

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 on the Newquay Town Council Facebook Page: 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 – 11 October 2023

Central & Pentire	Porth & Tretherras	Trenance	Whipsiderry
Application 01	Trenance		
Type	Planning Permission		
Reference	PA23/06115		
Proposal	Erection of lightweight storage structure		
Location	Jewsons Ltd - Unit 2 Treloggan Industrial Estate TR7 2SX		
Applicant	Stark Building Materials		
Town Council Response	<p>SUPPORT: Cllrs agreed they were pleased to be able to support local businesses wherever possible. Newquay Neighbourhood Plan policy G2 (Development Principles) seeks to ensure that all new development is of a quality and type that contributes positively and sustainably to the community. Where possible, high levels of environmental sustainability should be integrated into any permitted works and the applicant is encouraged to explore the opportunity of including renewable energy sources and rainwater harvesting as part of the overall design.</p>		
Application 02	Central & Pentire		
Type	Application under Section 73 of TCP Act		
Reference	PA23/07331		
Proposal	Conversion of first floor restaurant and second floor to form nine flats without compliance with Condition 1 of decision notice PA22/02288 dated 28.10.2022		
Location	Kayes Pharmacy 6 - 10 East Street		
Applicant	Mr T Anik		
Town Council Response	<p>OBJECTION: Cllrs noted that whilst the application form solely makes reference to the provision of Juliet balconies, the submitted plans appear to include additional changes. A key difference, as identified by the Police Architectural Liaison Officer, appears to be the omission of any reference</p>		

to the access control system, as described on the approved plans. Cllrs agreed they would not be able to support the removal of this feature from the scheme. Further clarification is also requested as to whether the exterior appearance of the building, as shown on the NW elevation described on drawing 4076-02-H, is being changed. The front of the building looks markedly different on the proposed 4076-02-H drawing, but with no detail or explanation as to why. Looking at the proposed floor plans, Cllrs expressed their unhappiness at the apparent changes to the agreed Bin Store. The GF floor plan suggests the bin store would move to the entrance lobby area and would no longer be in a dedicated, separate space - losing the code secure door and the open-air vent to the bin store were also seen as negative changes. When considering the Juliet balconies, Cllrs were unconvinced they would fit in with the surrounding street scene, which clearly has a more commercial, rather than residential appearance. Cllrs queried the accuracy of the plans; when considering drawing 4076-02-K, the access to the sedum roof shown on the proposed second floor plan appears to have been removed from the proposed SE and SW elevations.

Application 03	Central & Pentire
Type	Application under Section 73 of TCP Act
Reference	PA23/07434
Proposal	Variation of Condition 2 (approved plans) of Application No. PA22/04790 dated 20th February 2023 (Demolition of the existing 7 residential flats and the erection of 10 new residential apartments (Revised Plans))
Location	Ocean Reach, 11 Esplanade Road TR7 1QA
Applicant	Mr Andy West - Verto

Town Council Response	NO OBJECTION: Whilst aspects of the amended design are welcomed, such as the improved parking provision, Cllrs agreed to raise No Objection to the proposals, subject to satisfactory answers regarding the following concerns: Cllrs were unsure how the Developer intends to maintain the 'Living Wall' shown on the proposed south elevation. Some detail or explanation would be appreciated; additionally, with regards to the use of 'perforated metal cladding' on the exterior of the building, Cllrs are aware of examples across the town where this style of finish has been shown to be inappropriate for Newquay's coastal climate. In line with Neighbourhood Plan Policy G3, Building for the Maritime Climate, Cllrs would request the Developers demonstrate how the amended design has taken into account the impact of the maritime climate on long-term building finishes.
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Application 04	Central & Pentire
Type	Non-Material Amendment
Reference	PA23/07744
Proposal	Non-material amendment in relation to Decision Notice PA21/07856 dated 19/11/2021: Change roof finish from zinc metal to natural slate.
Location	Sea Spray, 82A Tower Road TR7 1LY
Applicant	Mr Luca Albano
Town Council Response	SUPPORT: Cllrs would encourage the use of a high-quality slate product as part of this scheme.

