

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:

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

Cllr Gardiner was nominated for the Vice-Chairman for the 2-17-18 Civic Year.

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

RESOLVED unanimously to elect Cllr Mr Gardiner as the Vice-Chairman for the 2017-18 Civic Year.

P016/18

Apologies

None.

P017/18

Interests

None.

P018/18

Minutes

- i. 15 January 2018

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

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

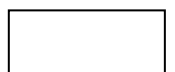
P019/18

Matters Arising

None

P020/18

Public Engagement Time



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PA17/11621 – The Annexe 22 Greenbank Crescent Newquay TR7 3JX.

5 members of the public objected to this application.

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

RESOLVED unanimously to move forth agenda item 9.

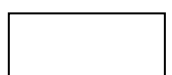
P021/18

To consider Planning Applications and correspondence relating to Applications:

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

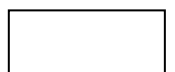
**P021/18
(1)**

OBJECT



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	infrastructure	
Location	Phase 2A Nansledan Quintrell Road Newquay	
Applicant	Mr Phillip Storey Morrish Builders	
Grid Reference	183925 / 616980	
Comments	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.	
Decision	It was proposed by Cllr Mr Summers, seconded by Cllr Miss Kenny and RESOLVED unanimously to OBJECT to PA17/12142. It was proposed by Cllr Mr Summers, seconded by Cllr Miss Kenny and RESOLVED unanimously to bring forth agenda item 9.6	OBJECT
P021/18 (2)		
P021/18 (3)		
Application	6	
Application Number	PA18/00192	
Proposal	Listed building consent to convert existing building into a dwelling with garaged areas and roof terrace over	
Location	Claremont Methodist Church Beachfield Avenue Newquay TR7 1DP	
Applicant	Mr and Mrs J Hurley	
Grid Reference	180967 / 61677	
Comments	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.	
Decision	It was proposed by Cllr Miss Kenny, seconded by Cllr Mr Carter and RESOLVED to OBJECT to PA18/00192. <i>Cllr Mr J Bell abstained from the vote.</i>	OBJECT
P021/18 (4)		



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P021/18
(5)

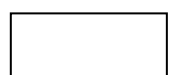
Application	3
Application Number	PA17/12004
Proposal	Conversion of property into a 4 bedroom dwelling with extensions to the side to form garaged parking at front and rear with roof terraces over
Location	Claremont Methodist Church Beachfield Avenue Newquay TR7 1DP
Applicant	Mr and Mrs J Hurley
Grid Reference	180967 / 61677
Comments	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.
Decision	It was proposed by Cllr Miss Kenny, seconded by Cllr Mr Carter and RESOLVED to OBJECT to PA17/12004. <i>Cllr Mr J Bell abstained from the vote.</i>

OBJECT

P021/18
(6)

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

SUPPORT



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P021/18
(7)

Proposal	Rear extension
Location	69 Ulalia Road Newquay TR7 2PZ
Applicant	Mr Warren Nield
Grid Reference	181983 / 61672
Comments	The flat roof would be out of keeping with the surrounding area.
Decision	It was proposed by Cllr Miss J Kenny, seconded by Cllr Mr S Carter and RESOLVED unanimously to OBJECT to PA18/00133.

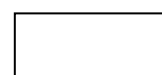
OBJECT

P021/18
(8)

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

OBJECT

Application	8
Application Number	PA18/00366
Proposal	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



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	smoke vent on roof; east elevation – third floor bedroom window moved to east elevation, bi-fold door to terrace 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.	
Location	Porth Cove Watergate Road Newquay TR7 3LX	
Applicant	Mr Jonathan Gazzard Barnett Developments	
Grid Reference	N/A	
Comments	Members were surprised that this application is a non-material amendment due to the extensive proposed changes.	
Decision	It was proposed by Cllr Miss Kenny, seconded by Cllr Mr Carter and RESOLVED unanimously to make NO OBJECTION to PA18/00366.	NO OBJECTION
Application	9	
Application Number	PA18/00608	
Proposal	Two-storey extension with first floor balcony to rear and extension to garage	
Location	6 Chyverton Close Newquay TR7 2AR	
Applicant	Mr and Mrs Taylor-Jones	
Grid Reference	180925 / 60939	
Comments	No known local objections.	
Decision	It was proposed by Cllr Mr D Cheney, seconded by Cllr Mr M Gardiner and RESOLVED to PA18/00608. <i>Cllr Miss Kenny and Mr Summers abstained from the vote.</i>	SUPPORT

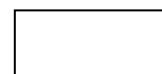
**P021/18
(9)**

**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**

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

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

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

**NO
REPRESENTATION**

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 Kenny, seconded by Cllr Mr Carter and

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

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

P026/18 (2) **RESOLVED unanimously to make a RECOMMENDATION to Full Council to spend the remainder of the NNP EMR £6283 on the Newquay Neighbourhood Plan.**

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

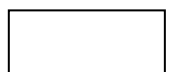
P026/18 (3) **RESOLVED unanimously to make a RECOMMENDATION to F&P to apply for a grant from Awards for All, for £11,000 to arrange a consultation for the NNP.**

**Full Council
Recommendation**

**F&P
Recommendation**

ii. Derelict Buildings and Sites

None.



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P027/18 **Other Correspondence**

None.

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

None.

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

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.....

