

Planning & Licensing Committee Minutes

NEWQUAY TOWN COUNCIL

MINUTE REF: Minutes of the Planning & Licensing Committee Meeting held on Monday 15 January 2018 at 2:00pm in the Council Chamber, Municipal Offices, Marcus Hill, Newquay. **ACTIONS:**

A presentation was held at 1:30pm by Saunders Boston which proposed a Trampoline Park – Land South of Water World.

Present

Cllrs Mr S Carter (Chairman), Mr J Bell, Mr M Gardiner, Mr D Cheney, 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).

P001/18 Apologies

No apologies received, Cllr Mr Summers gave notice of an early departure.

P002/18 Interests

None.

P003/18 Minutes

i. *18 December 2017*

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

RESOLVED to accept the minutes of the meeting held on 18 December 2017.

Cllr D Cheney abstained from the vote.

P004/18 Matters Arising

None.

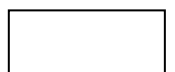
P005/18 Public Engagement Time

PA17/11528, Trebarwith Hotel Trebarwith Crescent Newquay

1 member of the public was in attendance to raise concerns around this application.

PA17/11345, Land North of 38 Pentire Avenue Pentire Crescent Newquay

2 members of the public were in attendance to support this application.



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

RESOLVED unanimously to bring forth Agenda Item 9.1, 9.5, 9.6 and 9.11.

P006/18

To consider Planning Applications and correspondence relating to Applications:

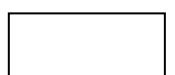
Application	1
Application Number	PA17/06655
Proposal	Replacement of two ground floor windows with two exterior patio doors (retrospective)
Location	Reef Island 30-32 Island Crescent Newquay
Applicant	Miss Marina Jegorova M.C Ltd
Grid Reference	181247 / 61786
Comments	It was noted that the application was retrospective. There were minor changes to the street scene.
Decision	It was proposed by Cllr Miss Kenny, seconded by Cllr Mr Bell and RESOLVED unanimously to make NO OBJECTION to PA17/06655.
Application	5
Application Number	PA17/11345
Proposal	Outline planning permission with some matters reserved: Erection of single storey dwelling
Location	Land North of 38 Pentire Avenue Pentire Crescent Newquay
Applicant	Mr S.P. Ellis
Grid Reference	179362 / 61455
Comments	The proposed development is a back-garden development which would contradict the emerging Newquay Neighbourhood Plan. We have concerns over the use of the access lane for a new dwelling in the back garden due to its narrow width and lack of turning space.
Decision	It was proposed by Cllr Mr Summers, seconded by Cllr Mr Wilding and RESOLVED to OBJECT to PA17/11345.

**P006/18
(1)**

No Objection

**P006/18
(2)**

Object

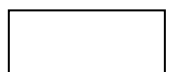


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	<i>Cllr Miss J Kenny abstained from the vote.</i>
Application	6
Application Number	PA17/11528
Proposal	Demolition of the Trebarwith Hotel and construction of 6 townhouses, 9 apartments, a detached dwelling with associated landscaping and car parking and the change of use of No. 47 and No. 49 Trebarwith Crescent from Hotel to Residential
Location	Trebarwith Hotel Trebarwith Crescent Newquay
Applicant	Trebarwith Hotel 52 Ltd
Grid Reference	181304 / 61779
Comments	The height mass and density of the proposed development is overbearing on an area of natural beauty. It was noted that the proposed development would contradict the emerging Local Plan. It was also added that the proposed development does not take the advice given on the previous application from the Principal Public Service Officer.
Decision	It was proposed by Cllr Miss Kenny, seconded by Cllr Mr Carter and RESOLVED unanimously to OBJECT to PA17/11528.
Application	11
Application Number	PA17/12039
Proposal	Renovation and extension, including minor landscaping to improve the rear terrace with decking surface
Location	6 Anthony Road Newquay TR7 2AS
Applicant	Mrs Paula Johnson
Grid Reference	181022 / 60948
Comments	No known local objections. Minor changes to the existing street scene. It is presumed that there would be no adverse effect from the opposite side of the Gannel.
Decision	It was proposed by Cllr Mr Cheney, seconded by Cllr Mr Gardiner and

P006/18
(3)

Object



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(4)

	RESOLVED to SUPPORT PA17/12039.	
	<i>Cllr Miss Kenny abstained from the vote.</i>	
Application	2	
Application Number	PA17/10894	
Proposal	Application for the change of use to pasty and ice cream shop	
Location	5 Fore Street Newquay TR7 1HB	
Applicant	Miss Claire Ratty	
Grid Reference	180814 / 61688	
Comments	It was requested that the applicant refer to the principles of Shop Front Guide in the emerging Neighbourhood Plan.	
Decision	It was proposed by Cllr Miss Kenny, seconded by Cllr Mr Gardiner and RESOLVED unanimously to SUPPORT PA17/10894.	