Application 05	Whipsiderry
Type	Planning Permission
Reference	PA23/06479
Proposal	Change of use from annexe to dwelling
Location	Hope Cottage, Stanways Road TR7 3HF
Applicant	Mrs Caroline Short-Hurst

Town Council Response	OBJECTION: Whilst understanding the current situation had arisen through no fault of the current owners, Cllrs agreed that without a positive response from the Historic Environment Officer, they would not be able to support the proposed change of use.
Application 06	Trenance
Type	Permission in Principle
Reference	PA23/08028
Proposal	Application for Permission in Principle for the construction of a dwelling
Location	Land North Of 9 Chichester Crescent, Gresham Close TR7 2LD
Applicant	Peter Wickham
Town Council Response	OBJECTION: Cllrs were aware this application was intended to seek permission in principle for the construction of a dwelling and would be followed by the necessary detailed development proposals, should the current application be successful. Although these technical details are not currently known, Cllrs raised concerns that the plot would not be of sufficient size to accommodate a dwelling house of a type that would be in keeping with the neighbouring properties of Chichester Crescent & Gresham Close. Shoehorning such a dwelling into this plot would, in the view of Cllrs, lead to a development that would appear cramped and at odds with the character of the surrounding area. Similarly, doubts were raised that a dwelling house could be located here without impacting the privacy of existing neighbours. Further concerns were raised at the overall loss of biodiversity that would result from developing the site. The limited space available left Cllrs questioning whether safe and suitable access could be achieved without detriment to neighbouring properties. Cllrs noted the reasons for the refusal of PA17/11789 (1

	Gresham Close) and agreed there were likely to be similar considerations that would go against the current application.
Application 07	Whipsiderry
Type	Planning Permission
Reference	PA23/06665
Proposal	Alterations and improvements to the hotel. North-East and South-West elevations
Location	Sands Family Resort, Watergate Road TR7 3LX
Applicant	Mr Graeme Scrimgeour - Watergate Bay Hotel Ltd
Town Council Response	SUPPORT: Cllrs welcomed the proposed alterations and improvements.
Application 08	Central & Pentire
Type	Planning Permission
Reference	PA23/07632
Proposal	Extension to create additional storey on existing 2 storey house (Alterations to previously approved PA19/08832)
Location	Southend, Riverside Avenue TR7 1PN
Applicant	Mr Richard Holder
Town Council Response	OBJECTION: Cllrs were aware of the previous scheme, PA19/08832, which had been allowed at Appeal (Ref: APP/D0840/D/20/3257651) and noted that the Inspector had felt the scale, height, mass, form and design of that development would be in keeping with other properties in the surrounding area and would maintain the tiered effect on the hillside in relation to the roof heights of surrounding properties. However, Cllrs agreed the current proposal to increase the ridge height and incorporate a wraparound terrace would be a significant departure from the approved plans, resulting in an appearance that would no longer be "similar to other properties in the surrounding area." Further concerns were raised that these changes could, in

combination, potentially lead to a loss of privacy to the neighbouring property to the north-west (no.19) as well as those immediately north (81 Pentire Avenue) and south (no.18). Cllrs agreed with the public concerns around the addition of two large block-built chimney stacks and the harm this could cause to nearby residents. The inclusion of Photo Voltaic Panels is welcomed, but the applicant is encouraged to give further consideration to utilizing environmentally sustainable energy sources, in line with Newquay Neighbourhood Plan policy G2(e) (Development Principles).

