

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.

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.

Commenting to the Town Council

Our Local Planning Authority is Cornwall Council and in the first instance they are the decision maker for all planning matters across the county. However, **Newquay Town Council** is a statutory consultee for all planning applications within the town, so if you have views regarding one or more of the applications listed below you can bring these to the attention of our Planning & Licensing Committee. These comments will then be taken into consideration when we respond to Cornwall Council.

The applications currently being considered by the Town Council are listed on the table below - they can be viewed in full via Cornwall Council's Planning Register, either by using their [Online Search](#) page or pressing *Ctrl+Click* on the **Reference** listed below.

Comments for the Town Council's Planning & Licensing Committee should be submitted either by emailing office@newquay.town or by writing to the Planning Administrator at *Newquay Town Council, Municipal Offices, Marcus Hill, Newquay TR7 1AF* (please ensure you clearly state the **Reference** in all correspondence).

Should you wish to attend an online meeting of the Planning & Licensing committee the joining details can be found on the public agenda for that meeting.

Commenting to Cornwall Council (our Local Planning Authority)

Wherever possible we recommend that you also comment directly to the Cornwall Council Planning Officer. You can do this up until the Consultation Expiry Date, which can be found on the application listing on the Cornwall Council Planning Register. Guidance on how to comment on a planning matter 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 – 10 November 2021

| Central & Pentire | Porth & Tretherras | Trenance | Whipsiderry |
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| Application 01 | Trenance | | |
| Reference | PA21/09233 | | |
| Proposal | Proposed change of use from the Gratton Lodge Guest House to 1No. 5- bedroomed Dwelling, 1 No 3-bedroomed apartment and 1 No 1-bedroom flat | | |
| Location | Gratton Lodge, 119 Mount Wise TR7 1QR | | |
| Applicant | Mr Andrew Dinneen | | |
| Grid Ref. | 180659 / 61337 | | |
| Town Council Response | NO OBJECTION: Members regret the loss of Gratton Lodge as tourist accommodation serving visitors to the town, but the financial justification given by the applicant appears acceptable. On these grounds, Members agreed to place less weight on policies E1 and E3 of the Newquay Neighbourhood Plan. However, it was noted that the plans show the proposed single bed residence (Flat 2) benefitting from a back garden whilst the three-bed apartment (Flat 1) appears to have no outdoor amenity space. Closer consideration suggests the plans may simply have been labelled incorrectly, so with this in mind Members agreed to raise No Objection to the proposals, subject to confirmation that it is the three-bed apartment that will benefit from an amenity space to the rear. | | |
| Application 02 | Central & Pentire | | |
| Reference | PA21/09231 | | |
| Proposal | Redevelopment of site for 4 residential dwellings and associated works | | |
| Location | 6 Pentire Avenue TR7 1PA | | |
| Applicant | Mr Liam Webb - Cornovia Homes Limited | | |
| Grid Ref. | 179717 / 61458 | | |
| Town Council Response | SUPPORT: Members were happy to support the proposal for the residential dwellings, noting that the external appearance, scale and massing would appear much more in keeping with the local character than had been the case with previous applications for this site. It was noticed that | | |

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| | some of the 2-D drawings gave the street-facing elevations a slightly dark appearance, whilst the 3-D images appeared noticeably lighter. Whilst it is understood this difference is a likely result of the different ways in which the drawings have been generated, Members agreed they would prefer the townhouses to be lighter in their overall appearance, rather than darker. |
| Application 03 | Porth & Tretherras |
| Reference | PA21/10340 |
| Proposal | Loft conversion of hip to gable and a rear-facing dormer. |
| Location | 13 Glamis Road TR7 2RY |
| Applicant | Megan Schmid |
| Grid Ref. | 182533 / 61996 |
| Town Council Response | SUPPORT: Members noted the proposed change in roof shape would impact the current appearance of the building, but in the context of the overall street scene the resulting loss of symmetry was not seen as causing significant harm. In line with Policy H1 of the Newquay Neighbourhood Plan (Replacement Dwellings and Extensions), Members were happy to support this application. |
| Application 04 | Porth & Tretherras |
| Reference | PA21/08539 |
| Proposal | Change of Use and refurbishment of existing garage with room over to a holiday annex, set to the rear of the plot. New raised patio and parking spaces off road to the front of the house. |
| Location | 27 Quintrell Road TR7 3DY |
| Applicant | Mr Marcus Haes |
| Grid Ref. | 184049 / 61705 |
| Town Council Response | OBJECTION: Members noted that the proposed annex would be served by the existing outdoor space northeast of the existing garage. Creating a private rear garden (80sq.m.) for the proposed annex, combined with the addition of parking spaces to the front of the property, would appear to leave the main dwelling house with significantly less amenity space than is currently available. Members agreed that the amenity space that would be left would be inadequate for what would be considered a family |

