

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 – the link to this can be found on the Newquay Town Council Facebook Page: www.facebook.com/newquaycouncil (please be aware we don't monitor Facebook comments 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 – 23 November 2022

| Central & Pentire | Porth & Tretherras | Trenance | Whipsiderry |
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| Application 01 | Trenance |
| Reference | PA22/08744 |
| Proposal | Demolish attached garage and replace with front extension with storage below, with internal alterations and the creation of additional off-street parking |
| Location | 11 Anthony Road TR7 2AS |
| Applicant | C Jolly |
| Grid Ref. | Not provided |
| Town Council Response | OBJECTION: Members noted the amended plans but did not feel the issues outlined in their previous objection had been addressed. The concern remains that this scheme would set an unwanted precedent for the loss of garden space in favour of car parking spaces. There was some uncertainty as to whether concerns of overlooking, as voiced by the neighbour, had been considered. |

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| Application 02 | Porth & Tretherras |
| Reference | PA22/10266 |
| Proposal | Proposed side extension, loft conversion with dormers, enlargement of existing rear extension and conversion of garage. |
| Location | 8 Lusty Glaze Road TR7 3AD |
| Applicant | Mr and Mrs Chu |
| Grid Ref. | 182387 / 62389 |
| Town Council Response | OBJECTION: Members noted that the west-facing elevation of the neighbouring property at no9 benefits from several windows at ground floor level. Concerns are raised that the proposed side extension will effectively halve the distance between no8 and no9 to little more than 2m, negatively impacting the outlook from these west-facing windows and reducing levels of natural light. |

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| | Regarding the east-facing dormer and north-facing roof window, Members agreed these additions would result in a loss of symmetry that would harm the overall appearance of the building. |
| Application 03 | Central & Pentire |
| Reference | PA22/09632 |
| Proposal | Application for Advertisement consent for the siting of 3 internally illuminated text fascia signs and 2 externally illuminated post mounted signs |
| Location | 11 - 17 Fore Street TR7 1HB |
| Applicant | Mr Jack Robson Stonegate PUB COMPANY |
| Grid Ref. | 180815 / 61736 |
| Town Council Response | OBJECTION: Members were concerned the proposed illuminated signage would result in increased light levels. Members agreed they would not be able to support the application without firm reassurance from the Officer that nearby residents would not be negatively impacted. |
| Application 04 | Trenance |
| Reference | PA22/09314 |
| Proposal | New raised roof with dormer extension and front porch extension |
| Location | 20 Chichester Crescent TR7 2LD |
| Applicant | Mr Chris Selby |
| Grid Ref. | 181718 / 60698 |
| Town Council Response | NO OBJECTION: Members noted there were examples of similar development already in place along Chichester Crescent and agreed the proposals were unlikely to impact the residential amenity of neighbouring properties. The modest remodeling of the front garden was seen as acceptable, but there was some uncertainty whether a drop-kerb was intended. Members welcomed the addition of solar panels, in line with Neighbourhood Plan policy G2(e) – Development Principles. |

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| Application 05 | Central & Pentire |
| Reference | PA22/10330 |
| Proposal | Proposed dormer extensions to the first floor to rear elevation. |
| Location | 2 Trethellan Hill TR7 1QS |
| Applicant | Mr Clive Hanney |
| Grid Ref. | 180260 / 61417 |
| Town Council Response | SUPPORT: Members were satisfied the proposals were unlikely to impact the character of the area or residential amenity of neighbouring properties. It was therefore agreed to support the application, in line with Neighbourhood Plan policy H1 - Replacement Dwellings and Extensions. |

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| Application 06 | Trenance |
| Reference | PA22/10383 |
| Proposal | Proposed first floor extension and alterations to ground floor |
| Location | 63 Hawkins Road TR7 2ED |
| Applicant | Mr And Mrs Douglas |
| Grid Ref. | 181232 / 61056 |
| Town Council Response | SUPPORT: Members noted that the carport to the front of the property had not been included on the drawings and there was some uncertainty as to whether this structure would remain or not. However, Members were satisfied the proposals were unlikely to impact the character of the area or residential amenity of neighbouring properties. It was therefore agreed to support the application, in line with Neighbourhood Plan policy H1 - Replacement Dwellings and Extensions. |

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| Application 07 | Central & Pentire |
| Reference | PA22/10477 |
| Proposal | Proposed workshop |
| Location | 13 Riverside Avenue, TR7 1PW |
| Applicant | Mr Tim Kellam |
| Grid Ref. | 179383 / 61353 |
| Town Council Response | Members agreed they would need to seek further information from the Case Officer before providing their response. The application will therefore be carried forward for consideration at the next available meeting, scheduled for 20 December 2022. |

