

Newquay Town Council – Planning & Licensing Committee

Important Information

COVID 19 – changes to the way our meetings work

The virus responsible for the COVID-19 outbreak has meant we've had to change the way we do some things at the Town Council. We have now returned to face-to-face meetings in the Council Chambers at Marcus Hill – however, we are still observing social distancing measures wherever possible. Please see the Public Information document on the meeting page for further information.

Commenting to the Town Council

Cornwall Council operates as both our Local Planning Authority (LPA) and our Licensing Authority, and in the first instance they are the decision maker for all planning and licensing matters across the county. However, **Newquay Town Council** acts as a statutory consultee for all planning applications within the town and frequently comments on local licensing applications. If you have views regarding such matters, you can bring these to the attention of our Planning & Licensing Committee and we will consider them when making our own response.

Written Questions or Representations for the Town Council's Planning & Licensing Committee should be submitted either by emailing office@newquay.town or by writing to the Planning & Licensing Administrator at *Newquay Town Council, Municipal Offices, Marcus Hill, Newquay TR7 1AF*.

Attending Meetings - Members of the Public can attend our meetings, subject to venue capacity limitations and ongoing COVID measures. We welcome spoken representations and questions for the committee, but these must relate to the business listed on the agenda for that meeting (see our Public Info document for more detail).

Should you wish to attend a meeting of the Planning & Licensing Committee we would be grateful if you could let us know in advance. Please either email office@newquay.town or use the phone details at the bottom of this page.

We also provide a live stream of our meetings – the link to this can be found on the Newquay Town Council Facebook Page: www.facebook.com/newquaycouncil (please be aware we don't monitor Facebook comments during the meeting).

Commenting to Cornwall Council (our Local Planning Authority)

Wherever possible we recommend that you also comment directly to Cornwall Council. You can do this up until the Consultation expiry date. Guidance on how to comment on a planning matter can be found [here](#). Details of licensing applications and how to comment on them can be found [here](#).

If you have any queries regarding the above information, please contact us during office hours (9am – 5pm) by phoning **01637 878388** and choosing **Option 4** then

Option 1



Applications - Info - Responses – 05 July 2022

Central & Pentire	Porth & Tretherras	Trenance	Whipsiderry
Application 01	Trenance		
Reference	PA22/05334		
Proposal	Retrospective change of use of land for parking, storage and the siting of storage containers		
Location	Prow Park Business Village, Treloggan Industrial Estate TR7 2SX		
Applicant	Mr Julian Baylor		
Grid Ref.	182463 / 60655		
Town Council Response	<p>OBJECTION: Members noted the comments submitted by Cornwall Council’s Public Protection team and would fully support the request that both a professional sound assessment and a Phase I (land contamination assessment) be carried out. Members also noted the high level of public concern regarding the impact of the proposed development on the residential amenity of near neighbours. These concerns are seen to be coupled with an overwhelming sense of public anger at the destruction of the natural ecology that has taken place on the application site. Members also noted the comments from the Site Allocations team, which confirm that the application site does not form part of the employment site NQ-E1. It is the Town Council’s understanding that the application site should therefore be considered as development land and should benefit from all the protections that such status affords. In its widest sense, the Newquay Neighbourhood Plan seeks to limit the negative impact of development on the town’s existing flora and fauna. Members noted the absence of any form of environmental impact assessment or environmental mitigation strategy associated with this application and were forced to conclude that the works already undertaken had run roughshod over Policy HB1 - Habitats and Biodiversity – having failed to comply with items HB1a (1 &2) and HB1b, c & d. The proposed development would also appear likely to result in an unacceptable negative visual impact on the PROW to the west of the application site (footpaths 411/63/1 and 411/75/1). NNP Policy G2 - Development Principles -</p>		

seeks to ensure development contributes positively and sustainably, encouraging developers to thoroughly consider the potential long-term effect of development and to mitigate against negative impacts. Item G2h clearly states that non-permeable hard landscaping will not be supported without full justification and, if no reasonable alternative exists, should be accompanied by details of how any surface water drainage will be managed within the site. The wholesale removal of vegetation that would otherwise have protected the immediate area from flooding and erosion is of great concern, as is the absence of any detail regarding how surface run-off will be managed. Overall, Members were concerned the application show no consideration for the wider negative impacts likely to result from the proposed development. Whilst the need to expand employment space within Newquay is recognized, it is also understood that this should not be to the detriment of the town. NNP Policy E2a states that proposals for new employment sites within the town boundary will only be supported where they do not adversely impact either the landscape or existing residential amenity. It is the Town Council's view that the development applied for fails on both these counts.

Application 02	Porth & Tretherras
Reference	PA22/04129
Proposal	Creation of a vehicle crossover, including a dropped kerb.
Location	Land At Tren creek Road
Applicant	Mr Joe Ashton - Newquay Town Council
Grid Ref.	182942 / 60795
Town Council Response	SUPPORT: Whilst Members were aware the proposal would result in the loss of one vehicle space from the existing delineated parking bay, it was felt the impact would be limited as parking pressures aren't too severe in this part of the town.