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| | home. There were also some concerns around the safety of the proposed off-road parking to the front of the house. The absence of any turning circle suggests it may not be possible for vehicles parked here to drive onto Quintrell Road (A3058) in a forward gear. This stretch of road is one of the main routes into and out of the town and can be very busy. Members were unconvinced that reversing onto this stretch of the A3058 would be sensible or safe. |
| Application 05 | Whipsiderry |
| Reference | PA21/10355 |
| Proposal | 2 storey flat roof rear extension and internal alterations |
| Location | 7 Coronation Way TR7 3JL |
| Applicant | Mr A Taylor |
| Grid Ref. | 183422 / 62322 |
| Town Council Response | OBJECTION: Members noted the scale and mass of the proposed two storey flat roof extension. Strong concerns were raised that such a structure would have an overbearing relationship with the neighbouring property to the southeast. Members agreed this neighbouring property would be overshadowed and would experience an unacceptable loss of light. |
| Application 06 | Whipsiderry |
| Reference | PA21/09219 |
| Proposal | Application for Listed Building Consent to 1) Re-ordering of area to the principal elevation, including steps and boundary wall, 2) Removal of the cementitious mortars on external elevations and repoint with traditional lime products, 3) Installation of security lights and cameras, 4) Substitute current uPVC rainwater goods with traditional cast iron replacements, 5) Various, detailed repairs and renovations; front door, air bricks, boiler flue, 6). Repair, renovate and repaint existing windows, 7) Repairing areas of roof where failures are noted, 8) Reordering of internal spaces; removing contemporary walls, replacing noted 20 th century doors, renewing kitchen and WC, 9) Install wired fire detection system. |
| Location | 2A Stanways Road TR7 3HF |
| Applicant | Chris Smith |
| Grid Ref. | 183859 / 62254 |
| Town Council Response | NO OBJECTION: Members noted a key intention of the proposed works was to address several unsympathetic |

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| | 20th Century alterations, whilst also tackling some more modern concerns (including security and thermal efficiency). With this in mind, Members agreed to raise no objection to the application, subject to a positive response from the Historic Environment Planning Officer. |
| Application 07 | Trenance |
| Reference | PA21/10637 |
| Proposal | Non-material amendment (1) to Application No. PA20/09881 dated 15 th January 2021 for First floor extension over existing garage, providing additional Bedroom and En-Suite accommodation, namely, to Change first floor cladding from natural timber to composite cladding - colour -moontide grey. |
| Location | 3 Goonvrea Close TR7 2JZ |
| Applicant | Mr And Mrs Neil Murray |
| Grid Ref. | Not Given |
| Town Council Response | SUPPORT: Members agreed the changes were minimal and were unlikely to have a negative impact on the character of the area. |
| Application 08 | Whipsiderry |
| Reference | PA21/09970 |
| Proposal | Advertisement Consent for the Installation and display of 1no. internally illuminated totem sign, 1no. internally illuminated fascia sign, 1no. internally illuminated wall sign and 3no. non-illuminated canopy signs. |
| Location | Penhallow Filling Station, Henver Road TR7 3EJ |
| Applicant | Co-operative Group Food Ltd |
| Grid Ref. | 183549 / 61984 |
| Town Council Response | SUPPORT: Many of the signs described in the proposal are already in place, so Members were happy to agree with the agent's assertion that any impact was likely to be acceptable. However, there was some uncertainty whether the internally illuminated signs would be turned off outside operating hours, (understood to be 6 am to 11 pm daily). A condition ensuring these signs do get turned off, broadly reflecting the operating hours, would be welcomed. |