Application 09	Central & Pentire
Type	Planning Permission
Reference	PA23/08344
Proposal	Ground floor extension and partial replacement of pitched roof over for flat roof
Location	5 - 13 East Street TR7 1DN
Applicant	Mr John Clark CCT Partnership
Town Council Response	NO OBJECTION: Cllrs noted that the pavement along this section of East Street is particularly narrow, with the area of the proposed extension effectively offering additional space for pedestrians to step into, rather than stepping onto the road, should congestion occur. However, it is understood that whilst the current layout might effectively act as a safe passing place for pedestrians, there is no obligation for the building owners to provide this space for public use. With this in mind, Cllrs agreed the proposal would add to the overall improvements already agreed for this building.

Application 10	Whipsiderry
Type	Planning Permission
Reference	PA23/06066
Proposal	Demolition and replacement of kennels. Demolition and removal of ancillary structures to be replaced by new buildings to include office and staff facilities for the Charity. Existing Training Hall to be retained. Foul treatment and Surface water disposal to be upgraded. Parking to be re-graded and include disabled parking spaces. Re-grading of Application Site and provision of ramps and steps to meet Part M Accessibility requirements to all buildings. Landscaping works including 10% bio-diversity net gain. Vehicle Entrance improvements.
Location	St Francis Home For Animals Trelvelgue Road TR8 4AT
Applicant	Mr Anthony Kinder St Francis Dogs Home [charity]
Town Council Response	SUPPORT: Cllrs were reminded of their support for the previously approved proposals (PA21/09227) and were made aware of the circumstances that had led to this current application. Having considered these new plans, all aspects of the current application are welcomed, with the sole suggestion that, in addition to the Sparrow Terrace and Bat Boxes, the Charity may also like to consider incorporating a number of Swift Boxes into the plans too.
Application 11	Central & Pentire
Type	Planning Permission
Reference	PA23/08377
Proposal	Proposed ground and first floor extension to provide increased kitchen, new snug/dining area at ground floor and garage/utility at lower ground floor
Location	Apley House 24 Trebarwith Crescent TR7 1DX
Applicant	Mr And Miss Williams and Downing
Town Council Response	NO OBJECTION: Cllrs recalled their support for the previous permission for this address, PA22/09565. It was noted that the current Design and Access Statement refers to positive conversations with the nearest neighbours around

overshadowing, and at the time of considering the application there were no objections posted on the Planning Register. However, Cllrs would appreciate confirmation from the Officer that there would be no negative impact on the residential amenity of neighbouring properties. Some concern was raised at the inclusion of a woodburner in the plans, and reassurance is required that emissions from the flue are unlikely to cause an issue for nearby neighbours. Newquay Neighbourhood Plan policy G2 (Development Principles) seeks to ensure that all new development is of a quality and type that contributes positively and sustainably to the community. Where possible, high levels of environmental sustainability should be integrated into any permitted works. The applicant is encouraged to explore the opportunity of including renewable energy sources and rainwater harvesting as part of the overall design.

Application 12	Central & Pentire
Type	Planning Permission
Reference	PA23/07759
Proposal	Extension to balcony and change of window in diner to French Doors
Location	47 Lusty Glaze Road TR7 3AE
Applicant	Applicant Mr T Davies
Town Council Response	SUPPORT: Cllrs recalled their previous concern when these material changes had been applied for as a non-material amendment (PA23/06427) and were therefore glad to see the proposals submitted as a Full Permission. The scale and appearance of the balcony extension, and the change to French Doors, are considered quite acceptable and unlikely to result in any harm to neighbouring properties.

Application 13	Porth & Tretherras
Type	Non-material Amendment
Reference	PA23/07451
Proposal	Non-material amendment to decision PA19/07290 dated for 24.10.2019 to change two ground floor windows to door openings, alter the existing dormer and add two new dormers.
Location	Trewollack Farmhouse St Columb Minor TR8 4PB
Applicant	Alastair Martin Secretary of Duchy of Cornwall estate
Town Council Response	NO OBJECTION: It was agreed the changes were minimal and unlikely to harm the setting or impact surrounding properties. Cllrs were uncertain whether consideration had been given to creating a level access to the building.