Application 03	Central & Pentire
Reference	PA22/04930
Proposal	Application for a Lawful Development Certificate for an Existing Use for ground floor, first floor, second floor being used as a flat.
Location	34 Tower Road TR7 1LU
Applicant	Mr Scott Nickless - Adaptive Property Group Ltd
Grid Ref.	180573 / 61897
Town Council Response	OBJECTION: It is the Town Council's understanding that the onus lies with the applicant to demonstrate, on the balance of probability, that the development complies with the minimum time periods for continuous use and that the grant or rejection of a Lawful Development Certificate rests on whether the supporting evidence is compelling or not. Members were unaware of any evidence having been submitted and therefore agreed they would not be able to support the application.
Application 04	Whipsiderry
Reference	PA22/05422
Proposal	Application for a Lawful Development Certificate for an Existing use for an access road.
Location	Sands Family Resort, Watergate Road TR7 3LX
Applicant	Mr Nicholas Malcolm - Sands Resort Hotel Ltd
Grid Ref.	183308 / 63372
Town Council Response	SUPPORT: It is the Town Council's understanding that the applicant has been asked to demonstrate, on the balance of probability, that the commencement of works complies with conditions 3, 4 and 5 of Planning Permission PA18/10456, and that the grant or rejection of a Lawful Development Certificate rests on whether the supporting evidence is compelling or not. Having considered the evidence submitted to the Local Planning Authority Members agreed to support the grant of the Lawful Development Certificate as applied for.

Application 05	Porth & Tretherras
Reference	PA22/05451
Proposal	Extension of existing commercial kitchen to connect existing takeaway eatery with kitchen, complete with flat roof covering. Installation of three modular units to operate as external bar unit, fish and chip unit, and pizza unit. Raised decking to facilitate access to the site.
Location	Mermaid Inn Alexandra Road TR7 3NB
Applicant	Mr Colin Hughes - Stonegate PLC
Grid Ref.	183193 / 62851
Town Council Response	OBJECTION: Whilst Members were satisfied that works to the existing kitchen were unlikely to have any negative impact, local comments around noise, odour and waste management issues associated with the installation of three modular units were a cause for concern. Members did not feel these issues were addressed in the application documents.
Application 06	Central & Pentire
Reference	PA22/05185
Proposal	Certificate of lawfulness for existing use of hotel rooms as use class C4 (HMO) for student accommodation
Location	Student Accommodation, 72 Edgcumbe Avenue TR7 2NN
Applicant	Stephen Thatcher - Wheal Treasure Hotel
Grid Ref.	181851 / 61491
Town Council Response	OBJECTION: It is the Town Council's understanding that the onus lies with the applicant to demonstrate, on the balance of probability, that the development complies with the minimum time periods for continuous use and that the grant or rejection of a Lawful Development Certificate rests on whether the supporting evidence is compelling or not. Members were unaware of any evidence having been submitted and therefore agreed they would not be able to support the application.

Application 07	Porth & Tretherras
Reference	PA22/05258
Proposal	Demolition of existing single-storey side extension (conservatory) and replacement with two-storey extension on marginally larger footprint. Additional minor extension to rear to convert utility room into a family room (again with only a marginally larger footprint).
Location	Sunny Hollow, Porth Bean Road TR7 3LT
Applicant	Sarah Eriksson
Grid Ref.	183195 / 62443
Town Council Response	NO OBJECTION: Members agreed the proposed extensions were unlikely to have a detrimental impact on the amenity of neighbouring properties or on the character of the local area. It was noted that the application site appears to include several trees and Members would appreciate confirmation that none of these would be removed as part of the works undertaken.
Application 08	Porth & Tretherras
Reference	PA22/05222
Proposal	Extension to create additional kitchen and dining space.
Location	38 Bonython Road TR7 3AN
Applicant	Mr Mark Wheeler
Grid Ref.	182506 / 62354
Town Council Response	SUPPORT: In line with Newquay Neighbourhood Plan policy H1 - Replacement Dwellings and Extensions - Members were happy to support the application, subject to confirmation there would be no loss of privacy resulting from the proposed Juliet balconies.

Application 9	Trenance
Reference	PA22/05851
Proposal	Small balcony addition to the front of the property
Location	57 Trembath Crescent TR7 2DX
Applicant	Mr Paul Ledder
Grid Ref.	181118 / 60978
Town Council Response	SUPPORT: Members were happy to support the application, subject to confirmation from the Officer that there would be no loss of privacy to neighbouring resulting from the proposed small balcony.
Application 10	Central & Pentire
Reference	PA22/05847
Proposal	Advertisement consent for number of signs of which 1 is illuminated internally - illuminated fascia sign with 1 no set of internally illuminated letters and 1 no internally illuminated projecting sign.
Location	52 East Street TR7 1BE
Applicant	Jonathan Cawthorn - Jonsigns Ltd
Grid Ref.	181337 / 61635
Town Council Response	SUPPORT: Members were happy to support this application, subject to confirmation from the Officer that the illuminated signs would be unlikely to have an unacceptable negative impact on the residential apartments above the premises.
Application 11	Porth & Tretherras
Reference	PA22/04956
Proposal	Construction of a detached single garage, increase to driveway area and dropping of the public kerb.
Location	21 Bonython Road TR7 3AW
Applicant	Ms Jo Wright
Grid Ref.	182457 / 62246
Town Council Response	SUPPORT: Members were happy to support the proposals subject to confirmation that the Officer is satisfied with the proposed arrangements for managing surface water run-off. Some concern was raised that locating the garage at the front of the property may harm the existing street

scene. However, Members agreed this impact was mitigated to a greater extent by the location of no.21, which sits at the end of the row of bungalows and adjacent to the much larger property at no.19. If permitted, Members would not wish to see the proposed detached single garage act as a precedent for similar front garden constructions along this section of Bonython Road.

Application 12	Porth & Tretherras
Reference	PA22/05935
Proposal	Temporary use of sports pavilion and recreational areas for provision of three Newquay Primary Academy (NPA) classrooms with associated works including play areas.
Location	Newquay Sports Centre, Yeoman Way Tretherras TR7 2SL
Applicant	C Ridehalgh - Cornwall Education Learning Trust (CELT)
Grid Ref.	182625 / 61764
Town Council Response	SUPPORT: Members appreciated the reasons for this application and agreed there were no controversial issues that would cause concern.