

# Planning & Licensing Committee Minutes

## NEWQUAY TOWN COUNCIL

**MINUTE REF:** Minutes of the Planning & Licensing Committee Meeting held on Monday 29 January 2018 at 2:00pm in the Council Chamber, Municipal Offices, Marcus Hill, Newquay. **ACTIONS:**

A presentation was held at 13:30 by Vision Nine regarding an upcoming Planning Application for Boardmasters 2018.

### Present

Cllrs Mr S Carter (Chairman), Miss J Kenny, Mr M Gardiner, Mr P Summers, Mr J Bell, Mr S Wilding 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). Three representatives from Vision Nine were present, with a further 7 members of the public.

**P015/18** **Elect a Planning & Licensing Committee Vice-Chairman for 2017-18 Civic Year**

It was proposed by Cllr Miss J Kenny, seconded by Cllr Mr S Carter and  
**RESOLVED unanimously to elect Cllr Mr M Gardiner as the Vice-Chairman for the 2017-18 Civic Year.**

**P016/18** **Apologies**

All members were present.

**P017/18** **Interests**

None.

**P018/18** **Minutes**

- i. *15 January 2018*

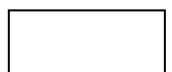
It was proposed by Cllr Mr M Gardiner, seconded by Cllr Mr S Carter and

**RESOLVED unanimously to accept the minutes of the meeting held on 15 January 2018.**

**P019/18** **Matters Arising**

None

**P020/18** **Public Engagement Time**



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5 members of the public objected to this application.

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

**RESOLVED unanimously to move forth agenda item 9.**

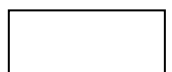
**P021/18**

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

<b>Application</b>	1
<b>Application Number</b>	PA17/11621
<b>Proposal</b>	Demolish existing annexe and garage form new detached dormer bungalow to south of number 22
<b>Location</b>	The Annexe 22 Greenbank Crescent Newquay TR7 3JX
<b>Applicant</b>	Mrs Connie Roy
<b>Grid Reference</b>	183236 / 62515
<b>Comments</b>	<p><b>OBJECT – The proposed development would appear to be detrimental to the neighbouring properties and the mass and height is an overdevelopment on a physically constrained site.</b></p> <p><b>The dwelling is also in conflict with the emerging Neighbourhood Plan under:</b></p> <p><b>Policy G2 subsection I. due to the lack of a sustainable drainage solution. (SUDS)</b></p> <p><b>Policy H2. This would adversely affect the neighbouring properties.</b></p> <p><b>The dwellings on the Porth Estate is naturally tiered, placing a dwelling that is larger than the original dwelling would upset this natural incline.</b></p>
<b>Decision</b>	<p>It was proposed by Cllr Mr P Summers, seconded by Cllr Mr D Cheney and</p> <p><b>RESOLVED unanimously to OBJECT to PA17/11621.</b></p>
<b>Application</b>	2
<b>Application Number</b>	PA17/12142
<b>Proposal</b>	Construction of 20 dwellings with associated infrastructure

