

# 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

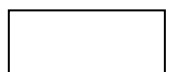
None.

### **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**

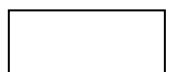
None.

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

<b>Application</b>	1
<b>Application Number</b>	PA17/00034/NDP
<b>Proposal</b>	Plan proposal submitted for Crantock Parish Neighbourhood Development Plan
<b>Location</b>	Crantock Council
<b>Applicant</b>	Crantock Parish Council
<b>Grid Reference</b>	
<b>Comments</b>	<b>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.</b>
<b>Decision</b>	It was proposed by Cllr Mr S Carter, seconded by Cllr Miss J Kenny and  <b>RESOLVED unanimously to SUPPORT PA17/00034/NDP.</b>
<b>Application</b>	2
<b>Application Number</b>	PA17/06671
<b>Proposal</b>	Affordable residential development of 16 apartments and 5 houses at 12-14 Henvver Road
<b>Location</b>	Land at 12-14 Henvver Road Newquay TR7 3BJ
<b>Applicant</b>	Mr Sara Hodges

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(1)**

**Support**



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(2)

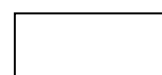
<b>Grid Reference</b>	
<b>Comments</b>	<b>Members noted the change which had resolved previous issues, however, members would like the Officer to review the loss of light to the neighbouring properties.</b>
<b>Decision</b>	It was proposed by Cllr Miss J Kenny, seconded by Cllr Mr S Carter and  <b>RESOLVED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

No Objection

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(3)

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

No Objection



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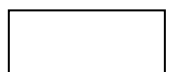
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	S Carter and  <b>RESOLVED unanimously to OBJECT to PA17/10205.</b>
<b>Application</b>	5
<b>Application Number</b>	PA17/10413
<b>Proposal</b>	Conversion of existing property into 2 separate dwellings (two bedroom flat on the ground floor and a second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

**Object**

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(5)

**No Objection**



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	<b>RESOLVED unanimously to OBJECT to PA17/10476.</b>
<b>Application</b>	7
<b>Application Number</b>	PA17/10501
<b>Proposal</b>	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)
<b>Location</b>	76 Edgcumbe Avenue Newquay TR7 2NN
<b>Applicant</b>	Mr & Mrs R Reynolds
<b>Grid Reference</b>	181831 / 61455
<b>Comments</b>	<b>The proposed plans haven't resolved previous concerns and would have a detrimental effect to the visual amenities to the area.</b>
<b>Decision</b>	It was proposed by Cllr Miss J Kenny, seconded by Cllr Mr S Carter and  <b>RESOLVED unanimously to OBJECT to PA17/10501.</b>

Object

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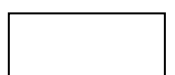
<b>Application</b>	8
<b>Application Number</b>	PA17/10596
<b>Proposal</b>	Outline application for a proposed new dwelling with associated access to previously submitted application PA17/05218
<b>Location</b>	Land WNW of 80 Edgcumbe Avenue Newquay TR7 2NW
<b>Applicant</b>	Mr D Shaw
<b>Grid Reference</b>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

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<b>Application</b>	9
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No Objection



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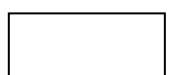
<b>Application Number</b>	PA17/10622
<b>Proposal</b>	Variation of condition number 2 (approved plans) in respect of decision notice PA16/00006 and subsequent appeal decision notice APP/D0840/W/16/3162754 (Construction of a detached dwelling with internal garage and construction of a detached garage and new vehicular access to serve 61 Bonython Road)
<b>Location</b>	Land to the rear of 61 Bonython Road Newquay TR7 3AL
<b>Applicant</b>	Mr Guy Adams
<b>Grid Reference</b>	182833/62305
<b>Comments</b>	<b>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.</b>
<b>Decision</b>	It was proposed by Cllr Mr S Carter, seconded by Cllr Miss J Kenny and  <b>RESOLVED to OBJECT to PA17/10622.</b>  <i>Cllr Mr P Summers abstained from the vote.</i>
<b>Application</b>	10
<b>Application Number</b>	PA17/10751
<b>Proposal</b>	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)
<b>Location</b>	Accommodation at Trewinda 17 Elliot Gardens Newquay TR7 2QE
<b>Applicant</b>	Mr Mark Thake
<b>Grid Reference</b>	181954 / 61841
<b>Comments</b>	<b>It was requested that a condition be placed, stating no residential use.</b>
<b>Decision</b>	It was proposed by Cllr Miss J Kenny, seconded by Cllr Mr M Gardiner and  <b>RESOLVED unanimously to OBJECT to PA17/10751.</b>

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Object

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Object



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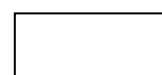
<b>Application</b>	11
<b>Application Number</b>	PA17/10753
<b>Proposal</b>	Proposed extensions and alterations, including raising roof height to provide a first floor
<b>Location</b>	26 Chichester Crescent Newquay TR7 2LD
<b>Applicant</b>	Mrs Bobbie Cobley
<b>Grid Reference</b>	181754 / 60668
<b>Comments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

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Support

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Support



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(13)

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

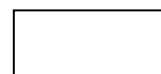
**Support**

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**Support**

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**Support**





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

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(16)**

**No Objection**

**P313/17**

**Terms of Reference and Risk Assessment**

None.

**P314/17**

**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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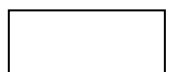
**Items for information and discussion only**

None.

**P317/17**

**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.



# Planning & Licensing Committee Minutes

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

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

**Date**.....

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