

# **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](mailto: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](mailto: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](https://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 – 02 August 2023

Central & Pentire	Porth & Tretherras	Trenance	Whipsiderry
<b>Application 01</b>	<b>Porth &amp; Tretherras</b>		
<b>Type</b>	Reserved Matters following Outline Approval		
<b>Reference</b>	<a href="#">PA23/05054</a>		
<b>Proposal</b>	Reserved Matters submission pursuant to Condition 2 of Outline planning permission PA15/04171 for Phase 1 of the proposed development in accordance with approved Phasing Showing Indicative Areas Ref 0432-2011 Revision C under Condition 12 (as amended).		
<b>Location</b>	Land At Chapel Gover Newquay Growth Area		
<b>Applicant</b>	Hautot Developments Ltd Hautot Developments Ltd		
<b>Town Council Response</b>	<b>SUPPORT: Members noted the background to this application and appreciated that this would be the first of a number of Reserved Matters applications for the development and were happy to record their Support for the current application. Looking towards future applications, it was noted that the Secondary Access Routes along the western side of the proposed development are intended to link up with Oxley Vale and Mallory Drive; Members queried what level of engagement had taken place with residents of the adjoining Trevenson Meadows as these through roads are likely to have an impact on the estate.</b>		
<b>Application 02</b>	<b>Central &amp; Pentire</b>		
<b>Type</b>	Lawful Development Certificate		
<b>Reference</b>	<a href="#">PA23/05438</a>		
<b>Proposal</b>	Certificate of lawfulness for existing use as three apartments		
<b>Location</b>	7 Cheltenham Place TR7 1BA		
<b>Applicant</b>	Mr Michael Wodskou		
<b>Town Council Response</b>	<b>NO OBJECTION: Members agreed to raise No Objection to this application, subject to confirmation that the Case</b>		

	<b>Officer is fully satisfied with the evidence that has been provided.</b>
<b>Application 03</b>	<b>Central &amp; Pentire</b>
<b>Type</b>	Planning Permission
<b>Reference</b>	<a href="#">PA23/03091</a>
<b>Proposal</b>	Demolition and replacement of public house and B and B/guesthouse accommodation with an Aparthotel (C1 use class)
<b>Location</b>	The Griffin Inn/Hotel 3 - 5 Cliff Road TR7 1SP
<b>Applicant</b>	Mr Terry Spencer And Mr S Amor Blakesley Estates (Newquay SU Ltd)
<b>Town Council Response</b>	<b>OBJECTION: Given the scale of the proposed development in this prominent central location, Members expressed their disappointment with the Town Visual Impact Assessment and with the small number of visualisations included within the application documents. Policy D2 - Scale and Location of Development, serves to encourage engagement with the Newquay Character Study and, to fully understand the impact of larger developments, requires that plans are accompanied by accurate visualisations from surrounding key vantage points including longer distance views. Members agreed that the visual assessment documents available on the Planning Register when the Town Council considered the application (02 August) fell short of what would be expected under Policy D2. However, the small number of images that have been provided indicate the Aparthotel would be highly visible from a number of longer viewpoints; the proposed view across Newquay Bay, found on page 17 of the Design Statement, shows the development would occupy a position of significant prominence above the existing townscape. Members agreed that additional long views of the proposed development, such as those seen from</b>

**Chester Road/St Anne's Road, or from higher points, such as the Trenninick Hill area of the town, would further show the building as having an overly dominant relationship with the existing Newquay skyline.**

