

# Planning & Licensing Committee Minutes

## NEWQUAY TOWN COUNCIL

**MINUTE REF:** Minutes of the Planning & Licensing Committee Meeting held on Monday 18 December 2017 at 2:00pm in the Council Church Hall, St Michael's Road, Newquay **ACTIONS:**

### Present

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

### Also attending

Mr J Piwecki (Deputy Town Clerk) and Mr C Rowley (Administrative Assistant to the Town Clerk). 4 members of the public was also in attendance.

### **P318/17** Apologies

Apologies had been received from Cllr Mr D Mann (Vice-Chairman). Cllr Mr P Summers stated the need for an early departure. No apologies had been received from Cllrs Mr J Bell or Miss J Kenny.

### **P319/17** Interests

None.

### **P320/17** Minutes

i. *04 December 2017*

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

**RESOLVED unanimously to accept the minutes of the meeting held on 04 December 2017.**

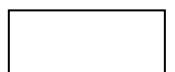
### **P321/17** Matters Arising

None.

### **P322/17** Public Engagement Time

One member of the public gave a representation in support of Application 4, PA17/10928, 27 Riverside Crescent Newquay TR7 1PJ.

*Cllr Miss Kenny entered the meeting at 14:02.*



P323/17

**To consider Planning Applications and correspondence relating to Applications:**

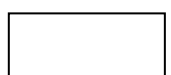
<b>Application</b>	4
<b>Application Number</b>	PA17/10928
<b>Proposal</b>	Replacement of 1970's bungalow and the erection of a highly energy efficient replacement dwelling
<b>Location</b>	27 Riverside Crescent Newquay TR7 1PJ
<b>Applicant</b>	Mr Geoff Scott
<b>Grid Reference</b>	178856 / 61298
<b>Comments</b>	<b>We like the natural colour of the materials and request that they do not change, due to the proposal being in a sensitive area.</b>
<b>Decision</b>	It was proposed by Cllr Mr Carter, seconded by Cllr Mr Wilding and  <b>RESOLVED to SUPPORT PA17/10928.</b>  <i>Cllr Miss Kenny abstained from the vote.</i>
<b>Application</b>	1
<b>Application Number</b>	PA17/10651
<b>Proposal</b>	Demolish existing garage and erect self contained annex
<b>Location</b>	37 Bonython Road Newquay TR7 3AW
<b>Applicant</b>	Mr Matthew Hills
<b>Grid Reference</b>	182537 / 62249
<b>Comments</b>	<b>Members have concerns that the proposal suggests that the development is going to be an annex, however, there is nothing in the application, or under the associated plans which suggests that there is going to be a connection with the host dwelling. Therefore, in planning terms members consider it as an independent dwelling in it's own right, which would not be appropriate in this are due to the lack of parking space or amenity provision.</b>
<b>Decision</b>	It was proposed by Cllr Mr Carter, seconded by Cllr Gardiner and  <b>RESOLVED to OBJECT to PA17/10651.</b>

P323/17  
(1)

**SUPPORT**

P323/17  
(2)

**OBJECT**

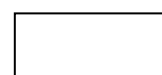


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	<i>Cllr Mr Summers abstained from the vote. At this time Cllr Mr left the meeting (2:35pm)</i>
<b>Application</b>	2
<b>Application Number</b>	PA17/10851
<b>Proposal</b>	Change of use of Unit 3 (ground and first floor and associated outside seating area) from A3 (restaurant and cafes) to A4 (drinking establishment)
<b>Location</b>	Unit 3 The Ark 1 East Street Trebarwith Crescent
<b>Applicant</b>	Monmouth Properties
<b>Grid Reference</b>	181143 / 61652
<b>Comments</b>	<b>Members recognised the concerns of Devon and Cornwall Police, in that the plot currently has permission for an outside seating area. Whereas this wouldn't be an issue with a restaurant, this could become a significant issue with a drinking establishment in that patrons would be drinking and spilling out onto the footway, causing an obstruction to pedestrians and vehicles. The proposal would also encourage the public to congregate around the local area and outside spaces, increasing the likely hood of crime and disorder in this area which at present does not have any drinking establishment of a similar scale.</b>
<b>Decision</b>	It was proposed by Cllr Miss Kenny, seconded by Cllr Mr Carter and  <b>RESOLVED unanimously to OBJECT to PA17/10851.</b>
<b>Application</b>	3
<b>Application Number</b>	PA17/10888
<b>Proposal</b>	Application for variation of condition number 3 (garage retention condition) in respect of decision notice C2/87/00878/S07 to allow conversion of the garage of 11 Crown Close to a bedroom
<b>Location</b>	11 Crown Close Newquay TR7 2TR
<b>Applicant</b>	Miss Thelma Scott
<b>Grid Reference</b>	182176 / 60848
<b>Comments</b>	<b>The estate was designed to have garages which</b>

