

NEWQUAY TOWN COUNCIL**Planning & Licensing Committee Meeting**

Minutes of the Planning & Licensing Committee Meeting held on Monday 24th August 2015 at 2pm in the Council Chamber, Municipal Offices, Marcus Hill, Newquay.

Present: Cllrs D Daniel (Chairman), S Carter (Vice-Chairman), J Rainbow, Mrs M North, and D Sleeman

Also attending: Mr J Piwecki (Deputy Town Clerk) and 6 members of the public

P290/15 – Apologies: Cllrs J Fitter, Miss J Kenny and G Edwards gave their apologies.

P291/15 – To receive Declarations of Interest and Dispensations: None.

P292/15 - To Approve the Minutes of the Meetings held on 27th July 2015

It was Proposed by Cllr D Sleeman, seconded by Cllr J Rainbow and **RESOLVED unanimously that the minutes of the meeting held on 10th August 2015 were correctly recorded and they were adopted and signed by the Chairman.**

P293/15 – Matters Arising: None.

P294/15 - Matters Referred: None.

P295/15 - To invoke Standing Order 3(e) to allow members of the public to speak:

It was proposed by Cllr D Daniel, seconded by Cllr S Carter and **RESOLVED unanimously to invoke Standing Order 3(e) to permit External reports and allow questions from members of the public**

P296/15 – Public Question Time:

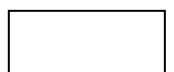
- Member of the Public 1: PA15/06960 Watersmeet Flats Beach Road Porth Newquay

The member of the public informed the committee that the height of the proposal had been reduced from the previous application. It was felt the concerns of the officer on the previous application had been addressed.

At this time 1 member of the public entered the meeting (2:08pm)

- Member of the Public 2, 3 & 4: PA15/07210 19 Sydney Road Newquay Cornwall TR7 1NQ

Members of the public spoke on an application for 19 Sydney Road. Objections raised related to the proposed access for the development and the lack of detail within the plans provided. An existing covenant was on a related piece of land which prevented it being used for anything other than a community recreational area.



P297/15 – To reconvene the meeting:

It was proposed by Cllr S Carter, Seconded by Cllr D Daniel and **RESOLVED unanimously to reconvene the meeting and move Agenda item 10 to discuss Planning Applications PA15/06960, PA15/07210 and PA15/07039 first.**

P298/15 - To consider Planning Applications and correspondence relating to Applications (list attached):

13 Application No PA15/06960
Proposal Demolition of existing garage and construction of a single semi detached dwelling
Location Watersmeet Flats Beach Road Porth Newquay
Applicant Mr and Mrs Parker
Grid Ref 182940 / 62538

**No
Objection**

Comment **Considered local objections and on balance the mass is less than the previous application.**

Proposed: Cllr J Rainbow
Seconded: Cllr D Sleeman
Decision: RESOLVED unanimously to NO OBJECTION as above.

14 Application No PA15/07210
Proposal Outline application for conversion of existing chalet and raise roof to form 3 bed dormer bungalow – All matters reserved
Location 19 Sydney Road Newquay Cornwall TR7 1NQ
Applicant Mrs Tina Baird
Grid Ref 180628 / 61921

Object

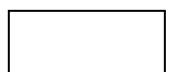
Comment **We feel this is an inappropriate development with the potential of overlooking neighbouring properties. We have serious concerns over the proposed access route for this development.**

Proposed: Cllr D Daniel
Seconded: Cllr J Rainbow
Decision: RESOLVED unanimously to OBJECT as above

At this time 5 members of the public left the meeting (2:32pm)

12 Application No PA15/07039
Proposal Outline planning consent for single storey extension over storage building to create 1No residential apartment
Location Land Adjacent To 58 East Street Newquay Cornwall TR7 1BE
Applicant Mr and Mrs L Dinnere
Grid Ref 181359 / 061632

**No
Objection**



Comment **No known local objections. Fits into existing street scene.**

Proposed: Cllr J Rainbow

Seconded: Cllr S Carter

*Decision: **RESOLVED unanimously to NO OBJECTION as above.***

At this time 1 member of the public left the meeting (2:38pm)

1. Application Proposal

No PA15/05707
Construction of a 557msq Mezzanine Floor (Use Class A1) in Unit 3 at Treloggan Road Mixed Use Development (original planning application reference C2/08/01604, as varied by PA11/07232

Location Land East of Treloggan Road Treloggan Road Newquay Cornwall

Applicant Grid Ref Mr Simon Morgan Chelverton Deeley Freed Ltd 182778 / 60283

Comment **We feel this development will attract much needed trade and footfall to Newquay. This development will bring additional employment opportunities required for the growth of Newquay.**

