

Planning & Licensing Committee Minutes

NEWQUAY TOWN COUNCIL

MINUTE REF: Minutes of the Planning & Licensing Committee Meeting held on Monday 20 November 2017 at 2:00pm in the Council Chamber, Municipal Offices, Marcus Hill, Newquay. **ACTIONS:**

Present

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

Also attending

Mr J Piwecki (Deputy Town Clerk) and Mr C Rowley (Administrative Assistant to the Town Clerk) and 14 Members of the public were also in attendance.

P288/17 Apologies

No apologies were received from Cllr Kenny

P289/17 Interests

Cllr Summers declared a non-disclosable pecuniary interest in minute reference **P297/17(7)**. Cllr Miss Kenny declared a non-disclosable pecuniary interest in minute reference **P295/17(3)**

P290/17 Minutes

i. *06 November 2017*

It was proposed by Cllr Miss J Kenny, seconded by Cllr Mr M Gardiner and

RESOLVED unanimously to accept the minutes of the meeting held on 06 November 2017.

P291/17 Matters Arising

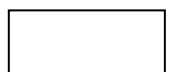
None.

P292/17 Public Engagement Time

3 members of the public attended the meeting in support of Application 8, PA17/09971, Narrowcliff Hotel, Newquay, TR7 2PG.

1 member of the public attended the meeting in objection to Application 4, PA17/09409, Land East of Merbien Farm Tregurrian Hill Newquay. There were a further 2 members of the public in support of this application.

7 members of the public attended the meeting in objection to Application 9, PA17/10138, 20 Island Crescent Newquay TR7 1DZ.



Planning & Licensing Committee Minutes

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

RESOLVED unanimously to discuss Agenda item 9 and 13.

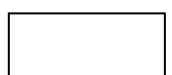
P293/17

To consider Planning Applications and correspondence relating to Applications:

| | |
|---------------------------|--|
| Application | 8 |
| Application Number | PA17/09971 |
| Proposal | Proposed demolition of existing former hotel building and erection of 13 residential apartments. |
| Location | Narrowcliff Hotel Newquay TR7 2PG |
| Applicant | Narrowcliff Hotel Ltd |
| Grid Reference | 181952/62050 |
| Comments | The proposed development conflicts with the proposed neighbourhood plan. The layout and density are overbearing and out of place in comparison to the neighbouring properties. The building design would also be detrimental to the street scene. |
| Decision | It was proposed by Cllr D Mann, seconded by Cllr Mr P Summers RESOLVED unanimously to OBJECT to PA17/09971. |
| | |
| Application | 4 |
| Application Number | PA17/09409 |
| Proposal | Application for outline planning permission for construction of 4 two storey three bed dwellings (access only) |
| Location | Land East of Merbien Farm Tregurrian Hill Newquay |
| Applicant | Mr Tom Morcom |
| Grid Reference | 185062/65159 |
| Comments | It was requested that clarification can be provided from the Planning Officer to confirm whether the proposed development would be permissible in countryside land, or would this be infill. |
| Decision | It was proposed by Cllr Miss J Kenny, seconded by Cllr Mr |

**P293/17
(1)**

OBJECT



Planning & Licensing Committee Minutes

P293/17
(2)

| | | |
|---------------------------|---|---------------|
| | S Carter and RESOLVED unanimously to OBJECT to PA17/09409. | OBJECT |
| Application | 9 | |
| Application Number | PA17/10138 | |
| Proposal | Construction of garage and attic office | |
| Location | 20 Island Crescent Newquay TR7 1DZ | |
| Applicant | Imogen Fox | |
| Grid Reference | 181237/61832 | |
| Comments | It was noted that a similar application has already been refused by the County Council. The application is currently going through an appeal; however, it's believed that the issues identified in the refusal have not been solved and they still stand. The proposed development does not have adequate drainage or boundary treatment. It was stated that having 5 applications for the same site was concerning and it is believed that applications should be deferred until previous applications have been completed. | |
| Decision | It was proposed by Cllr Miss J Kenny, seconded by Cllr Mr S Carter and RESOLVED unanimously to OBJECT to PA17/10138. | OBJECT |

P293/17
(3)

P294/17

Other Correspondence

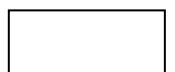
It was proposed by Cllr Miss J Kenny, seconded by Cllr Mr S Carter and

RESOLVED unanimously to request that Cllr Mr D Cheney be approached to request he attends the Cornwall Council Planning meeting 27/11/2017, failing this, the request being open to any further Councillor.

