

Planning & Licensing Committee Minutes

NEWQUAY TOWN COUNCIL

**MINUTE
REF:**

Minutes of the Planning & Licensing Committee Meeting held on Monday 09 October 2017 at 2:10pm in the Council Chamber, Municipal Offices, Marcus Hill, Newquay.

ACTIONS:

Present

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

Also attending

Mr J Piwecki (Deputy Town Clerk), Mr Rowley (Administrative Assistant to the Town Clerk) Cllr M North (Mayor). There were a further 3 members of the public and two representatives from Influence Planning.

244/17

Apologies

There were no apologies received from Cllrs Mr J Bell and Mr S Wilding.

245/17

Interests

Cllr Miss Kenny declared a non discloseable pecuniary interest in minute reference **249/17(6)** due to being a member of NET.

246/17

Minutes

- i. *25 September 2017*

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

RESOLVED unanimously to accept the minutes of the meeting held on the 25 September 2017.

247/17

Matters Arising

None.

248/17

Public Engagement Time

Planning Application 8, PA17/08898, Carnmarth Hotel.

There were two members of the public in attendance who made representations against PA17/08898.

Two members of the public made representations in support of PA17/08898.

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

RESOLVED unanimously to bring forth agenda item 9.8.



To consider Planning Applications and correspondence relating to Applications:

249/17

Application	8
Application Number	PA17/08898
Proposal	Regeneration of existing hotel site with the construction of a mixed-use development consisting of 65 residential apartments and a A1/A3 Shop / Café facility with associated works to include parking provision, drainage and landscaping
Location	Carnmarth Hotel Headland Road Newquay
Applicant	SJA Estates LTD
Grid Reference	180434 / 62271
Comments	There were concerns around the height and mass being overbearing on the street scene and it's dominance on the neighbouring properties. It was added that the allotted, one car parking space per apartment, was minor in comparison to the total number of bedrooms. Final statements included that there is a large loss of light and privacy to the surrounding properties.
Decision	It was proposed by Cllr Mr Gardiner, seconded by Cllr Mr Summers and RESOLVED unanimously to OBJECT to PA17/08898

249/17
(1)

OBJECT

Application	1
Application Number	PA17/07879
Proposal	Proposed erection of 2no. two bedroom flats
Location	Land East of 1A Porth Bean Road Newquay
Applicant	Mr Dean Riley
Grid Reference	183670 / 61938
Comments	The layout and density for the proposed development is overbearing on the footprint and street scene. There were further concerns over the impact on the existing development and highway access between the two properties and parking provision. Lastly, members felt that the room sizes within the dwelling, whilst met minimum standards, were not considered adequate.
Decision	It was proposed by Cllr Mr Mann, seconded by Cllr Miss

249/17
(2)

OBJECT



Planning & Licensing Committee Minutes

	Kenny and RESOLVED unanimously to OBJECT to PA17/07879.	
Application	2	
Application Number	PA17/08346	
Proposal	Replacement Dwelling	
Location	38 Arundel Way Newquay TR7 3AG	
Applicant	Mr and Mrs Ian / Claire Grigg	
Grid Reference	182598 / 62543	
Comments	There were concerns around the mass and size, with associated effects on the neighbouring properties. It is assumed that the height of the proposed development is in keeping with the plans previously approved.	NO OBJECTION
Decision	It was proposed by Cllr Mr Carter, seconded by Cllr Mr Gardiner and RESOLVED to NO OBJECTION to PA17/08346. <i>Cllr Summers abstained from voting.</i>	
Application	3	
Application Number	PA17/08551	
Proposal	Replacement building providing 34 No Managed C3 Studios	
Location	Mor Surf Lodge 83-87 Mount Wise Newquay TR7 2BP	
Applicant	Mr T Booth Pivotal Housing Group LTD	
Grid Reference	180958 / 61342	
Comments	While the Committee are supportive of this form of accommodation, there were substantial concerns around the layout and density of the proposed development and its overbearing nature on the street scene. There were further concerns that whilst this type of occupancy may not require space for parking, future uses of the site may.	OBJECT
Decision	It was proposed by Cllr Mr Mann, seconded by Cllr Miss Kenny and RESOLVED unanimously to OBJECT to PA17/08551.	