Proposed: Cllr D Daniel

Seconded: Cllr S Carter

*Decision: **RESOLVED unanimously to SUPPORT as above.***

2. Application Proposal

No PA15/05708
Construction of a 225msq Mezzanine Floor (Use Class A1) in Unit 4 at Treloggan Road Mixed Use Development (original planning application reference C2/08/01604, as varied by PA11/07232

Location Land East of Treloggan Road Treloggan Road Newquay Cornwall

Applicant Grid Ref Mr Simon Morgan Chelverton Deeley Freed Ltd 182778 / 60283

Comment **We feel this development will attract much needed trade and footfall to Newquay. This development will bring additional employment opportunities required for the growth of Newquay.**

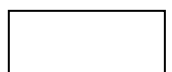
Proposed: Cllr D Daniel

Seconded: Cllr S Carter

*Decision: **RESOLVED unanimously to SUPPORT as above.***

Support

Support



3. Application No PA15/05709
Proposal Construction of a 186msq Mezzanine Floor
Location (Use Class A1) in Unit 5 at Treloggan Road
Mixed Use Development (original planning
application reference C2/08/01604, as varied
by PA11/07232
Land East of Treloggan Road Treloggan Road
Newquay Cornwall
Applicant Mr Simon Morgan Chelverton Deeley Freed Ltd
Grid Ref 182778 / 60283
Comment **We feel this development will attract much
needed trade and footfall to Newquay. This
development will bring additional employment
opportunities required for the growth of
Newquay.**

Proposed: Cllr D Daniel
Seconded: Cllr S Carter
**Decision: RESOLVED unanimously to SUPPORT as
above.**

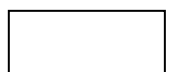
Support

4. Application No PA15/05710
Proposal Construction of a 325msq Mezzanine Floor
(Use Class A1) and amendments to approved
elevations for Unit 6 at Treloggan Road Mixed
Use Development (original planning application
reference C2/08/01604, as varied by
PA11/07232
Location Land East of Treloggan Road Treloggan Road
Newquay Cornwall
Applicant Mr Simon Morgan Chelverton Deeley Freed Ltd
Grid Ref 182778 / 60283
Comment **We feel this development will attract much
needed trade and footfall to Newquay. This
development will bring additional employment
opportunities required for the growth of
Newquay.**

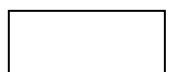
Proposed: Cllr D Daniel
Seconded: Cllr S Carter
**Decision: RESOLVED unanimously to SUPPORT as
above.**

Support

5. Application No PA15/05711
Proposal Amendments to approved elevations for Unit 7
at Treloggan Road Mixed Use Development
(original planning application reference
C2/08/01604, as varied by PA11/07232
Location Land East of Treloggan Road Treloggan Road
Newquay Cornwall
Applicant Mr Simon Morgan Chelverton Deeley Freed Ltd



Grid Ref	182778 / 60283	Support
Comment	<p>We feel this development will attract much needed trade and footfall to Newquay. This development will bring additional employment opportunities required for the growth of Newquay.</p> <p><i>Proposed: Cllr D Daniel</i> <i>Seconded: Cllr S Carter</i> Decision: RESOLVED unanimously to SUPPORT as above.</p>	
6. Application No Proposal	<p>PA15/05712 Development of a Garden Centre to the rear of Units 1&2 at Treloggan Road Mixed Use Development (original planning application reference C2/08/01604, as varied by PA11/07232</p>	
Location	<p>Land East of Treloggan Road Treloggan Road Newquay Cornwall</p>	
Applicant Grid Ref	<p>Mr Simon Morgan Chelverton Deeley Freed Ltd 182778 / 60283</p>	Support
Comment	<p>We feel this development will attract much needed trade and footfall to Newquay. This development will bring additional employment opportunities required for the growth of Newquay.</p> <p><i>Proposed: Cllr D Daniel</i> <i>Seconded: Cllr S Carter</i> Decision: RESOLVED unanimously to SUPPORT as above.</p>	
7. Application No Proposal	<p>PA15/05713 Variation of conditions 1 – 19 attached to decision notice PA11/07232 dated 09.05.14 – Mixed use development including residential, employment/warehousing and non-food retail.</p>	
Location	<p>Land East of Treloggan Road Treloggan Road Newquay Cornwall</p>	
Applicant Grid Ref	<p>Mr Simon Morgan Chelverton Deeley Freed Ltd 182778 / 60283</p>	Support
Comment	<p>We feel conditions 1-17 should remain as they were in the original decision notice attached to PA11/07232. We would accept variations to conditions 18 and 19.</p> <p><i>Proposed: Cllr D Daniel</i> <i>Seconded: Cllr J Rainbow</i> Decision: RESOLVED unanimously to SUPPORT as above.</p>	



8. Application Proposal **No** PA15/06178
 Alteration to dwelling, including raising of roof to create an ancillary annexe with two bedrooms, a bathroom, a WC and a kitchen/dining/living space

Location 41 Pentire Crescent Newquay Cornwall TR7 1PG

Applicant Grid Ref Mr John Bamsey
 N/A

Comment **No known local objections. Meets Planning criteria.**

Proposed: Cllr J Rainbow
Seconded: Cllr S Carter
Decision: RESOLVED unanimously to SUPPORT as above.