P323/17  
(3)

**OBJECT**



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P323/17  
(4)

	<b>support the dwellings and the proposal would be inappropriate. It is believed that the condition should be maintained.</b>
<b>Decision</b>	It was proposed by Cllr Miss Kenny, seconded by Cllr Mr Carter and  <b>RESOLVED unanimously to OBJECT to PA17/10888.</b>

**OBJECT**

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(5)

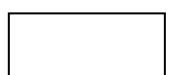
<b>Application</b>	5
<b>Application Number</b>	PA17/11140
<b>Proposal</b>	Change of use of an employment unit (A1/A2/A3/A5/B1 use) to D1 (Non-Residential Institution
<b>Location</b>	Unit 176 1 Chi Tennyson Plen Tennyson Nansledan
<b>Applicant</b>	Mr Martin
<b>Grid Reference</b>	183898 / 61449
<b>Comments</b>	<b>Reasonable use for the proposed location.</b>
<b>Decision</b>	It was proposed by Cllr Mr Carter, seconded by Cllr Mr Gardiner and  <b>RESOLVED unanimously to SUPPORT PA17/11140.</b>

**SUPPORT**

P323/17  
(6)

<b>Application</b>	6
<b>Application Number</b>	PA17/11232
<b>Proposal</b>	Non material amendment (1) to change the design of the skate park, the overall footprint to be reduced, fencing to not be replaced immediately, CCTV to be done in phase 2, new lighting plan provided and addition of a concession stand pad in respect of decision notice PA16/09077
<b>Location</b>	Newquay Skate Park Trenance Leisure Park Newquay TR7 2LZ
<b>Applicant</b>	Newquay Town Council
<b>Grid Reference</b>	
<b>Comments</b>	<b>Members have no objections to the revised plans.</b>
<b>Decision</b>	It was proposed by Cllr Mr Carter, seconded by Cllr Mr Gardiner and  <b>RESOLVED unanimously to make NO</b>

**NO  
OBJECTION**



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	<b>OBJECTION to PA17/11232.</b>
<b>Application</b>	7
<b>Application Number</b>	PA17/11139
<b>Proposal</b>	Removal of existing shed (used for storage), new sauna structure with external shower. New low level storage unit along front elevation of pool
<b>Location</b>	Watergate Bay Hotel Trevarrian Hill Watergate Bay Newquay
<b>Applicant</b>	Mr Will Ashworth Watergate Bay Hotel Ltd
<b>Grid Reference</b>	184166 / 64977
<b>Comments</b>	<b>It was noted that the Applicant had been working with the Environment Agency in regard to previous applications on the site and the proposal is part of an existing development.</b>
<b>Decision</b>	It was proposed by Cllr , seconded by Cllr and  <b>RESOLVED unanimously to SUPPORT PA17/11139.</b>

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(7)

**SUPPORT**

P324/17

**Public Consultations**

P325/17

None.

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

P326/17

None.

**To discuss and make any decisions on previous Planning Applications**

PA17/10622 – 61 Bonython Road.

Members were aware that there are concerns that there is insufficient demarcation between the two properties.

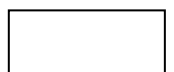
PA17/10205 - Seawynds Bungalow.

It was proposed by Cllr Mr S Carter, seconded by Cllr Mr M Gardiner and

P326/17  
(1)

**NO  
OBJECTION**

**RESOLVED unanimously to make NO OBJECTION – The precedent for the proposed development has already been set.**



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It was proposed by Cllr Mr S Carter, seconded by Cllr Mr M Gardiner and

**P326/17  
(2)**

**RESOLVED unanimously to change the following decisions in-line with the 5 day planning protocol; PA17/06235 – Agree to disagree, PA17/06396 – Agree to disagree, PA17/04543 – Maintain objection, PA17/07879 – Maintain objection, PA17/07701 – Support, PA17/10251 – Agree to disagree, PA17/09111 – Agree to disagree, PA17/09002 – Agree to disagree**

**P327/17**

**Terms of Reference and Risk Assessment**

**P328/17**

None.

**Reports and any associated recommendations from Working Parties**

*i. Newquay Neighbourhood Plan*

Cllr Miss Kenny gave a briefing on the status of the plan.

*ii. Derelict Buildings and Sites*

**P329/17**

None.

**Other Correspondence**

**P330/17**

None.

**Items for information and discussion only**

**P331/17**

None.

**Date and time of next meeting**

The next Planning & Licensing Committee meeting will take place on Tuesday 15 January 2018 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 3:02pm

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

**Date.....**

