

Planning & Licensing Committee Minutes

NEWQUAY TOWN COUNCIL

MINUTE REF: Minutes of the Planning & Licensing Committee Meeting held on Monday 04 December 2017 at 2:00pm in the Council Chamber, Municipal Offices, Marcus Hill, Newquay. **ACTIONS:**

Present

Cllrs Mr S Carter (Chairman), Mr M Gardiner, Mr P Summers, Mr S Wilding, Miss J Kenny and Mr D Cheney.

Also attending

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

P304/17 Apologies

Apologies were received from Cllrs Mr D Mann (Vice-Chairman) and Mr J Bell.

P305/17 Interests

None.

P306/17 Minutes

- i. 20 November 2017

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

RESOLVED to accept the minutes of the meeting held on 20 November 2017.

Cllr D Cheney abstained due to absence.

P307/17 Matters Arising

None.

P308/17 Public Engagement Time

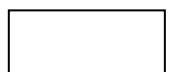
None.

P309/17 Public Consultations

None.

P310/17 To discuss and make any decisions on Licensing Applications and other Licensing matters

- A. Premier Inn (Proposed) Land at Narrowcliff, Newquay TR7 2PR



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(Films / Late Night refreshment / Alcohol)

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

RESOLVED unanimously to make no representation.

**No
Representation**

P311/17 **To discuss and make any decisions on previous Planning Applications**

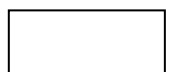
None.

P312/17 **To consider Planning Applications and correspondence relating to Applications:**

Application	1
Application Number	PA17/00034/NDP
Proposal	Plan proposal submitted for Crantock Parish Neighbourhood Development Plan
Location	Crantock Council
Applicant	Crantock Parish Council
Grid Reference	
Comments	It was stated that the view from Newquay to Crantock isn't included within the plan, which members believed should be added to protect the North side of the Gannel. It is therefore requested that it be included into the plan to ensure that developments on the hill and over the brow of the hill would not be supported. Newquay Town Council wasn't invited through the consultation period, or else the above comment would have been mentioned.
Decision	It was proposed by Cllr Mr S Carter, seconded by Cllr Miss J Kenny and RESOLVED unanimously to SUPPORT PA17/00034/NDP.
Application	2
Application Number	PA17/06671
Proposal	Affordable residential development of 16 apartments and 5 houses at 12-14 Henvver Road
Location	Land at 12-14 Henvver Road Newquay TR7 3BJ
Applicant	Mr Sara Hodges

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(1)**

Support



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(2)

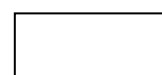
Grid Reference	
Comments	Members noted the change which had resolved previous issues, however, members would like the Officer to review the loss of light to the neighbouring properties.
Decision	It was proposed by Cllr Miss J Kenny, seconded by Cllr Mr S Carter and RESOLVED unanimously to make NO OBJECTION to PA17/06671.

No Objection

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Application	3
Application Number	PA17/10135
Proposal	Change of use education centre with offices and storage with construction of non-supporting internal stud walls
Location	Newquay Open Learning Centre Chapel Hill Newquay TR7 1ND
Applicant	Foxy Locks
Grid Reference	180725/61654
Comments	We understand that there isn't an education body to take the existing infrastructure over.
Decision	It was proposed by Cllr Miss J Kenny, seconded by Cllr Mr S Carter and RESOLVED unanimously to make NO OBJECTION to PA17/10135.
Application	4
Application Number	PA17/10205
Proposal	Demolition of Seawynds Bungalow and replace with two storey dwelling
Location	Seawynds Tregurrian Newquay
Applicant	Mr William Fullerton
Grid Reference	185311/65206
Comments	More information is required to confirm the locality of the development and the character of the area in which it's in.
Decision	It was proposed by Cllr Miss J Kenny, seconded by Cllr Mr

No Objection



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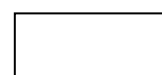
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(4)