P295/17

To consider Planning Applications and correspondence relating to Applications:

| | |
|---------------------------|---|
| Application | 1 |
| Application Number | PA17/08913 |
| Proposal | Application for change of use to an off license |



Planning & Licensing Committee Minutes

P295/17
(1)

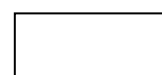
| | |
|-----------------------|---|
| Location | 7 Station Parade Newquay TR7 2NF |
| Applicant | Mrs Snitza Bekere |
| Grid Reference | 181558/61760 |
| Comments | There were no known local objections or representations from the Police. |
| Decision | It was proposed by Cllr Mr D Mann, seconded by Cllr Mr P Summers and RESOLVED to SUPPORT PA17/08913. <i>Cllr Mr S Carter voted to Object Cllr Miss J Kenny abstained from the vote</i> |

SUPPORT

P295/17
(2)

| | |
|---------------------------|--|
| Application | 2 |
| Application Number | PA17/09002 |
| Proposal | Proposed single storey rear extension |
| Location | 25 Stret Kosti Veur Wolves Nansledan Newquay |
| Applicant | Mr and Mrs Langley |
| Grid Reference | 183915/61567 |
| Comments | Members felt that the design was out of keeping with the rest of the rear street scene and is also not in keeping with the Duchy or Cornwall Master Design Plan (ie. flat roof extension as opposed to pitched roof). |
| Decision | It was proposed by Cllr Miss J Kenny, seconded by Cllr Mr J Bell and RESOLVED to OBJECT to PA17/09002. <i>Cllr Mr D Mann abstained from voting. At this time Cllr Miss J Kenny declared a discloseable pecuniary interest and left the meeting (3:15pm)</i> |
| Application | 3 |
| Application Number | PA17/09301 |
| Proposal | Separation of existing part of first floor to provide for 1 x one bedroom flat and construction of single block wall to screen existing exit |
| Location | 2 Trembath Crescent Newquay TR7 2DX |

OBJECT



Planning & Licensing Committee Minutes

P295/17
(3)

| | |
|-----------------------|---|
| Applicant | Mr Alan Brown |
| Grid Reference | 180998/61025 |
| Comments | This is a cramped development with no amenity space or parking provision. |
| Decision | It was proposed by Cllr Mr D Mann, seconded by Cllr Mr P Summers and RESOLVED to OBJECT to PA17/09301 <i>Cllr Miss J Kenny re-entered the meeting (3:28pm)</i> |

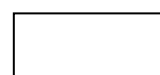
OBJECT

P295/17
(4)

| | |
|---------------------------|---|
| Application | 5 |
| Application Number | PA17/09714 |
| Proposal | Outline application for erection of a single dwelling |
| Location | Land North of 121 Herver Road Newquay |
| Applicant | Mr & Mrs V Robinson |
| Grid Reference | 183144/62092 |
| Comments | The proposed development is an overdevelopment of the site and would affect the open nature of the rear of the surrounding properties. |
| Decision | It was proposed by Cllr Mr S Carter, seconded by Cllr Miss J Kenny and RESOLVED unanimously to OBJECT to PA17/09714. |

OBJECT

| | |
|---------------------------|--|
| Application | 6 |
| Application Number | PA17/09927 |
| Proposal | Variation of condition 2 (development to be built in accordance with the approved plans) of decision no. PA15/06934 (conversion of hotel and restaurant into 4 flats and an A3 restaurant) dated 13.11.2015 to allow for the installation of a roof mounted extraction face system |
| Location | 142 Herver Road Newquay TR7 3EQ |
| Applicant | Mr W Zaman |
| Grid Reference | 183125/62020 |
| Comments | There are no known local objections. Supports the existing business use. |



Planning & Licensing Committee Minutes

P295/17
(5)