Support

9. Application Proposal **No** PA15/06530
 Proposed removal of existing rear conservatory and the construction of new rear enlarged conservatory to existing dwelling

Location 7 Listry Road Newquay Cornwall TR7 2DS

Applicant Grid Ref Mrs S Rickard
 181238 / 61173

Comment **No known local objections, room on site to accommodate the extension.**

Proposed: Cllr D Sleeman
Seconded: Cllr S Carter
Decision: RESOLVED unanimously to SUPPORT as above.

Support

10 Application Proposal **No** PA15/06562
 Proposed demolition of existing commercial garage and erection of two semi detached houses with parking

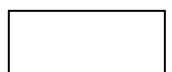
Location Mount Wise Garage Clevedon Road Newquay Cornwall

Applicant Grid Ref Mrs L Watson
 181003 / 61284

Comment **We feel this is a cramped development with little amenity space in what is already an overcrowded area. We feel the reasons for refusal of the previous application are still relevant with this application**

Proposed: Cllr S Carter
Seconded: Cllr D Daniel
Decision: RESOLVED unanimously to OBJECT as

Object



above.

11 Application No PA15/06699
Proposal Removal of condition 2 in respect to decision C2/93/00930 (Occupation for members of family only)
Location 1A Parkland Close Newquay Cornwall TR7 3EB
Applicant Mr John Beckett
Grid Ref 183863 / 61897

Object

Comment **We feel this would be inappropriate as a separate dwelling with little amenity space. We do not support the removal of this condition.**

Proposed: Cllr D Daniel
Seconded: Cllr J Rainbow
Decision: RESOLVED unanimously to OBJECT as above.

15 Application No PA15/07377
Proposal Erection of detached dwelling and associated works
Location 2 Whipsiderry Close Newquay Cornwall TR7 3LZ
Applicant Mr Gary Roberts
Grid Ref 183130 / 63074

Object

Comment **We feel there is potential overlooking issues onto a number of neighbouring properties. This development is cramped and out of character with the immediate area.**

Proposed: Cllr S Carter
Seconded: Cllr Mrs M North
Decision: RESOLVED unanimously to OBJECT as above.

P299/15 – Officers’ Reports and Public Consultations:

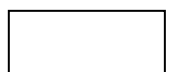
(a) *Licensing*

This item was not discussed.

P300/15 – Pre-Application Advice Process:

Members felt they were not best suited to give members of the public qualified advice on Planning matters and therefore wished this item removed from the Agenda.

P301/15 – To discuss and many any decisions on Cornwall Council’s Street Trading Review:



The Deputy Town Clerk circulated the review to members. Members agreed to review the questionnaire and delegate the response to the Chairman, Vice-Chairman and Deputy Town Clerk.

P302/15 – To discuss and make any decisions on Previous Planning Applications:

It was proposed by Cllr S Carter, Seconded by Cllr D Daniel and **RESOLVED unanimously to change the following decisions based on information received from the Local Planning Authority;**

PA15/06291 – 18 Trethewey Way, Newquay Agree to Disagree

Agree to Disagree

P303/15 – To discuss and make any decisions on representations appertaining to the derelict hotel sites in Newquay:

No further update.

P304/15 - To discuss and make any decisions appertaining to a Neighbourhood Plan:

No further update.

P305/15 – Other Correspondence:

None.

P306/15 – Terms of Reference and Risk Assessment Update:

The Deputy Town Clerk informed members he was drafting new documents for the Committee.

P307/15 – Items for information and discussion only:

Cllr Rainbow informed members that at a recent NCCG meeting, it was disclosed that Cornwall Council would be giving a £700 grant to Town and Parish Councils to assist them with setting up paperless planning applications.

P308/15 – Date and time of the next meeting:

The next meeting will be held on Monday 7th September 2015 at 2pm in the Committee Room, Marcus Hill, Newquay.

The Chairman thanked those attending and the meeting closed at 3:25m.

Signed..... Chairman Cllr D Daniel

Date.....

