plan: Strategic Policies 2010-2030 Combined document showing proposed Main and Minor Changes (October 2016)."</p> |
| Decision | <p>It was proposed by Cllr Mr D Mann, seconded by Cllr Mr S Carter and</p> <p style="text-align: center;">RESOLVED unanimously to OBJECT to PA17/08320.</p> |
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| Application | PA17/08501 |
| Application Number | 6 |
| Proposal | Replacement of existing conservatory with a Sun Room |
| Location | Puffin Cottage Beach Road Porth Newquay |
| Applicant | Mr & Mrs Dixon |
| Grid | 182901 / 62592 |

238/17/5

OBJECT



238/17/6

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| Reference | |
| Comments | Minor changes to the street scene, with no apparent overlooking. There were no known local objections. |
| Decision | It was proposed by Cllr Miss J Kenny, seconded by Cllr Mr S Carter and RESOLVED unanimously to SUPPORT PA17/08501. |
| Application | 7 |
| Application Number | PA17/08735 |
| Proposal | Application for change of use to return the land to private garden for family use and to be used on an ad-hoc basis by Small Wonders Children’s Nursery adjacent to the land |
| Location | 19 Bonython Road Newquay TR7 3AW |
| Applicant | Mr Mike Andrews |
| Grid Reference | 182440 / 62256 |
| Comments | By giving the garden use an ad-hoc status for the Nursery, members feel this will only re-instate the problems identified within the Planning Officer's report on application PA12/05252. Conditions were in place to prevent an over intensive use of the site to the detriment of neighbours' amenity in terms of noise and traffic generation and protect the residential amenities of neighbouring properties. |
| Decision | It was proposed by Cllr Miss J Kenny, seconded by Cllr Mr D Cheney and RESOLVED unanimously to OBJECT to PA17/08735. |

SUPPORT

238/17/7

OBJECT

239/17

Terms of Reference and Risk Assessment

None.

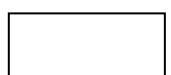
240/17

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 plan would be submit to the Council in November. There were various packages of polices mentioned, which will be forwarded



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to members at a later date.

ii. *Derelict Buildings and Sites*

None.

241/17 **Other Correspondence**

Three appeal notification letters had been received by e-mail.

PA17/02671 – 2 Whipsiderry Close

It was requested that the Office speak with the Cornwall Councillor to request his opinion and discuss with members over e-mail.

Office

PA16/11901 – Land Adjacent 20 Island Crescent

A briefing note will be generated and distributed to all members. This will be discussed at the next meeting.

Cllr Kenny

PA16/11511 – Land North of 18 Pentire Avenue

Members supported the reasons for refusal which were put forward by the Cornwall Council Planning Officer.

242/17 **Items for information and discussion only**

A discussion was held regarding the naming of an un-adopted lane beside Trenance School.

It was noted that a member of the public is fencing off a section of Cornwall Council’s land on the Gannel Link Road. This would be forwarded onto Cornwall Council’s Highways department.

243/17 **Date and time of next meeting**

The next Planning & Licensing Committee meeting will take place on Tuesday 09 October 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 3:14pm

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

Date.....