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| Application 09 | Trenance |
| Reference | PA21/09856 |
| Proposal | Existing loft to be converted into additional apartment |
| Location | Meadow View, 135 Mount Wise TR7 1QR |
| Applicant | Ms Wendy Donovan |
| Grid Ref. | 180521 / 61397 |
| Town Council Response | NO OBJECTION: Members raised no objection to the proposals, subject to confirmation from the Officer that there would be no significant overlooking of neighbouring properties from either the street-facing terraces or from the dormer on the west elevation. |
| Application 10 | Whipsiderry |
| Reference | PA21/10159 |
| Proposal | Demolition of dwelling and construction of 2 residential dwellings with variation of condition 2 (approved plans) in respect of decision PA20/00162 dated 07/08/2020 |
| Location | Chi Mordardh, 3 Whipsiderry Close TR7 3LZ |
| Applicant | Mr Richard Fisher |
| Grid Ref. | 183150 / 63039 |
| Town Council Response | SUPPORT: Members agreed the changes applied for were minimal and would be unlikely to have a negative impact on neighbouring properties. |
| Application 11 | Porth & Tretherras |
| Reference | PA21/10039 |
| Proposal | Proposed use of building as an annexe and holiday letting unit. |
| Location | The Annexe, 141 Mount Wise TR7 1QW |
| Applicant | Tamsin Defrias |
| Grid Ref. | 180471 / 61402 |
| Town Council Response | NO OBJECTION: Members noted that the annexe in question is located approximately 11 metres from the rear of the nearest property to the immediate south on Stret Caradoc. They, therefore, agreed to raise No Objection to the proposal, subject to confirmation from the Officer that there would be no negative impact on the amenity of these near neighbours. Members understood there would be no material changes to the exterior of the annexe and |

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| | accepted the statement that frequency of use was unlikely to be greatly altered as the annexe is currently made available to family members and non-paying guests. However, Members would ask that any permission granted should include a condition restricting paying guests to holidaymakers/tourists only, as previous planning decisions have indicated the property is not suitable for residential letting. |
| Application 12 | Trenance |
| Reference | PA21/09235 |
| Proposal | Non-material amendment with respect to decision notice PA14/05158. |
| Location | Land At Gannel Road TR7 2AG |
| Applicant | Mad Dog Mad Dog Developments |
| Grid Ref. | Not Given |
| Town Council Response | SUPPORT: Members agreed the changes applied for were unlikely to have a negative impact on neighbouring properties. |
| Application 13 | Central & Pentire |
| Reference | PA21/10366 |
| Proposal | To construct a vehicle crossing/dropped kerb. |
| Location | Seahorse Cottage, 23 Sydney Road TR7 1NQ |
| Applicant | MR JULIAN PETERS |
| Grid Ref. | 180606 / 61921 |
| Town Council Response | OBJECTION: Given the proximity to the junction with Fernhill Road and the absence of any turning circle shown on the plans, Members agreed they had no choice but to object to this application. Proximity to the junction means traffic would be approaching from three different directions, one of which is almost completely unsighted. Cllrs were aware that vehicles are currently reversing out of the property, across the pavement and onto the road. This manoeuvre is considered hazardous and poses a danger to pedestrians and other road users. Members did not feel this was a suitable location for a crossing point/dropped kerb and agreed that permitting the works applied for was unlikely to make it any safer. It was noted |

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| | that the section of boundary wall allowing vehicular access to the 'off-road parking' had been removed without permission, contrary to the planning conditions associated with the property. Members would therefore appreciate confirmation that this apparent breach is being addressed. |
| Application 14 | Central & Pentire |
| Reference | PA21/10553 |
| Proposal | First floor side extension along with first floor weatherboard cladding to existing dwelling. Also first floor balcony to the rear. |
| Location | 12 Penmere Drive TR7 1QQ |
| Applicant | MR M Claremont |
| Grid Ref. | 179917 / 61150 |
| Town Council Response | SUPPORT: Members agreed that the proposals were unlikely to harm views from the Gannel and felt that appropriate measures had been taken to ensure there would be no overlooking of neighbouring properties. In line with Policy H1 of the Newquay Neighbourhood Plan (Replacement Dwellings and Extensions), Members were happy to support this application. |