

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
NTC Extraordinary Planning & Licensing Committee Meeting
24 July 2024

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Application 01	Porth & Tretherras
Type	Householder Application
Reference	PA24/04925
Proposal	Proposed conversion of existing roof. Proposed ground floor side extension. Replacement windows. Internal alterations.
Location	10 Greenbank Crescent TR7 3JX
Applicant	Mr Jason Mateer
Town Council Response	<p>NO OBJECTION: Cllrs were aware that a similar style of development has previously been approved on Greenbank Crescent (PA16/02084) although it is noted the current proposals are for a semi-detached dwelling house, rather than a fully detached property. As per character cell 24 of the Newquay Character Study, it is noted that most of the housing in this part of the town was originally laid out to maximise coastal views - but Cllrs agreed the relatively modest increase in ridge height would be unlikely to compromise this design principle.</p> <p>However, fears were voiced at the proposed increase in scale and mass and the potential impact this may have on the immediate neighbour at no12 - leading to a loss of privacy and possible overshadowing/overbearing. In raising No Objection to this application, Cllrs would request confirmation from the Case Officer that there would be no harm to the residential amenity of this neighbouring property.</p> <p>Some concern was raised at the apparent lack of detail regarding the site's landscaping. When compared to</p>

online images dating from approximately 12 months ago, the photos included in drawing no. KB0457-001 suggests that significant landscaping work has already begun on the site. Cllrs noted that the Character Study (Key Design Principles) seeks the retention of walls and hedges on the boundaries; however, it is unclear from the application documents whether some or all of the traditional front wall has been retained, so further confirmation is required.

Further detail is also required around the materials proposed for the patio and driveway areas - in line with Neighbourhood Plan G2(h) non-permeable hard landscaping will not generally be supported. Where non-permeable surfaces are the only reasonable option, then justification should be provided, and the proposal should be accompanied by details of how any surface water drainage will be managed within the site. Cllrs noted the comments from South West Water and would expect further detail around surface water management to be provided.

Application 02	Porth & Tretherras
Type	Planning Permission
Reference	PA24/04815
Proposal	Proposed classroom extension for Newquay Primary Academy (NPA), with F1 use until temporary use of site for the school ceases on 4 August 2025 (as permitted by PA23/04420)
Location	Newquay Sports Centre, Yeoman Way, Tretherras TR7 2SL
Applicant	C Ridehalgh Cornwall Education Learning Trust (CELT)
Town Council Response	NO OBJECTION: Whilst fully appreciating that the Department for Education (DfE) have experienced severe delays to the delivery of a new school for Newquay Primary Academy, Cllrs voiced concerns that the ongoing use of the

	sports pavilion and recreational area is to the detriment of the various sports and activity groups who have been displaced (all be it temporarily). For this reason, Members chose to raise No Objection to the proposed classroom extension.
Application 03	Central & Pentire
Type	Application under Section 73 of TCP Act
Reference	PA24/04848
Proposal	Addition of a single-storey loft extension, demolition and erection of a singlestorey porch, part re-configuration of the ground and first floor and associated fenestration, installation of twelve solar panels on the flat roof and an air source heat pump at ground floor level without compliance with Condition 2 of Decision Notice PA22/10309 dated 11th January 2023
Location	The Island, Island Crescent TR7 1EA
Applicant	Mr C Lawson
Town Council Response	SUPPORT: Cllrs agreed with the view expressed by the Coastal Protection Authority and, noting the reasons for this application, were satisfied that the proposed alterations would allow the safe continuation of an existing feature of the property, whilst being sympathetic to the host building and the broader coastline vistas.
Application 04	Porth & Tretherras
Type	Householder Application
Reference	PA24/04856
Proposal	RENOVATION & EXTENSION TO AN EXISTING DWELLING
Location	43 Well Way TR7 3LS
Applicant	Mr & Mrs Waldron
Town Council Response	OBJECTION: Cllrs welcomed the applicant's decision to retain, remodel and improve the existing property. However, the loss of the green front garden to off-street parking for three vehicles presents cause for significant concern, as Cllrs feel it will appear out of keeping with the

	<p>existing street scene. The property already benefits from a sizeable driveway leading up to the garage and it is understood there are opportunities for on-street parking along much of Well Way. With this in mind, Cllrs felt the loss of the green front garden on the scale proposed was unnecessary and unjustified. Whilst it is noted the proposed ridge height will match that of the existing, the increased mass of the roof has the potential to appear out of character when viewed in the context of neighbouring properties.</p>
Application 05	Porth & Tretherras
Type	Planning Permission
Reference	PA24/04597
Proposal	Extensions, alterations and associated works to change the use of single dwelling to 3 no. apartments
Location	25 Lusty Glaze Road TR7 3AE
Applicant	Mr Peter Bragg
Town Council Response	<p>NO OBJECTION: Cllrs recalled their objection to the previously withdrawn application, PA23/02091, and were encouraged to see that pre-application advice had since been sought. The reintroduction of pitched roofs to match the existing roof shape was considered a much better fit when seen in the context of the existing street scene and improves the relationship with the neighbouring properties on either side. The traditional front wall is considered an important feature. Although the loss of a small section to enable vehicle access is regretted, plans to retain and protect the majority of the wall are welcomed. Cllrs also noted proposals for additional planting along the roadside wall and between the two parking areas.</p>

When considering the parking arrangements, Cllrs noted that Neighbourhood Plan policy H4 would require the provision of 6 spaces. Whilst the Design & Access Statement confirms this would be achieved, the Application Form and Proposed Site Plan (11 REV E) indicate parking for 5 vehicles, not 6.

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. As an additional sustainability measure, Cllrs would also ask that opportunities for 'grey water recycling' be considered for inclusion wherever possible within the scheme.