

# **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](mailto: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](mailto:office@newquay.town) or use the phone details at the bottom of this page.

We also provide a live stream of our meetings on the Newquay Town Council Facebook Page: [www.facebook.com/newquaycouncil](https://www.facebook.com/newquaycouncil) (please be aware that we do not monitor the comments made on Facebook 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**  
**NTC Planning & Licensing Committee – 22 May 2024**

Central & Pentire	Porth & Tretherras	Trenance	Whipsiderry
<b>Application 01</b>	<b>Porth &amp; Tretherras</b>		
<b>Type</b>	Planning Permission		
<b>Reference</b>	<a href="#">PA24/02359</a>		
<b>Proposal</b>	Construction of four one bedroom villas in a staggered terrace with retaining wall to the north.		
<b>Location</b>	Porth Veor Manor Hotel & Restaurant, Porth Way TR7 3LW		
<b>Applicant</b>	Mr Jeff Smith - Travelsmith Investments Ltd		
<b>Town Council Response</b>	<b>The Town Council has been advised this application has been made invalid and that the LPA have removed it from the online planning register - comments will be returned as and when the consultation is made live again.</b>		
<b>Application 02</b>	<b>Trenance</b>		
<b>Type</b>	Planning Permission		
<b>Reference</b>	<a href="#">PA24/02470</a>		
<b>Proposal</b>	One new dwelling to the front garden of Trevithick Lodge		
<b>Location</b>	Land South Of Trevithick Lodge Trevemper TR8 4QD		
<b>Applicant</b>	Mr Robert Weldhen		
<b>Town Council Response</b>	<b>SUPPORT: Cllrs recalled their previous objection to application PA23/07927 which sought to create a single x4 bed dwelling on this site (see minute ref: P376/23(1)). Cllrs were satisfied that the current plans, which reduce the scale of the proposed dwelling house, had addressed many of the previously highlighted issues and were encouraged to see that action had been taken to mitigate against the potential excess noise associated with the proximity to this busy section of the A392. The Town Council fully support the comments made by Public Protection Noise &amp; Odour Consultations, which advise that</b>		

	<b>the Environment Agency should be included in this consultation. Similar support is also given to the conditions put forward by PP Contaminated Land Consultations.</b>
<b>Application 03</b>	<b>Trenance</b>
<b>Type</b>	Application under Section 73 of TCP Act
<b>Reference</b>	<a href="#">PA24/02432</a>
<b>Proposal</b>	Proposed demolition of existing garage, construction of games room, gym and office, new garage, photovoltaic panels, widening of driveway and associated works without compliance with Condition 2 of Decision Notice PA23/07357 dated 13th February 2024
<b>Location</b>	9 Gresham Close TR7 2LF
<b>Applicant</b>	Mr Paul Ennor
<b>Town Council Response</b>	<b>NO OBJECTION: Cllrs recalled they had previously agreed with the Officer's recommendation to approve application PA23/07357 (see minute ref P158/24(2) having been notified that the garage and outbuilding would be conditioned appropriately, and reassured that the plot was of a suitable size for the agreed works. When considering the current amendments, Cllrs wished their regret at the further loss of green garden area to be noted and expressed some surprise that the proposed office would appear to have little opportunity to benefit from natural light.</b>
<b>Application 04</b>	<b>Porth &amp; Tretherras</b>
<b>Type</b>	Application under Section 73 of TCP Act
<b>Reference</b>	<a href="#">PA24/03124</a>
<b>Proposal</b>	Proposed rear extension with a loft conversion and rear dormer with balcony over the new extension without compliance with Condition 2 of Decision Notice PA23/00165 dated 28th February 2023
<b>Location</b>	34 Arundel Way TR7 3AG
<b>Applicant</b>	Mr Christopher Kemp

<b>Town Council Response</b>	<b>NO OBJECTION: Support for the previous application (PA23/00165) was recalled (see minute ref P043/23(3)) and, subject to the Officer being satisfied there was no unacceptable loss of privacy to neighbouring properties, Cllrs agreed to raise No Objection to these amended plans.</b>
<b>Application 05</b>	<b>Porth &amp; Tretherras</b>
<b>Type</b>	Householder Application
<b>Reference</b>	<a href="#">PA24/03473</a>
<b>Proposal</b>	Replacing Existing Garage with Single Storey Extension, Rear Single Storey Extension and Associated Works.
<b>Location</b>	20 Lewarne Road TR7 3JS
<b>Applicant</b>	Mr Jez Burrows
<b>Town Council Response</b>	<b>NO OBJECTION: Cllrs agreed the plot size was large enough to accommodate the proposed extension whilst still leaving an adequate amount of amenity space for the property. The scale, design and proposed materials are considered in keeping with the existing street scene and it was felt unlikely the proposal would result in unreasonable levels of overbearing or overshadowing of neighbouring properties. In line with Newquay Neighbourhood Plan policy G2(e), the applicant is encouraged to explore opportunities for including high levels of environmental sustainability, such as renewable energy sources and rainwater harvesting, as part of the overall design. Cllrs noted the comments from SWW and would expect suitable surface water management details to be provided.</b>
<b>Application 06</b>	<b>Central &amp; Pentire</b>
<b>Type</b>	Non Material Amendment
<b>Reference</b>	<a href="#">PA24/03391</a>

<b>Proposal</b>	Non Material Amendment (1) to Application No. PA22/10373 dated 27th April 2023 for the Demolition of existing hotel building and erection of 20 apartments and 4 houses together with access, car parking, landscaping and associated infrastructure, namely, the inclusion of bin store & substation, reconfiguring of access between houses, relocation of bat house, glazing configuration, materials, balconies, and inclusion of PV across the scheme.
<b>Location</b>	Hotel California, 32 Pentire Crescent TR7 1PU
<b>Applicant</b>	Sophie Stephens Gannel View Developments Limited
<b>Town Council Response</b>	<b>SUPPORT: Although this application appears to present a significant number of changes, Cllrs agreed these proposed non-material amendments were in keeping with the spirit of the original permission and would improve the scheme without impacting near neighbours.</b>