**P021/18  
(1)**

**OBJECT**

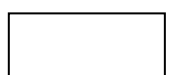


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	<b>Location</b>	Phase 2A Nansledan Quintrell Road Newquay
	<b>Applicant</b>	Mr Phillip Storey Morrish Builders
	<b>Grid Reference</b>	183925 / 616980
	<b>Comments</b>	<b>OBJECT – The proposed development would contradict the guidance set out by Cornwall Council. it would also oppose the emerging Neighbourhood Plan under Policy H4; as this policy states that any property with 2+ bedrooms require a minimum of 2 car parking spaces.</b>
<b>P021/18 (2)</b>	<b>Decision</b>	It was proposed by Cllr Mr P Summers, seconded by Cllr Miss J Kenny and  <b>RESOLVED unanimously to OBJECT to PA17/12142.</b>
<b>P021/18 (3)</b>		It was proposed by Cllr Mr P Summers, seconded by Cllr Miss J Kenny and  <b>RESOLVED unanimously to bring forth agenda item 9.6</b>
	<b>Application</b>	6
	<b>Application Number</b>	PA18/00192
	<b>Proposal</b>	Listed building consent to convert existing building into a dwelling with garaged areas and roof terrace over
	<b>Location</b>	Claremont Methodist Church Beachfield Avenue Newquay TR7 1DP
	<b>Applicant</b>	Mr and Mrs J Hurley
	<b>Grid Reference</b>	180967 / 61677
	<b>Comments</b>	<b>OBJECT – Members requested the opinion of the Heritage Officer. There were no objections around the change of use or internal works, however, it was believed that the exterior should be maintained.</b>
<b>P021/18 (4)</b>	<b>Decision</b>	It was proposed by Cllr Miss J Kenny, seconded by Cllr Mr S Carter and  <b>RESOLVED to OBJECT to PA18/00192.</b> <i>Cllr Mr J Bell abstained from voting.</i>
	<b>Application</b>	3

**OBJECT**

**OBJECT**



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P021/18  
(5)

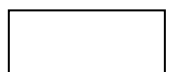
<b>Application Number</b>	PA17/12004
<b>Proposal</b>	Conversion of property into a 4 bedroom dwelling with extensions to the side to form garaged parking at front and rear with roof terraces over
<b>Location</b>	Claremont Methodist Church Beachfield Avenue Newquay TR7 1DP
<b>Applicant</b>	Mr and Mrs J Hurley
<b>Grid Reference</b>	180967 / 61677
<b>Comments</b>	<b>OBJECT – Members requested the opinion of the Heritage Officer. There were no concerns around the change of use or internal works, however, it was believed the exterior should be maintained.</b>
<b>Decision</b>	It was proposed by Cllr Mr J Kenny, seconded by Cllr Mr S Carter and  <b>RESOLVED to OBJECT to PA17/12004.</b> <i>Cllr Mr J Bell abstained from voting.</i>

**OBJECT**

P021/18  
(6)

<b>Application</b>	4
<b>Application Number</b>	PA18/00053
<b>Proposal</b>	Reapplication: Construction of an end terrace dwelling previously approved under decision notice PA11/05025 - PA15/00215
<b>Location</b>	1 Barrowfield View Narrowcliff Newquay TR7 2QH
<b>Applicant</b>	Megan Gordon
<b>Grid Reference</b>	182176 / 62121
<b>Comments</b>	<b>SUPPORT – The proposed development is a renewal of a previously approved application.</b>
<b>Decision</b>	It was proposed by Cllr , seconded by Cllr and  <b>RESOLVED unanimously to SUPPORT PA18/00053.</b>
<b>Application</b>	5
<b>Application Number</b>	PA18/00133
<b>Proposal</b>	Rear extension
<b>Location</b>	69 Ulalia Road Newquay TR7 2PZ

**SUPPORT**



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P021/18  
(7)

<b>Applicant</b>	Mr Warren Nield
<b>Grid Reference</b>	181983 / 61672
<b>Comments</b>	<b>OBJECT – The flat roof would be out of keeping with the surrounding 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 PA18/00133.</b>

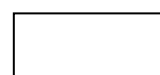
SUPPORT

P021/18  
(8)

<b>Application</b>	7
<b>Application Number</b>	PA18/00324
<b>Proposal</b>	Change of use from existing annex to single bed studio self contained flats with existing garage adjacent
<b>Location</b>	Rear of 60 Edgcumbe Avenue Newquay TR7 2NJ
<b>Applicant</b>	Mr Keith Whitehouse ABS
<b>Grid Reference</b>	181808 / 61695
<b>Comments</b>	<b>OBJECT – This cramped location would not be appropriate for another house hold. There is a lack of amenity space.</b>
<b>Decision</b>	It was proposed by Cllr Mr S Carter, seconded by Cllr Miss J Kenny and  <b>RESOLVED unanimously to OBJECT to PA18/00324.</b>