Support

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(5)

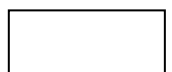
Application	3	
Application Number	PA17/10917	
Proposal	Demolish existing side out buildings and small rear single story extension. Construct a new rear single storey extension and double storey side extension, both with flat roofs (Amended plans)	
Location	33 Carminow Way Newquay TR7 3AZ	
Applicant	Mr Kath Jones	
Grid Reference	N/A	
Comments	The amended plans are an improvement on the previous supported application.	
Decision	It was proposed by Cllr Miss Kenny, seconded by Cllr Mr Gardiner and RESOLVED unanimously to SUPPORT PA17/10917.	

Support

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(6)

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Support



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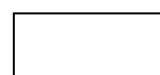
Application	4
Application Number	PA17/11288
Proposal	Change of use from Retail (A1) to 1x1 bedroom flat with new windows and doors and external landscaping
Location	36 East Street Newquay TR7 1BH
Applicant	Mr David Hoskins
Grid Reference	181268 / 61657
Comments	It was requested that the Planning Officer review potential issues of overlooking. It was further noted that this a residential development within a main commercial area and there are concerns whether this may impact the neighbouring business.
Decision	It was proposed by Cllr Miss Kenny, seconded by Cllr Mr Cheney and RESOLVED unanimously to OBJECT to PA17/11288.
Application	7
Application Number	PA17/11789
Proposal	Demolition of existing garage / workshop and construction of new one bedroom bungalow with parking and formation of new vehicular access
Location	1 Gresham Close Newquay TR7 2LF
Applicant	Mr Lance Longfield
Grid Reference	181711 / 60765
Comments	The proposed development would have a negative impact on the neighbouring properties and street scene. The layout and density is an overdevelopment of the footprint with restricted parking provision over both dwellings.
Decision	It was proposed by Cllr Mr Summers, seconded by Cllr Mr Cheney and RESOLVED unanimously to OBJECT to PA17/11789.

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Object

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(8)

Object



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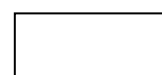
Application	8
Application Number	PA17/11808
Proposal	Conversion of loft to form bedrooms, proposed front porch and internal / external alterations
Location	115 Mount Wise Newquay TR7 1QR
Applicant	Mr Paul Houston
Grid Reference	180692 / 61316
Comments	No known local objections and minimal changes to street scene.
Decision	It was proposed by Cllr Mr Wilding, seconded by Cllr Mr Cheney and RESOLVED to SUPPORT PA17/11808. <i>Cllrs Miss Kenny and Mr Summers abstained from the vote</i>
Application	9
Application Number	PA17/11832
Proposal	Convert existing detached garage into an annexe with a rear extension and increase roof ridge level by 650mm
Location	33 Curlew Close Newquay TR7 1SU
Applicant	Ms S Bonnici
Grid Reference	179996 / 61226
Comments	The proposed development is out of keeping with the local estate. There were further concerns over the later possibility of converting into a separate dwelling.
Decision	It was proposed by Cllr Mr Summers, seconded by Cllr Mr Cheney and RESOLVED unanimously to OBJECT to PA17/11832.
Application	10
Application Number	PA17/12037
Proposal	Non-material amendment for change of finish to dormers from concrete pan tiles to Marley Cedral weather boarding

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(9)

Support

P006/18
(10)

Object



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(11)

	(colour light grey) in respect of decision notice PA17/06961
Location	71A Trenance Road Newquay TR7 2HL
Applicant	Mr and Mrs Holmes
Grid Reference	N/A
Comments	Minor changes to the street scene.
Decision	It was proposed by Cllr Miss Kenny, seconded by Cllr Mr Carter and RESOLVED unanimously to SUPPORT PA7/12037.

Support

P006/18
(12)

Application	12
Application Number	PA18/00034
Proposal	Extension of front glazing. Replacement roof incorporating Juliet balconies including rear extension. External insulation and cladding.
Location	10 Trevemper Road Newquay TR7 2HR
Applicant	Mr Kenneth Pauls
Grid Reference	181612 / 60906
Comments	No known local objections with minor changes to the street scene.
Decision	It was proposed by Cllr Miss Kenny, seconded by Cllr Mr Gardiner and RESOLVED unanimously to SUPPORT PA18/00034.

Support

P007/18

Public Consultations

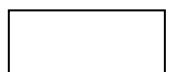
1a Porth Bean Road – It was noted that this development would be discussed at Cornwall Council’s Planning Meeting on Monday 22nd January, no members were able to attend so a request was made to submit our apology.

At this time Cllr Mr Wilding left the meeting (3:05pm)

P008/18

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

Devon and Cornwall Police are objecting to the licensing application for the Premier Inn, due to the lack of a challenge 25 policy.



P009/18 **To discuss and make any decisions on previous Planning Applications**

None

P010/18 **Terms of Reference and Risk Assessment**

None.

P011/18 **Reports and any associated recommendations from Working Parties**

i. Newquay Neighbourhood Plan

The Neighbourhood Plan has been released for a public consultation. It was requested that all member review the documents. It is hoped that the Plan will be presented for April’s Full Council meeting.

ii. Derelict Buildings and Sites

None.

P012/18 **Other Correspondence**

None.

P013/18 **Items for information and discussion only**

Members thanked the previous Councillor Mr David Mann for his support and assistance with the committee.

P014/18 **Date and time of next meeting**

The next Planning & Licensing Committee meeting will take place on 29 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 3:18pm

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

Date.....