	S Carter and RESOLVED unanimously to OBJECT to PA17/10205.
Application	5
Application Number	PA17/10413
Proposal	Conversion of existing property into 2 separate dwellings (two bedroom flat on the ground floor and a second two bedroom flat, set over the 1 st and 2 nd floors) including an extension to the front aspect dormer window
Location	31 st Georges Road Newquay TR7 1RD
Applicant	Mr Dan Teagle
Grid Reference	180741 / 61430
Comments	It was requested whether the building at the back would upset the natural building line of the rear of the properties.
Decision	It was proposed by Cllr Mr S Carter, seconded by Cllr Mr M Gardiner and RESOLVED to make NO OBJECTION to PA17/10413. <i>Cllr Mr P Summers voted to Object.</i> <i>Cllr Miss J Kenny abstained from the vote.</i>
Application	6
Application Number	PA17/10476
Proposal	Proposed dropped kerb and crossover to provide vehicle access to: and the creation of off-street parking space on forecourt to property
Location	Qumran 5-7 Trevoise Avenue Newquay TR7 1NJ
Applicant	Mr Naeem Ahmad
Grid Reference	180379 / 61720
Comments	The proposed plans would mean the loss of public parking spaces in the winter and the further loss of a turning point in the road.
Decision	It was proposed by Cllr Mr S Carter, seconded by Cllr Mr D Cheney and

Object

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No Objection



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	RESOLVED unanimously to OBJECT to PA17/10476.
Application	7
Application Number	PA17/10501
Proposal	Construction of an office and storage building (change of use of site from residential to B8) (Resubmission of application no PA17/08135 dated 18/10/17)
Location	76 Edgcumbe Avenue Newquay TR7 2NN
Applicant	Mr & Mrs R Reynolds
Grid Reference	181831 / 61455
Comments	The proposed plans haven't resolved previous concerns and would have a detrimental effect to the visual amenities to the area.
Decision	It was proposed by Cllr Miss J Kenny, seconded by Cllr Mr S Carter and RESOLVED unanimously to OBJECT to PA17/10501.

Object

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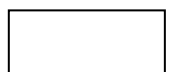
Application	8
Application Number	PA17/10596
Proposal	Outline application for a proposed new dwelling with associated access to previously submitted application PA17/05218
Location	Land WNW of 80 Edgcumbe Avenue Newquay TR7 2NW
Applicant	Mr D Shaw
Grid Reference	181767 / 61385
Comments	We await to see the reserved matters, we note the comment received from Highways.
Decision	It was proposed by Cllr Mr S Carter, seconded by Cllr Miss J Kenny and RESOLVED unanimously to make NO OBJECTION to PA17/10596.

Object

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Application	9
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No Objection



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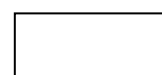
Application Number	PA17/10622
Proposal	Variation of condition number 2 (approved plans) in respect of decision notice PA16/00006 and subsequent appeal decision notice APP/D0840/W/16/3162754 (Construction of a detached dwelling with internal garage and construction of a detached garage and new vehicular access to serve 61 Bonython Road)
Location	Land to the rear of 61 Bonython Road Newquay TR7 3AL
Applicant	Mr Guy Adams
Grid Reference	182833/62305
Comments	We are aware that there are concerns that this new property would still be in connection with the host dwelling which is acting as a business, as there is no clear demarcation (i.e. fencing) between the two properties.
Decision	It was proposed by Cllr Mr S Carter, seconded by Cllr Miss J Kenny and RESOLVED to OBJECT to PA17/10622. <i>Cllr Mr P Summers abstained from the vote.</i>
Application	10
Application Number	PA17/10751
Proposal	Proposed demolition of summerhouse and stores and construction of ancillary building to form home office and gym for the owner's family use only (not guests staying at the guest house)
Location	Accommodation at Trewinda 17 Elliot Gardens Newquay TR7 2QE
Applicant	Mr Mark Thake
Grid Reference	181954 / 61841
Comments	It was requested that a condition be placed, stating no residential use.
Decision	It was proposed by Cllr Miss J Kenny, seconded by Cllr Mr M Gardiner and RESOLVED unanimously to OBJECT to PA17/10751.