249/17
(3)

249/17
(4)



Planning & Licensing Committee Minutes

249/17
(5)

Application	4
Application Number	PA17/08576
Proposal	Change of use to allow mixed use A3 and A1 on ground and first floors
Location	19 Cliff Road Newquay TR7 2NE
Applicant	Mr Adam Bailey
Grid Reference	181571 / 61839
Comments	This is a standard use of a building within this area.
Decision	<p>It was proposed by Cllr Miss Kenny, seconded by Cllr Mr Carter and</p> <p style="text-align: center;">RESOLVED unanimously to SUPPORT PA17/08576.</p> <p><i>At this time Cllr Miss Kenny declared non discloseable pecuniary interest on application PA17/08813 for being a member of NET and left the meeting (3:23pm)</i></p>

SUPPORT

249/17
(6)

Application	5
Application Number	PA17/08813
Proposal	Partial demolition of existing school buildings and construction of new teaching block and replacement sports pitch
Location	Newquay Tretherras School Trevenson Road Newquay TR7 3BH
Applicant	Mr Peter Richards BAM Construct UK LTD (on behalf of Cornwall Council and Newquay Tretherras School)
Grid Reference	182877 / 61921
Comments	This is a much-needed improvement to the facility.
Decision	<p>It was proposed by Cllr Mr Carter, seconded by Cllr Mr Gardiner and</p> <p style="text-align: center;">RESOLVED to SUPPORT PA17/08813.</p> <p><i>At this time Cllr Miss Kenny re-entered the meeting (3:27pm).</i></p>

SUPPORT



Planning & Licensing Committee Minutes

Application	6
Application Number	PA17/08853
Proposal	Certificate of lawfulness existing use as five self-contained dwellings
Location	22 Grosvenor Avenue Newquay TR7 1BQ
Applicant	Mr D Atkinson
Grid Reference	181281 / 61555
Comments	It was requested that the Planning Officer review he proposed evidence. It was noted that the supporting statement is identical to PA17/08854.
Decision	Application deferred.
Application	7
Application Number	PA17/08854
Proposal	Certificate of lawfulness use of 3 Trevoise Avenue as five self-contained dwellings
Location	3 Trevoise Avenue Newquay TR7 1NJ
Applicant	Mr D Atkinson
Grid Reference	180388 / 61718
Comments	It was requested that the Planning Officer review he proposed evidence. It was noted that the supporting statement is identical to PA17/08853.
Decision	Application deferred.
Application	9
Application Number	PA17/08903
Proposal	Change of use from hostel to large house in multiple occupation (sui generis)
Location	Blue Room Tolcarne Road Newquay
Applicant	Mr Rob Reynolds
Grid Reference	181777 / 61546
Comments	It was requested that a car parking and management plans could be provided.
Decision	It was proposed by Cllr Mr Mann, seconded by Cllr Mr Carter and RESOLVED unanimously to



249/17
(7)

	OBJECT to PA17/08903.
Application	10
Application Number	PA17/09249
Proposal	New replacement garage and store area
Location	22 Arundel Way Newquay TR7 3AQ
Applicant	Mr and Mrs Ant and Kath Adlam
Grid Reference	182563 / 62342
Comments	There were minor effects to the street scene.
Decision	It was proposed by Cllr Mr Mann, seconded by Cllr Mr Carter and RESOLVED unanimously to NO OBJECTION to PA17/09249.

OBJECT

249/17
(8)

**NO
OBJECTION**

250/17

Public Consultations

Cllr Miss Kenny gave an update on the appeal submission which had been drafted. Members were satisfied with the draft and agreed that it is submitted to the Planning Inspectorate subject to some minor changes following any comments from members.

**Cllr Kenny &
Office**

251/17

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

None.

252/17

To discuss and make any decisions on previous Planning Applications

None.

253/17

To consider Planning Applications and correspondence relating to Applications:

None.

254/17

Terms of Reference and Risk Assessment

None.

255/17

Reports and any associated recommendations from Working Parties

- i. *Newquay Neighbourhood Plan*



Planning & Licensing Committee Minutes

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

A draft plan would be being presented to the Town Council for December's meeting.

ii. *Derelict Buildings and Sites*

None.

256/17 **Other Correspondence**

None.

257/17 **Items for information and discussion only**

None.

258/17 **Date and time of next meeting**

The next Planning & Licensing Committee meeting will take place on Tuesday 23 October 2017 at 2pm in the Council Chamber, Municipal Offices, Marcus Hill, Newquay TR7 1AF.

Cllr Mr Gardiner gave his apologies for the following meeting.

The chairman thanked members for their attendance and exited the meeting at 4:04pm

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

Date.....

