

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 – 15 March 2023

Central & Pentire	Porth & Tretherras	Trenance	Whipsiderry
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Application 01	Central & Pentire
Reference	PA23/01551
Proposal	Listed Building Consent for the replacement of all old timber windows and doors with new double glazing like for like
Location	7 Deer Park TR7 1HP
Applicant	Mr And Mrs Hawes
Grid Ref.	180673 / 61940
Town Council Response	NO OBJECTION: Members agreed to raise no objection to the proposed replacements, subject to a positive response being returned by Historic Environment Planning.
Application 02	Whipsiderry
Reference	PA23/01489
Proposal	Proposed extensions and alterations
Location	86 Porth Bean Road TR7 3JD
Applicant	Mr Steve Gardner
Grid Ref.	183312 / 62239
Town Council Response	OBJECTION: Members noted the role played by the Cornish Unit in the immediate post-war period. The extension proposed for the rear of the property was considered acceptable development that would be unlikely to harm the residential amenity of neighbouring properties. In addition, the creation of parking alongside the property was also seen as suitable for the location. However, concerns are raised that proposals to extend the building forward of the existing line would harm the street scene. Members noted that the Cornish Units found on Porth Bean Road are arranged in semidetached pairs with a shared building line and that the Newquay Character Study (appendix 5 of the Newquay Neighbourhood Plan) makes

reference to maintaining this line. Further concerns exist around the intention to replace the interlocking concrete tiles with slate as this would appear incongruous with the adjoining dwelling at no.88. 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.

Application 03	Central & Pentire
Reference	PA23/01458
Proposal	Retrospective application for the erection of roof over rear courtyard and security fence/gate
Location	82 Fore Street TR7 1EY
Applicant	Shea Doran
Grid Ref.	180691 / 61964
Town Council Response	Members noted the public objection to this application and have requested further information from the Case Officer.
Application 04	Central & Pentire
Reference	PA23/01559
Proposal	Roof conversion to add a first floor and subsequent alterations to appearance of main dwelling, and replacing existing garage with larger footprint garage/garden room
Location	46 Hilgrove Road Newquay Cornwall TR7 2QT
Applicant	Anthony Fryett
Grid Ref.	182125 / 61685
Town Council Response	SUPPORT: Members agreed it was unlikely the proposed works would have a negative impact on the residential amenity of neighbouring properties and felt that there would be minimal (if any) harm to the existing street scene. The addition of a green border to the proposed front

	garden parking area was welcomed. Members would request a condition reflecting the applicant's assurance that the Garage/Garden Room would not be used as a form of independent accommodation. In order to ensure against increased levels of surface water runoff, a fully permeable material should be used for the newly created parking area.
Application 05	Whipsiderry
Reference	PA22/10433
Proposal	Demolition of existing bungalow and the erection of a pair of semi-Detached houses with a parking space each
Location	6 Parkenbutts TR7 3HE
Applicant	Mr Harry Guest Jim Guest Design Ltd
Grid Ref.	183900 / 62411
Town Council Response	OBJECTION: Members agreed that the principle of development was acceptable and that the appearance of the dwelling houses themselves would be in keeping with the surrounding area. However, there are strong concerns that the plot size is insufficient to accommodate the proposed level of development and that replacing one bungalow with two residential dwellings would result in an overly cramped development. Members understood that the wall to the front of the property would have to be removed in order to create the proposed parking area. The Key Design Principles outlined in Cell 26 of the Newquay Character Study (St Columb Minor), state that "No further historic fabric should be lost but should be restored and repaired as an asset in new improvement or development schemes." This wall is viewed as part of the historic fabric of the area and its loss is considered harmful to the character of the immediate area. Newquay Neighbourhood Plan policy H4 requires that each of the proposed dwellings benefits from a minimum of two parking spaces. By

providing just two spaces in total, Members agreed the proposals would add to parking pressures in a part of the town that already offers little in the way of on-street parking options. Neighborhood 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. In terms of Policy SEC1 of the CC Climate Emergency DPD, Members were unconvinced that the proposals demonstrated how the Energy Hierarchy requirements/principles had been embedded within the design.

Application 06	Central & Pentire
Reference	PA23/01641
Proposal	Certificate of Lawful Development of an Existing Use for Change of use of dwelling into 4 self-contained apartments
Location	14 Fernhill Road Newquay Cornwall TR7 1LE
Applicant	Mr R Box
Grid Ref.	180645 / 61852
Town Council Response	NO OBJECTION: Members agreed to raise No Objection to this application, subject to confirmation that the Officer is satisfied with the evidence that has been provided.
Application 07	Central & Pentire
Reference	PA23/01708
Proposal	Demolition of attached garage with new two storey side extension to lower and ground floors; rear extension to lower, ground and first floors. New detached double garage accessible from Riverside Avenue; internal alterations and associated works
Location	19 Riverside Avenue TR7 1PN

Applicant	Mr And Mrs Tim and Anna Pemberton
Grid Ref.	179160 / 61385
Town Council Response	Having reviewed the application documents, Members agreed they still had a number of outstanding questions and have requested further information from the Case Officer.
Application 08	Trenance
Reference	PA23/01666
Proposal	Install replacement conservatory to the rear of the property
Location	126 Polwhele Road TR7 2TN
Applicant	Mrs H Falzon
Grid Ref.	182097 / 60405
Town Council Response	SUPPORT: The appearance and scale of the replacement conservatory is considered quite acceptable. Members felt it was unlikely the proposal would result in unreasonable additional overbearing, overlooking, overshadowing or noise and disturbance impact. In line with Policy H1 of the Newquay Neighbourhood Plan (Replacement Dwellings and Extensions), Members were happy to support this application.