

Applications - Info - Responses – 06 July 2021

Central & Pentire	Porth & Tretherras	Trenance	Whipsiderry
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Application 01	Trenance
Reference	PA21/05046
Proposal	Proposed porch with balcony above.
Location	11A Wych Hazel Way TR7 2LL
Applicant	Mrs Gina Matthews
Grid Ref.	181917 / 60602
Town Council Response	<p>SUPPORT: The application to create two separate dwellings (PA19/0412) included the provision of parking for the new dwelling in order that it would meet with Newquay Neighbourhood Plan H4. However, there now appears to be some uncertainty around the parking provision for 11a. Support for the current scheme would therefore have to be subject to confirmation that 11a still meets policy H4.</p> <p>In terms of the balcony, Members noted there was already a construction of similar dimension and outlook at no.11 and could therefore see no issues around overlooking or loss of privacy arising from the proposal.</p>

Application 02	Porth & Tretherras
Reference	PA21/05021
Proposal	Demolition and relocation of Garage. Loft Conversion including construction of gable end and dormer window. Demolition of existing single story addition to rear and construction of two storey extension.
Location	74 Henver Road TR7 3BL
Applicant	Mr G Handford
Grid Ref.	182753 / 62053
Town Council Response	<p>SUPPORT: Members welcomed the relocation of the garage as this would appear to add to the amenity space available. In terms of the street facing changes to the existing building, Members agreed there would be no negative impact on the immediate area.</p>

Application 03	Porth & Tretherras
Reference	PA21/05789
Proposal	Installation of a temporary modular building for a period of 6 months within the area of a former school car park.
Location	Newquay Tretherras School, Trevenson Road TR7 3BH
Applicant	Secretary of State for Education Secretary of State for Education, C/O Department for Education
Grid Ref.	182877 / 61921
Town Council Response	SUPPORT: Members appreciated the reason for the installation of a temporary modular building and were happy to support the proposal.

Application 04	Central & Pentire
Reference	PA21/05483
Proposal	Construction of four dwellings and associated site works
Location	Land Between 30 And 36 Mount Wise, Mount Wise, Newquay
Applicant	Mr Jon Claude Luxon A.J.L.LIMITED
Grid Ref.	181057 / 61452
Town Council Response	OBJECTION: The Design and Access Statement accompanying the current application states this proposal seeks to overcome the reasons for refusal and subsequent dismissal of the previous scheme (PA19/10796). Members therefore considered the two key issues highlighted by the Inspector. In terms of the living conditions of future occupiers, it is recognized that the current scheme offers improved levels of amenity space by reducing the number of dwelling units on the plot. However, concerns continue to be raised around the effect of the proposed development on the character and appearance of the surrounding area. When detailing his reasons, the Inspector draws attention to the rear terrace extending across almost the entire width of the site and states that as a result, this would appear from the public realm as an incongruous feature in relation to its surrounding. It was noted that similar local concerns have been raised by near neighbours commenting on the current plans. In addition, responses to the Household Survey, (which underpins much of the

	Neighbourhood Plan), indicate that developments that impact views from the public realm are a cause of considerable local concern. The Newquay Neighbourhood Plan (NNP) Policy D1 - Key Principles - seeks to ensure that all new development fits well and enhances the existing character of Newquay. Similarly, Policy D2 - Scale and location of development – seeks to ensure development proposals that may be larger or taller than the surrounding townscape are tested and understood in terms of impact. With this in mind, Members were disappointed at the absence of any images that illustrate the proposals within the context of the existing street scene. Given concerns raised by local objectors and by the Inspector it was agreed that without such visualisations it would be impossible to gauge the impact of the proposals on the character and appearance of the surrounding area. Members therefore agreed they had little choice other than to object to the application.
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Application 05	Central & Pentire
Reference	PA21/05579
Proposal	Loft conversion with dormer window and recessed balcony, removal of hip roof and construction of gable roof.
Location	79 Fore Street TR7 1EZ
Applicant	Mrs Scarth
Grid Ref.	180680 / 62026
Town Council Response	SUPPORT: Members were satisfied that there would be no negative impact on the existing street scene or on the character of the local area.

Application 06	Porth & Tretherras
Reference	PA21/05707
Proposal	Demolition of existing conservatory to be replaced with new single storey flat roof lounge extension, and subsequent internal layout changes. Replacement of existing garage door with a new window and section of external wall.
Location	167 Bedowan Meadows, Tretherras TR7 2TB
Applicant	Sean Gray
Grid Ref.	182774 / 60793

Town Council Response	SUPPORT: Members agreed there would be no negative impact on the existing street scene. It was noted there would still be at least one off-road parking space retained, with reasonably unpressured on-street parking still available.
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Application 07	Trenance
Reference	PA21/05753
Proposal	Construction of Annexe/holiday let
Location	27 Trevemper Road TR7 2HS
Applicant	Mr S Wilby
Grid Ref.	181736 / 60594
Town Council Response	NO OBJECTION: It was noted that despite the setting, which features a well-sized garden, the annexe/holiday let would effectively be enclosed on three sides by boundary walls and the host property itself. As a result, Members would ask the Officer to confirm that the build would actually benefit from suitable levels of natural light. The addition of an annexe condition would be welcomed by Members and it was agreed with assertion that the development would not lend itself to permanent residential use. Whilst the Design & Access Statement claims the property offers on-site parking for five vehicles they aren't detailed on any of the plans and thus Members struggled to understand where these spaces were actually located.

