

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 – April 26 2023

Central & Pentire	Porth & Tretherras	Trenance	Whipsiderry
Application 01	Central & Pentire		
Reference	PA23/02789		
Proposal	Proposed ground floor extension		
Location	57 Trevean Way TR7 1TW		
Applicant	Mr & Mrs Lloyd Kersh		
Grid Ref.	180354 / 61054		
Town Council Response	<p>NO OBJECTION: Members agreed the plot size was large enough to accommodate the proposed extension whilst still leaving an adequate amount of amenity space for the property. However, the loss of the small grassy area immediately in front of the proposed extension is regretted. Members queried whether the proposal may present opportunities to contribute positively to the environment, such as through the creation of a 'green roof' and would encourage the applicant to explore such possibilities. 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 opportunities for integrating renewable energy sources and rainwater harvesting into the design. The design and scale of the proposal, including materials, are considered quite acceptable and it was felt unlikely the proposal would result in unreasonable levels of overbearing or overshadowing. Members agreed to raise No Objection, subject to confirmation from the</p>		

	Officer that policies C1.1, C1.2 and C1.5 of the newly adopted Climate Emergency DPD have been suitably met.
Application 02	Trenance
Reference	PA23/02376
Proposal	Retrospective change of use of land for parking, storage and the siting of storage containers
Location	Prow Park Business Village Treloggan Industrial Estate
Applicant	Mr Baylor Julian
Grid Ref.	182463 / 60655
Town Council Response	<p>OBJECTION: Members of the Town Council’s Planning & Licensing Committee are keen to stress their ongoing support for local business and enterprise. However, such support must be balanced against the potential harm to local residents and to the natural environment, both of which are relevant considerations to the current. Members wished to make clear their view that the destruction of the green environment on this site, as executed by the applicant without any form of permission or right to do so, is wholly inexcusable and should not be overlooked by the LPA. This unpermitted clearance of well-established trees and shrubland is considered to have caused significant harm to nearby residents and to local biodiversity.</p> <p>From the westernmost spur of Bedowan Meadows, the eye is naturally drawn in the southerly direction; the highway ends with the rail embankment and previously the view was of the tree canopy beyond. Losing this view to a stack of shipping containers is considered highly damaging to the existing street scene. Newquay Neighbourhood Plan policy G2 seeks to ensure that development does not damage the look and feel of Newquay, and that it acts to enhance the immediate street scene. Members feel that both the current proposal and the previous application (PA22/05334 – still</p>

to be determined) fail to consider the harmful visual impact on the Bedowan Meadows area of the town. The visual amenity previously enjoyed by the nearby residents of Bedowan Meadows is now lost, and the negative visual impact on the adjacent PROW is clearly apparent to its users. Ongoing engagement between the Town Council and concerned residents also suggests that the greenery on this site had acted as something of an acoustic barrier, with nearby dwellings now experiencing elevated noise levels resulting from the day-to-day commercial activities associated with Prow Park. The absence of any acoustic impact study is considered a significant omission. NNP Policy G2(f) seeks to limit levels of light pollution resulting from external lighting. The stated opening hours suggest that, for a significant portion of the year, external commercial standard lighting will be required. However, no detail has been provided and the applicant has seemingly failed to consider the potential impact this may have on local residents.

Policy G1 of the Climate Emergency DPD states that “all developments should be planned around the protection and enhancement of nature.” Members felt the proposals are wholly at odds with this statement and would urge the Case Officer to measure this application closely against policies G1 and G2 of the newly adopted DPD. There were no ecology reports submitted with either this application or the earlier incarnation, PA22/05334. However, it is clear to anyone who has made use of the nearby PROW that, prior to its destructive clearance, this was an area benefitting from a rich and diverse ecology.

Whilst a Stage 1 Contamination Report does accompany the current application (revision A - November 2022) even

a brief read reveals clear inaccuracies/omissions in the information provided. The CC Interactive Mapping site shows there are at least four surface water features within 500m of the application site – as well as the freshwater stream that feeds Trenace Boating Lake. Likewise, the assertion that “the site is not shown to be within or near to a flood risk zone” fails to acknowledge the immediate proximity to significant areas described on the CC Map as being ‘susceptible to surface water flooding’. Members are concerned at the lack of detail surrounding the management of surface water run-off. It is clear that the wholesale removal of greenery from both the current application site, and that detailed in PA22/05334, will lead to increased levels of surface water. Policy G2(h) seeks to protect against the use of hard landscaping and to ensure effective on-site management of surface water – the use of tarmac, as detailed on drawing PL_100 Rev2 is considered at odds with this policy. Policy G2(i) requires that Sustainable Drainage Systems (SuDS) must be considered for all development and developers must consult with the Local Planning Authority on the requirement for SuDS. Members could see no evidence that such consultation has taken place and wish to express their strong concern that the removal of greenery from the site, coupled with an inadequate strategy for surface water management, will create a significant flood risk on a site adjacent to land already identified by the LPA as being susceptible to surface water flooding. Given the site’s previous uses, Members felt the level of contaminant testing falls far short of that required at other sites with similar associations to the town’s rail/industrial past.

