



NewquayCouncil

CorporateService

Newquay Town Council
Municipal Offices, Marcus Hill
Newquay TR7 1AF

01637 878 388
office@newquay.gov.uk
www.newquay.gov.uk

Chief Executive & Town Clerk: Andrew Curtis
PA to Chief Executive: Laura Spark
laura@newquay.gov.uk | 01637 520522

Louise Wood

Service Director Planning and Housing
(Chief Planner Officer)
Lys Kernow
Treyew Road
Truro
TR1 3AY

Your Ref: 231010-P&L

Our ref: 231010-P&L

Date: 10 October 2023

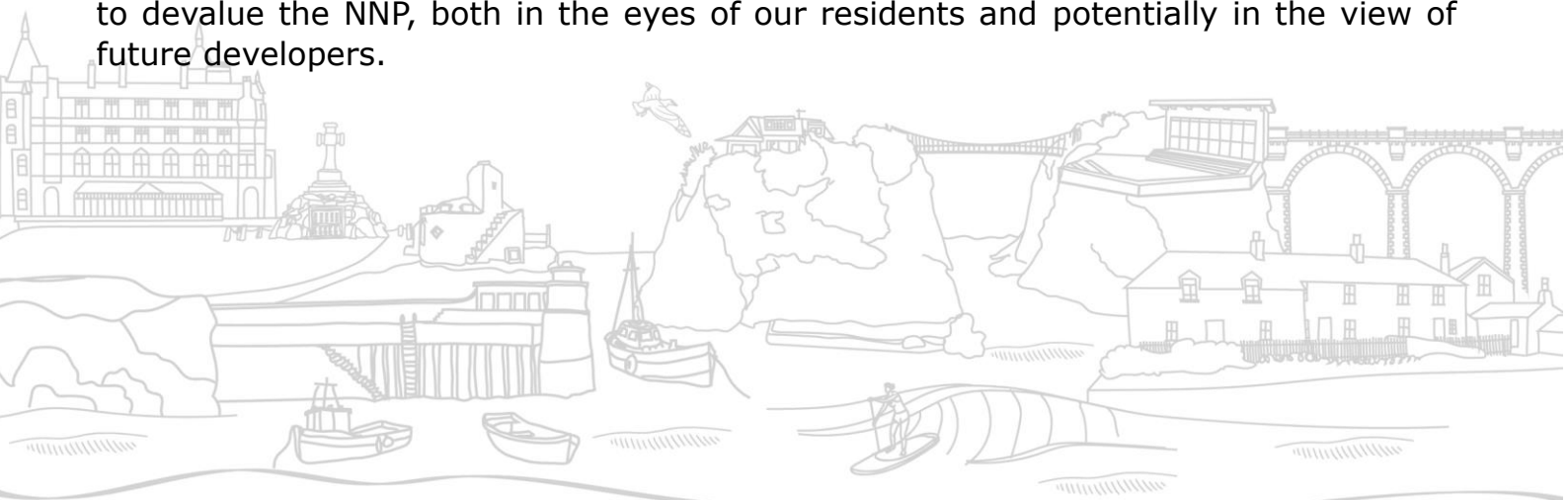
Dear Louise

PA22/10572 - Land At Hotel Bristol, Narrowcliff TR7 2PQ

I've been instructed to write to you in order to express Newquay Town Council's concern at the prospect that the proposed Narrowcliff regeneration (PA22/10572) may gain full planning permission under the route of delegated authority, following Officer approval.

You'll be aware that throughout the planning process, the Town Council has been fully engaged with both the Planning Service and its Officers, as well as with the developer; we have been keen to praise the positive elements of the proposed development, whilst at the same time remaining consistent in our objection to those aspects we consider will harm Newquay. Our most recent concerns were returned to the LPA on 01 June 2023, and I would urge that you re-visit them at your first available opportunity, where you will see they describe the scheme's short comings in some detail when measured against the policies of the Newquay Neighbourhood Plan (NNP).

Whilst fully appreciating that contentious planning decisions have to balance harm against benefit, it is the Town Council's view that the number of NNP policies breached by the current scheme warrants consideration that this 'balance' be put before the Elected Members of the Central Sub Area Planning Committee, rather than being simply signed off at Officer level. Going forward, anything less than this seems certain to devalue the NNP, both in the eyes of our residents and potentially in the view of future developers.



You will have seen that the Narrowcliff scheme has resulted in some 757 public comments being posted on the Planning Register; most have come from residents, whilst some are from visitors to the town, but of this unusually high number, 714 of them are classified as objections – a clear demonstration that the outcome of this application means something important to the people who care about Newquay and its future. With such a high level of public opposition being expressed, the Town Council feels a clear duty to represent our residents and argue the case on their behalf. And in doing so, it is the contention of our Members that the matter at hand fully deserves to be considered and decided in an open and public forum - the Central Sub Area Planning Committee.

It is the Town Council's view that determining this application in any other way not only risks undermining the worth of the Newquay Neighbourhood Plan, but will inevitably alienate the many hundreds of residents who have taken the time to consider the proposals and engage with the planning process. We are also keenly aware that a decision perceived as being made 'behind closed doors' may be poorly received across the wider county and may cause reputational harm to all parties involved.

Regardless of whether the current proposals are approved or not, residents in Newquay need to know their voices are being heard in the planning process – it is the Town Council's view that the only way this will be achieved is for the proposed redevelopment to be considered and determined by a dedicated Committee of elected Cornwall Councillors.

Given the significant level of public interest in this application, the Town Council formally requests that Cornwall Council agrees to refer planning application PA22/10572 to the Central Sub Area Planning Committee.

I trust you will give this request some consideration and I look forward to hearing your thoughts on the matter soon.

Yours sincerely



Andrew Curtis BA (Hons) FCMI FSLCC FIoL FMAAT
Chief Executive and Town Clerk

~ For and on behalf of the Council ~

CC: Gavin Smith – Team Leader – Area Teams 5 & 6
Mark Evans - Principal Development Officer - Area Team 5
Sam Fuller – Case Officer