OBJECT

<b>Application</b>	8
<b>Application Number</b>	PA18/00366
<b>Proposal</b>	Non-material amendment (NMA2) to: alter communal stairs and lift (all floors); update all floor plans taking into account new stairs, lift and lobby positions; ground floor apartment 01 to have the same 'pop out' (south elevation) as first and second floors; Apartment 09 layout altered and third bedroom achieved; protected privacy of neighbours has been achieved by altering wall, window positions and use of obscure glazed privacy screening; north elevation – windows resized, new service cupboard door to ground and the east and west terrace areas and smoke vent on roof; east elevation – third floor bedroom window moved to east elevation, bi-fold door to terrace



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	split into two bi-fold doors and smoke vent on roof; south elevation – ground, first and second floor en suite window opening sizes, first and second floor bathroom windows removed, obscure screening to the east and west terrace areas and smoke vent on roof; west elevation – third floor bi fold door (onto west terrace) split into small two smaller bi-fold doors in respect of decision notice PA16/08993.	
<b>Location</b>	Porth Cove Watergate Road Newquay TR7 3LX	
<b>Applicant</b>	Mr Jonathan Gazzard Barnett Developments	
<b>Grid Reference</b>	N/A	
<b>Comments</b>	<b>NO OBJECTION – Members were surprised that this application is a non-material amendment due to the extensive proposed changes.</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 PA18/00366.</b>	<b>NO OBJECTION</b>
<b>Application</b>	9	
<b>Application Number</b>	PA18/00608	
<b>Proposal</b>	Two-storey extension with first floor balcony to rear and extension to garage	
<b>Location</b>	6 Chyverton Close Newquay TR7 2AR	
<b>Applicant</b>	Mr and Mrs Taylor-Jones	
<b>Grid Reference</b>	180925 / 60939	
<b>Comments</b>	<b>SUPPORT – No known local objections.</b>	
<b>Decision</b>	It was proposed by Cllr Mr D Cheney, seconded by Cllr Mr M Gardiner and  <b>RESOLVED to PA18/00608.</b> <i>Cllr Miss J Kenny and Mr P Summers abstained from voting.</i>	<b>SUPPORT</b>

P021/18  
(9)

P021/18  
(10)

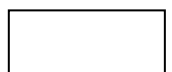
P022/18

**Public Consultations**

A discussion was held around street names proposed by the Duchy. The actual names are to be confirmed. A suggestion was made for the Duchy to approach the schools within the parish to determine future names.

P023/18

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



## Planning & Licensing Committee Minutes

- A. Barefoot at the Beach – New (Entertainment / Late Night Refreshment / Alcohol)

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

**RESOLVED unanimously to make no representation subject to the Police and Central Ward comments.**

**NO  
REPRESENTA  
TION**

**P024/18** **To discuss and make any decisions on previous Planning Applications**

None.

**P025/18** **Terms of Reference and Risk Assessment**

None.

**P026/18** **Reports and any associated recommendations from Working Parties**

- i. Newquay Neighbourhood Plan*

A brief discussion was held on the status of the consultation of the Plan and the adoption process.

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

**P026/18 (1)** **RESOLVED unanimously to arrange an evening Planning and Licensing committee meeting.**

**P&L**

It was proposed by Cllr Miss J Kenny, seconded by Cllr Mr

**P026/18 (2)** **RESOLVED unanimously to make a recommendation to Full Council to spend the remainder of the budget against the reserve through the NNP process.**

It was proposed by Cllr Miss J Kenny, seconded by Cllr Mr

**P026/18 (3)** **RESOLVED unanimously to make a recommendation to F&P to apply for a grant from Awards for All, for £11,000 to arrange a consultation for the NNP.**

**F&P**

- ii. Derelict Buildings and Sites*

None.

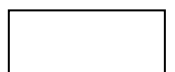
**P027/18** **Other Correspondence**

None.

**P028/18** **Items for information and discussion only**

None.

**P029/18** **Date and time of next meeting**



## Planning & Licensing Committee Minutes

The next Planning & Licensing Committee meeting will take place on 12 February 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 pm

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

**Date**.....

DRAFT