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| Application 08 | Trenance |
| Reference | PA22/09617 |
| Proposal | Proposed new Garage and Store |
| Location | 12 Luxon Drive, TR7 2HE |
| Applicant | Mr Mike Leach |
| Grid Ref. | 181967 / 60722 |
| Town Council Response | OBJECTION: Members consider the green boundaries found on Luxon Drive are an important area of soft landscaping, delivering opportunities for biodiversity and providing a visual amenity for residents and visitors. In the context of this cul-de-sac setting, the presence of an open grassed area plays a vital role in helping maintain a valuable perception of spaciousness that benefits the whole street. Whilst the proposals may appear modest, the harm they would do to the character of the existing street scene is viewed as significant and would be quite at odds with the original design objectives for Luxon Drive, which sought to create a sense of openness in an otherwise enclosed space. |

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| Application 09 | Central & Pentire |
| Reference | PA22/10309 |
| Proposal | Addition of a single-storey loft extension, demolition and erection of a single-storey 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. |
| Location | The Island, Island Crescent TR7 1EA |
| Applicant | Casper Lawson |
| Grid Ref. | 181082 / 61875 |
| Town Council Response | SUPPORT: Members welcomed the proposed works and praised the sympathetic handling of this unique dwelling, which is considered to be an iconic part of Newquay's townscape. In line with Neighbourhood Plan policy G2(e) – Development Principles, Members welcomed the addition of solar panels and the move towards a more sustainable future for the Island House. Members were satisfied the proposals were unlikely to harm the character of the existing building or be detrimental to the visual amenity of this important area of the town. It was therefore agreed to support the application, in line with Neighbourhood Plan policy H1 - Replacement Dwellings and Extensions and policy LE2 - Valued Landscapes. |

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| Application 10 | Central & Pentire |
| Reference | PA22/09101 |
| Proposal | External alterations comprising of new door and window to bar entrance, goalpost details to club entrance with new doors and various external repainting |
| Location | 11 - 17 Fore Street TR7 1HB |
| Applicant | Stonegate Group |
| Grid Ref. | 180815 / 61736 |
| Town Council Response | OBJECTION: Members noted the previous plans for the Club Entrance had been revised, with an over door fascia now replacing the original proposal for a goal-post type adornment. However, concerns remain that proposed |

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| | scheme of alterations would be at odds with the existing building and would reduce the attractiveness of the wider street scene. |
| Application 11 | Central & Pentire |
| Reference | PA22/10373 |
| Proposal | Demolition of existing hotel building and erection of 20 apartments and 4 houses together with access, car parking, landscaping and associated infrastructure |
| Location | Hotel California, 32 Pentire Crescent TR7 1PU |
| Applicant | Leading Homes |
| Grid Ref. | 179759 / 61195 |
| Town Council Response | <p>SUPPORT: The Town Council regrets the loss of serviced holiday accommodation but accepts that efforts have been made over at least two years to market the hotel as a going concern, all be it with no success. It was noted that there appears to be contradictory information within the application documents regarding the provision of on-site parking. Members have been reassured that the Planning Statement contains the correct figure of 45 spaces, stating that 21 of the 24 residential units would benefit from two onsite parking spaces, whilst the remaining 3 would be allocated a single parking space each. The Newquay Neighbourhood Plan policy H4 - Parking for Residential Development – would seek the provision of 48 spaces. Whilst there is a shortfall here, Members agreed that, by encouraging cycle use and potential opportunities for car share schemes, the development would be unlikely to add to local parking pressures. It was noted that the applicant had engaged with the Cornwall Design Review Panel and Members were satisfied that the scale and massing of the proposed redevelopment would be appropriate for the size of the site. The Gannel Estuary is recognized in the</p> |

Neighbourhood Plan as one of the towns most valued landscapes. Members noted that the visualisations of the proposed development all rely heavily on the existing tree cover to soften the appearance of the site, as viewed from the Estuary. The retention of this tree cover is crucial to ensuring the development sits comfortably within the landscape without harming this important area. The expected net gain in biodiversity on the site, estimated at 50%, was welcomed. The Town Council is concerned that the applicant is intending to offset the expected contributions towards affordable housing through National policy incentives that can be applied to brownfield development sites containing vacant buildings. Whilst this is not an area of decision-making that involves the Town Council, the pressing need for affordable local housing cannot be escaped. The response from Cornwall Council's Affordable Housing Team will be monitored carefully. Members noted local concerns around possible overlooking of the nearby neighbour to the east. Reassurance is sought from the Planning Officer that the residential amenity of neighbouring properties will not be negatively impacted. The Town Council's support for this scheme is very much subject to positive responses from the Tree Officer and the Lead Local Flood Authority.