Application 03	Trenance
Reference	PA23/02570
Proposal	Extensions and adaptations of existing dwelling to provide for an additional dwelling
Location	12 Trenance Road TR7 2LX
Applicant	Mr Shawn Elphick
Grid Ref.	181342 / 61330
Town Council Response	<p>OBJECTION: Members were satisfied with the principle of extending and adapting the existing dwelling to create an additional dwelling. When assessing the application documents, it was noted that the NSEW labels are incorrect on both sets of elevations. The north facing side of the building, looking towards Trelawney Road, was considered disappointing in design and appearance. Combining the raised level of the eaves with such a modest amount of fenestration results in a high ratio of blank, featureless wall space that fails to fit in with, or enhance, the existing street scene.</p> <p>Whilst it is understood the existing drop kerb will be utilized by Plot 2, Members suggested that Plot 1 would also require a drop kerb to enable access to the off-street parking provision. However, it was noted that this drop kerb would need to be quite close to the busy junction with Trenance Road. Members queried whether Highways would be happy with siting the drop kerb here.</p>
Application 04	Trenance
Reference	PA23/02845
Proposal	Raising of existing roof level including new front and rear dormers and front recessed balcony to provide further accommodation at first floor level
Location	20 Trevemper Road TR7 2HS
Applicant	Mr B Jones
Grid Ref.	181649 / 60681

Town Council Response	NO OBJECTION: The scale and appearance of the proposal, including materials, is considered quite acceptable, in line with Policy H1 of the Newquay Neighbourhood Plan (Replacement Dwellings and Extensions). Members felt it was unlikely the proposal would result in unreasonable additional overbearing, overlooking or overshadowing. 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 05	Central & Pentire
Reference	PA23/02713
Proposal	Application for Non-Material Amendment to PA21/04180 for a replacement dwelling namely, 1) Changes to front elevation cladding. 2) Changes to roof height.
Location	103 Pentire Avenue TR7 1PF
Applicant	Mr And Mrs Heeney
Grid Ref.	Not Given
Town Council Response	NO OBJECTION: Members noted their previous support for PA21/04180 and agreed the proposed amendments are of a minor nature. Members would expect that the PV array (installed at high level on the flat roof) as agreed under PA21/04180, would be kept. Similarly, Condition 3 of the previous permission, which relates to the obscured glass privacy screens, should be included on any permission granted.

Application 06	Whipsiderry
Reference	PA23/01343
Proposal	Use of land for the stationing of a container for use as surf school and cafe seasonally from March until November each year
Location	Watergate Bay Car Park Tregurrian Hill Watergate Bay
Applicant	Mr Michael Gapper Blue Surf School
Grid Ref.	184344 / 64870
Town Council Response	<p>SUPPORT: The Town Council is keen to support local business and enterprise wherever possible and it is understood that the application site functions as one of Cornwall Council's pop-up sites, with the applicant having traded from this location for several seasons. Members voiced sympathy with the applicant's reason for wishing to replace the existing trading unit (the converted horsebox) with something that could better withstand the marine climate and which would offer improved security for the business and its assets in this out-of-town location.</p> <p>It was noted that CC Parking Services had objected to the application, although their reason for this was not apparent from the comments on the Planning Register. Given the proposed container would not be a permanent fixture, Members agreed their key concern would be its appearance. The image provided shows a wood-clad container, converted for food/drinks trading, and Members agreed something of a similar appearance would blend in well with the surroundings. However, it is understood that this image is merely indicative and that it may be necessary to settle for a painted metal finish instead. If this were to be the case, Members felt that more earthy tones, possibly browns or greens, would be acceptable for the location. Members would not support the use of overly bright colours, which would appear incongruous with the</p>

surroundings, or dark tones, which may appear overbearing and oppressive.

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. It is understood that the container would enable the applicant to significantly increase the use of renewable energy sources. Members considered this to be a positive benefit of the application and welcomed the overall ethos of environmental sustainability associated with the applicant's business. Where possible, high levels of environmental sustainability should be integrated into any permitted works and the applicant is encouraged to explore the opportunities for including rainwater harvesting as part of the surf school business.

Application 07	Porth & Tretherras
Reference	PA23/03177
Proposal	Non Material Amendment (2) to Application No. PA20/02977 dated 23 rd October 2020 for Demolition of two buildings and erection of New Primary Academy and associated works, namely, minor change in roof height from 7.67 m to 7.91 m
Location	Land At Newquay Tretherras School, Trevenson Road TR7 3BH
Applicant	Mr C Trace Kier Construction Ltd (on behalf of DfE)
Grid Ref.	Not Given
Town Council Response	NO OBJECTION: Members noted the reason for this Minor Amendment and raised no objection.