**When considering NNP Policy LE1 - Landscape Character Areas, Members agreed the applicant had failed to demonstrate how the proposed development would respect the character of the Town's coastal landscape. Viewed from across the Bay, or from Great Western Beach, the prominence and overly dominant mass would be at odds with, and harmful to, the overall coastal setting. Similarly, Policy LE4 - Protection of Views and Vistas, seeks to ensure that key views of distinct buildings, heritage assets, areas of landscape, coast and open countryside can continue to be enjoyed. Members agreed that the small number of longer views available show the Aparthotel dominating the skyline by virtue of scale and mass, with very little suggestion that the design and mitigation measures employed would successfully reduce the potential townscape and visual impact. An unfortunate result of this overt dominance would see the diminished importance of the Church of St Michael to Newquay's townscape. The visualisation looking west from the Barrowfields shows the tower of this Grade II\* listed Church is almost totally lost against the mass of the Aparthotel; from some viewpoints, the tower may even disappear behind it completely. Policy HC1 - Protection of the Built Heritage, seeks to protect the historic character of the town, in part by preserving Newquay's historic townscapes; the existing significance of the church tower and its contribution to the townscape would be noticeably**

**undermined by the current proposals and could not be supported by the Town Council.**

**Members considered the proposals to be at odds with Policy D1 - Key Principles - Guidance and Design Statement, which seeks to ensure that all new development fits well and enhances the existing character of Newquay. In order to reinforce a strong sense of place, Policy D1 encourages applicants to consider existing elements of the townscape and to reference the Newquay Character Study. The application site falls within Character Cell 6: Secondary Commercial Area East (East Street & Cliff Road), where it is noted that new development needs to avoid having a negative impact on important views of the coastline or back to the town centre roofscape. Reference is also made to the frontage of Cliff Road being kept to a maximum of 3-storeys in height and it is noted that whilst the applicant's Design Statement refers to the larger buildings at Rocklands and One Lusty Glaze as nearby developments which positively contribute to townscape value, the Character Study considers them out of scale, badly impacting on views of the historic skyline and not to be used as a precedent for new development.**

**Members raised concerns that the proposals would be likely to result in the west-facing rooms of the neighbouring Newquay Seafront Travelodge (Cliff Road TR7 2NE) experiencing an unacceptable level of overlooking. Members were unaware of any shadow study having taken place, but again, concerns exist that Travelodge would be impacted.**

**Members queried whether enough floor space had been given over to Bin/Recycling Store located at the basement level. Further information is required detailing household**

waste collection - there would seem to be too many apartments to allow for a kerbside collection in this busy pedestrian area.

In line with NNP Policy CC2, development in locations vulnerable to coastal change will be assessed on the proximity to the cliff edge and the latest predicted 100-year erosion line. It is understood that the development would sit immediately adjacent to the Exclusion Zone and that a significant portion of the application site falls within the Coastal Erosion Vulnerability (CEV) zone. Policy CC2 therefore requires that a rigorous Coastal Erosion Vulnerability Assessment (CEVA), is carried out by a suitably qualified, experienced and indemnified professional. Support from the Town Council would only be offered where the CEVA confirms the proposals will not cause damage to cliff faces or otherwise increase susceptibility to coastal change and where the proposal complies with all other relevant planning policies.

<b>Application 04</b>	<b>Central &amp; Pentire</b>
<b>Type</b>	Variation of a Condition following Grant of Planning Permission
<b>Reference</b>	<a href="#">PA23/05557</a>
<b>Proposal</b>	Variation of Condition 1 (approved plans) of Application No. <a href="#">PA21/05424</a> dated 23rd December 2022 (Replacement three storey dwelling)
<b>Location</b>	22 Riverside Crescent TR7 1PJ
<b>Applicant</b>	Mr P Fair
<b>Town Council Response</b>	<b>NO OBJECTION:</b> Members welcomed the redesigned frontage, and agreed the visual impact would be significantly more in keeping with the existing street scene than was the case with the original extant approval. Members were happy to raise No Objection to this Variation, subject to confirmation there are no overlooking