Application 08	Trenance
Reference	PA21/05757
Proposal	Proposed loft conversion with dormers and raised ridge to form 2 bedrooms and bathroom
Location	17 Chichester Crescent TR7 2LD
Applicant	Ms Morwenna Yeo
Grid Ref.	181762 / 60710
Town Council Response	SUPPORT: Members felt that the local precedent for such development had already been set and agreed there would be minimal impact on the existing street scene.

Application 09	Trenance
Reference	PA21/00541
Proposal	Proposed new dwelling
Location	Land North West Of Long Trail, Rawley Lane TR7 2EU
Applicant	Mr Ian Selwood
Grid Ref.	Not Given
Town Council Response	NO OBJECTION: Members remain quite uncomfortable with the argument that a combination of the patio, balcony space and roof terrace could constitute adequate outdoor amenity space for a four-bedroom property. It was noted that, in terms of the residential housing market, a four-bedroom property would likely be presented to local buyers as a family home. However, correspondence from the Planning Officer was taken on board. In terms of design, Members noted that the precedent for properties broadly based on the modern flat roof design had already been established within the immediate area. Without this precedent, the argument that the current development would negatively impact the landscape surrounding Trenance Park is likely to have been pursued.

Application 10	Whipsiderry
Reference	PA21/04503
Proposal	The proposal seeks to refurbish the existing hotel rooms and to provide covered circulation and re-landscape the area to the rear of the Ocean Wing. There is no proposed change of use from class C1. The proposal also looks to create additional internal room space by extending and enveloping the existing balcony areas. In addition, this application seeks to extend the rear of the Ocean Wing to provide an internal escape stair, a lobby area, a canopy to provide covered circulation, an accessible toilet and shower and new landscaping to the rear courtyard.
Location	Watergate Bay Hotel, Trevarrian Hill, Watergate Bay
Applicant	Will Ashworth Watergate Bay Hotel Limited
Grid Ref.	184166 / 64977
Town Council Response	NO OBJECTION: Members appreciated that no change of use had been proposed and were unaware of any local concerns around the proposed scheme.

Application 11	Central & Pentire
Reference	PA21/05189
Proposal	Second floor rear extension to Flat No. 2
Location	Flat 2, 4 Mount Wise TR7 2BD
Applicant	Mr & Mrs A Wheatley
Grid Ref.	181347 / 61534
Town Council Response	OBJECTION: Members were concerned that the proposal was in fact facilitating the subdivision of Flat 2, and thus creating a new address. Without further clarification Members agreed they would not be able to support the application.

Application 12	Porth & Tretherras
Reference	PA21/05124
Proposal	Proposed ground floor extension and alterations
Location	32 Kingsley Meade, Trencreek
Applicant	Mr And Mrs Mulroy
Grid Ref.	182830 / 60960
Town Council Response	SUPPORT: Members agreed there would be no negative impact to the immediate area and were unaware of there being any local concerns when responding to the application.

Application 13	Other
Reference	PA21/06058
Proposal	Temporary change of use of land for Drive-in Cinema
Location	Land Known as Leans Field, North Of Trevarian Hill, Trevarrian
Applicant	Mr Linley Lewis Wavelength Media Ltd.
Grid Ref.	184417 / 65395
Town Council Response	OBJECTION: Members were unanimously opposed to this application on the basis that this is the wrong location for such a venture. Watergate Bay is a recognised holiday area and an area of outstanding natural beauty that helps bring many tourists to the area - and as such, it is heavily protected by the Newquay Neighbourhood Plan (NNP).

Whilst the application for a temporary change of use is clearly nothing to do with residential development, it should be noted that NNP Policy G1 – Settlement Boundaries states that other commercial enterprises outside of the Settlement Boundaries will be judged against appropriate planning policies. Taking on board the numerous public objections to the proposed Drive-in Cinema, Members noted strong concerns raised by the owner of The View campsite as to the negative impact on his existing business. NNP policy E3 seeks to support the visitor economy and proposals that will see it flourish. Members felt that by considerably increasing levels of noise and traffic within the immediate area it is likely that the local visitor economy will suffer. Strong concerns are also raised around the inevitable ecological impact that will result from the light and noise pollution necessarily associated with the activities of the Outdoor Cinema. Worries persist that its operation will cause considerable disruption to the nesting activities of Corn Buntings the accommodated in nearby fields. These birds are an endangered species and appear on the RSPB red list – the adjacent fields they inhabit having been set aside for them as part of the ecological mitigations required in order for the Boardmasters Festival to take place. It is also feared that other rare species, including Cornish Choughs, will also be impacted by these proposals. It is noted that the start date for screenings is scheduled for 16 July whilst the Determination Date for the current planning application is not until 09 August, and there is concern that even if the LPA chose not to grant the application on environmental grounds, the applicant will still have been able to operate the Cinema for several weeks quite unhindered by the lack of planning permission. In terms of ecological mitigation, the most straightforward approach would appear to be not to operate the cinema from this location during the breeding season of rare and endangered bird species. Members noted that there is a public right of way that runs straight through the proposed site. The licensing permission states quite clearly that "...there will be no public access to the licensed site outside the hours the premises is open to the public. The premises will be secured with fencing and locked gates." However, it is clear

from the amended site plan that the applicant is now indicating that the site will be open as a PROW. Members are concerned that either the annexe 2 premises licence condition will be breached, or the PROW will be heavily disrupted. Either way, this again points to the inappropriateness of the site in question. Members were aware that the applicant had previously run an outdoor cinema quite successfully but agreed that the field in question is completely the wrong location for such a venture.