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Object

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Object



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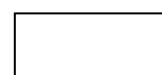
Application	11
Application Number	PA17/10753
Proposal	Proposed extensions and alterations, including raising roof height to provide a first floor
Location	26 Chichester Crescent Newquay TR7 2LD
Applicant	Mrs Bobbie Cobley
Grid Reference	181754 / 60668
Comments	Fits into the street scene.
Decision	It was proposed by Cllr Miss J Kenny, seconded by Cllr Mr S Carter and RESOLVED unanimously to SUPPORT PA17/10753.
Application	12
Application Number	PA17/10874
Proposal	Extension of porch with pitched roof over, providing entrance and WC
Location	14 Sweet Briar Crescent Newquay TR7 2JP
Applicant	Mrs Debbie Saunders
Grid Reference	182263 / 60741
Comments	Minimal changes to the street scene.
Decision	It was proposed by Cllr Miss J Kenny, seconded by Cllr Mr S Carter and RESOLVED unanimously to SUPPORT PA17/10874.
Application	13
Application Number	PA17/10910
Proposal	Replace the existing window with Upvc external door to the rear of the property
Location	3 Treffry Court Newquay TR7 1LQ
Applicant	Mr George Jones
Grid Reference	180681 / 61577

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Support

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Support



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(13)

Comments	Required works.
Decision	It was proposed by Cllr Mr S Carter, seconded by Cllr Mr M Gardiner and RESOLVED to SUPPORT PA17/10910. <i>Cllr Miss J Kenny abstained from the vote.</i>
Application	14
Application Number	PA17/10917
Proposal	Demolish existing out buildings and small rear single storey extension. Construct a new rear single storey extension and double storey side extension both with flat roofs
Location	33 Carminow Way Newquay TR7 3AX
Applicant	Mr Kath Jones
Grid Reference	182531 / 62165
Comments	No known local objection.
Decision	It was proposed by Cllr Miss J Kenny, seconded by Cllr Mr S Carter and RESOLVED to SUPPORT PA17/10917. <i>Cllr Mr P Summers abstained from the vote.</i>
Application	15
Application Number	PA17/11102
Proposal	Proposed rear extension and loft conversion with change of hip to gable
Location	56 Bonython Road Newquay TR7 3AN
Applicant	Mr Tony Good
Grid Reference	182515 / 62313
Comments	In keeping with the neighbouring property and no known local objections.
Decision	It was proposed by Cllr Mr D Cheney, seconded by Cllr Miss J Kenny and RESOLVED to SUPPORT PA17/11102.

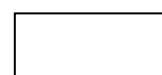
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Support

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Support



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	<i>Cllr Mr P Summers abstained from the vote.</i>
Application	16
Application Number	PA17/11077
Proposal	Proposed two storey side extension
Location	8 Carminow Way Newquay TR7 3AY
Applicant	Mrs A Williams
Grid Reference	182369 / 62189
Comments	There were no known local objections and concerns were raised around the symmetry to the neighbouring property.
Decision	It was proposed by Cllr Mr D Cheney, seconded by Cllr Mr S Carter and RESOLVED unanimously to make NO OBJECTION to PA17/11077.

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(16)**

No Objection

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Terms of Reference and Risk Assessment

None.

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Reports and any associated recommendations from Working Parties

i. Newquay Neighbourhood Plan

A brief update was given on the status of the plan.

ii. Derelict Buildings and Sites

None.

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Other Correspondence

None.

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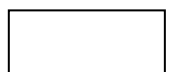
Items for information and discussion only

None.

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Date and time of next meeting

The next Planning & Licensing Committee meeting will take place on Monday 18 December 2017 at 2pm in the Council Chamber, Municipal Offices, Marcus Hill, Newquay TR7 1AF.



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The chairman thanked members for their attendance and exited the meeting at 3:00pm

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

Date.....