	issues and that the Case Officer is satisfied that any relevant Climate Change DPD policies have been complied with.
<b>Application 05</b>	<b>Central &amp; Pentire - Joanna</b>
<b>Type</b>	Planning Permission
<b>Reference</b>	<a href="#">PA23/04921</a>
<b>Proposal</b>	Proposed residential development of 4 apartments with associated stores and landscaping (re-submission of Application No. <a href="#">PA22/08720</a> )
<b>Location</b>	Surf Beach 14 Esplanade Road
<b>Applicant</b>	Mr Woods
<b>Town Council Response</b>	<b>OBJECTION: Members agreed the street-facing elevation was an improvement on the previous submission PA22/08720, achieved in part by the reduced height and partly by the design of the top floor. However, concerns exist that the new development would have an overbearing relationship with the neighbouring property at no.13 Esplanade Road and the dwelling known as The Sanctuary to the rear. The west-facing windows of these neighbouring properties look straight towards the east elevation of the proposed development and concerns exist this may result in a loss of privacy and/or outlook for existing residents. Public comments to this effect were noted and Members would ask that the Case Officer looks closely at the potential impact on the residential amenity of these neighbouring properties. Whilst efforts to retain and enhance the existing hedgerow that runs along the length of the western boundary are welcomed, Members voiced their concern at the loss of the few green areas that exist on the site, including the front garden area. The application form refers to Bitmac and paving being used for vehicle access and hard standing; however, Members were</b>

	<p>unsure how these two different materials would be distributed across the site and would appreciate further detail. In line with Neighbourhood Plan Policy G2(h), non-permeable hard landscaping will not generally be supported, and where its use can be justified, the proposal should be accompanied by details of how surface water drainage will be managed across the site. In line with G2(e), Members would encourage rainwater harvesting and, where possible, the collection and reuse of greywater within the site.</p>
<b>Application 06</b>	<b>Central &amp; Pentire</b>
<b>Type</b>	Consent to Display an Advertisement(s)
<b>Reference</b>	<a href="#">PA23/05806</a>
<b>Proposal</b>	Application for Consent to Display an Advertisement and to install 8x Fascia sign, 1x Projecting sign, 5x Vinyl, 1x Dibond, 1x w pole mounted disable car park sign
<b>Location</b>	Tesco Express Whitewater Narrowcliff
<b>Applicant</b>	Mr Andy Horwood Tesco
<b>Town Council Response</b>	<p><b>OBJECTION: Members agreed there is no need for the number of illuminated signs applied for and felt that residents of the Whitewater flats would benefit from lower levels of artificial light pollution than currently proposed. Situated in a prominent corner location, this much-used Tesco Express store is highly visible during daylight hours and more than adequately illuminated after dark by the numerous streetlights located around this busy junction. Being situated on the outer fringe of the town centre, Members also noted there are no other retail premises in the vicinity that are competing for the customer's eye. With these points in mind, Newquay Town Council would positively encourage Tesco PLC to seize this opportunity to reduce levels of energy consumption at this Tesco Express</b></p>



	outlet, by reducing the number of illuminated fascia signs they put in place.
<b>Application 07</b>	<b>Trenance</b>
<b>Type</b>	Householder Application
<b>Reference</b>	<a href="#">PA23/05001</a>
<b>Proposal</b>	Proposed office above existing garage
<b>Location</b>	Treninnick House, Treninnick TR7 2LQ
<b>Applicant</b>	Mr Jon-Claude Luxon
<b>Town Council Response</b>	<b>NO OBJECTION: The design and scale of the above-office extension, including materials, were considered quite acceptable and it was felt unlikely the proposal would result in unreasonable levels of overbearing or overshadowing. Members would not want to see any part of the extended building used for accommodation purposes and queried whether, for the purpose of clarity, it would be possible to include a condition that would restrict the use accordingly. 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.</b>
<b>Application 08</b>	<b>Central &amp; Pentire</b>
<b>Type</b>	Planning Permission
<b>Reference</b>	<a href="#">PA23/05184</a>
<b>Proposal</b>	Proposed loft conversion and installation of front and rear dormers
<b>Location</b>	Lewinnick Lodge, Pentire Headland TR7 1QD

<b>Applicant</b>	Mr P Fair
<b>Town Council Response</b>	<b>NO OBJECTION: Members reiterated their response to the previous application, agreeing that they would not encourage further development on the site. 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.</b>