| | |
|---------------------------|--|
| Decision | It was proposed by Cllr Mr S Carter, seconded by Cllr Miss J Kenny and RESOLVED unanimously to make NO OBJECTIONS to PA17/09927. |
| Application | 7 |
| Application Number | PA17/09945 |
| Proposal | Remove existing front entrance to the hotel and replace with roman effect pillars with a balcony over also replace the s/w timber entrance doors to white upvc. With first floor internal and external alterations over. Also minor internal alterations to second floor |
| Location | Minerva Hotel 2-3 The Crescent Newquay TR7 1DT |
| Applicant | Mr & Mrs O Griffiths |
| Grid Reference | 181006/61680 |
| Comments | We support the improvement to the frontage of the building as well as the decision to opt for upvc instead of wood. |
| Decision | It was proposed by Cllr Mr D Mann, seconded by Cllr Mr S Carter and RESOLVED unanimously to SUPPORT PA17/09945. |
| Application | 10 |
| Application Number | PA17/10251 |
| Proposal | Variation of condition 3 (annexe restriction) of decision PA16/09505 to allow for holiday letting in addition to annexe use |
| Location | 2 Jubilee Street Newquay TR7 1LA |
| Applicant | Mr and Mrs B Allen |
| Grid Reference | 180585/61642 |
| Comments | There is no evidence to support why the condition should be removed. Members still feel that this annex is not suited to occupancy separate from the main dwelling. |
| Decision | It was proposed by Cllr Miss J Kenny, seconded by Cllr Mr S Carter and |

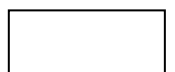
**NO
OBJECTION**

P295/17
(6)

SUPPORT

P295/17
(7)

OBJECT



Planning & Licensing Committee Minutes

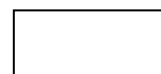
| | | |
|---------------------------|--|----------------|
| | <p>RESOLVED unanimously to OBJECT PA17/10251.</p> <p><i>At this time Cllr Mr P Summers declared a discloseable pecuniary interest in PA17/10251 and left the meeting (3:43pm)</i></p> | |
| | | |
| Application | 11 | |
| Application Number | PA17/10340 | |
| Proposal | Proposed domestic garage and storm porch | |
| Location | Stanley Villa South Quay Hill Newquay TR7 1HR | |
| Applicant | Mrs P Emmett | |
| Grid Reference | 180809/61855 | |
| Comments | There were no known local objections. | |
| Decision | <p>It was proposed by Cllr Mr S Carter, seconded by Cllr Miss J Kenny and</p> <p>RESOLVED to SUPPORT PA17/10340.</p> <p><i>At this time Cllr Mr P Summers re-entered the meeting (3:45pm)</i></p> | SUPPORT |
| | | |
| Application | 12 | |
| Application Number | PA17/10563 | |
| Proposal | Demolish existing sun room on rear elevation and replace with new sun room. Remove existing red clay tiles and replace with natural slate. Alterations to lower ground floor windows and doors. | |
| Location | 14A Alexandra Road Newquay TR7 3ND | |
| Applicant | Mr and Mrs Parton | |
| Grid Reference | 183110/62757 | |
| Comments | No known local objections and minor changes to the rear of the building. | |
| Decision | <p>It was proposed by Cllr Miss J Kenny, seconded by Cllr Mr S Carter and</p> <p>RESOLVED unanimously to SUPPORT PA17/10563.</p> | SUPPORT |

P295/17
(8)

P295/17
(9)

P296/17

Public Consultations



Planning & Licensing Committee Minutes

A. Address Management Team Consultation – Hilgrove Mews

The proposed name is suitable.

P297/17

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

None.

P298/17

To discuss and make any decisions on previous Planning Applications

None.

P299/17

Terms of Reference and Risk Assessment

None.

P300/17

Budget Process 2018-21

The Deputy Town Clerk gave a briefing on the proposed budget.

It was requested that more information be provided for the full-time role.

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

RESOLVED unanimously to object to the budget proposal, with the full-time employee included.

P301/17

Reports and any associated recommendations from Working Parties

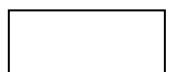
i. Newquay Neighbourhood Plan

- a. Propose that the Planning Committee recommends to Full Council that in principle the Draft Newquay Neighbourhood Plan should be submitted to Public Consultation, subject to completion of the presentation layout – and review and incorporation of recommended changes proposed by the Committee and other Councillors.*

It was proposed by Cllr Mr S Carter, seconded by Cllr Mr J Bell and

RESOLVED unanimously to RECOMMEND to Full Council that in principle the Draft Newquay Neighbourhood Plan should be submitted to Public Consultation, subject to completion of the presentation layout – and review and incorporation of recommended changes proposed by the Committee and other Councillors.

**FULL
COUNCIL
RECOMMENDATION**



Planning & Licensing Committee Minutes

ii. Derelict Buildings and Sites

No update.

P302/17

Items for information and discussion only

None.

P303/17

Date and time of next meeting

The next Planning & Licensing Committee meeting will take place on Tuesday 04 December 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 4:34pm

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

Date.....

