

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 – 26 October 2022

Central & Pentire	Porth & Tretherras	Trenance	Whipsiderry
Application 01	Central & Pentire		
Reference	PA22/08797		
Proposal	Proposed: Replacement dormer windows within the main pitched roof together with a rear first floor extension to create an additional bedroom with an external screened terraced area		
Location	16 Fernhill Road TR7 1LE		
Applicant	Mr A Clark		
Grid Ref.	Ref 180633 / 61846		
Town Council Response	SUPPORT: It was felt that the proposed replacement dormer and rear first-floor extension were unlikely to have a negative impact on neighbouring properties. In line with Neighbourhood Plan policy H1 - Replacement Dwellings and Extensions, Cllrs agreed to support this application. As per Newquay Neighbourhood Plan Policy G2e, Members would encourage the applicant to explore any opportunities where high levels of environmental sustainability could be integrated into the works, including renewable energy sources where possible.		
Application 02	Central & Pentire		
Reference	PA22/08113		
Proposal	Proposed loft conversion with alterations to roof to form hip to gable extension, along with internal alterations		
Location	5 Trethellan Hill TR7 1QS		
Applicant	Mr Chris Kurwie		
Grid Ref.	180297 / 61386		
Town Council Response	SUPPORT: Members agreed the proposed loft conversion and roof alterations were unlikely to have a negative impact on neighbouring properties. In line with Neighbourhood Plan policy H1 - Replacement Dwellings and Extensions, Cllrs agreed to support this application. As per Newquay Neighbourhood Plan Policy G2e, Members would encourage the applicant to explore any opportunities where high levels of environmental		

	sustainability could be integrated into the works, including renewable energy sources where possible.
Application 03	Porth & Tretherras
Reference	PA22/09019
Proposal	Ground floor extensions and addition of first floor to existing dwelling
Location	2 Porth Parade TR7 3JZ
Applicant	Mr Ben Kennedy
Grid Ref.	183206 / 62641
Town Council Response	OBJECTION: Newquay Neighbourhood Plan policy D2 - Scale and location of development - seeks to promote the Key Design Principles described in the Newquay Character Study. The Porth area (Character area 24) is described as benefitting from good views to the sea and headland, which exist because all the main residential roads are characterized by predominantly lower ridge heights. The need for roof heights to be consistent with those of neighbouring properties is seen as key to making the most of stepping down the hillside, maintaining good views and preserving the character of the area. Similarly, Policy G2(c) seeks to ensure that development respects the height of neighbouring properties and that any tiered effect of roof heights up and down hills is maintained. Members felt the addition of a first floor would result in a dwelling that was out of keeping with the character of the area and at odds with nearby bungalows. It was also felt that the outlook from no1 Porth Parade would be unnecessarily diminished. The loss of an area of front garden to off-street parking was seen as unnecessary and harmful to the appearance of the existing street scene.
Application 04	Central & Pentire
Reference	PA22/08769
Proposal	Conversion of redundant workshop to holiday occupancy restricted accommodation and associated works
Location	Garage Building North Of 56 Pentire Avenue
Applicant	Mr M Schofield Grid
Grid Ref.	179222 / 61476

Town Council Response	NO OBJECTION: Members were aware that the proximity to residential dwellings immediately north and south of the application site had been an issue with previous applications. It was felt the Air Source Heat Pump would need to be of a type suited to quiet operation. It was agreed a holiday residence condition should be applied to any permission granted. Members agreed to raise No Objection to this application, subject to confirmation from the Officer that there would be no negative impact on neighbouring properties.
Application 05	Central & Pentire
Reference	PA22/08568
Proposal	Advertisement Consent to display a temporary non illuminated sign
Location	Marina Hotel Narrowcliff
Applicant	Katie Fairfield Stephens & Stephens
Grid Ref.	181829 / 61942
Town Council Response	SUPPORT: Given the proposal is for temporary non-illuminated signage, Cllrs agreed the size and siting detailed in the application would be unlikely to have a harmful impact on the street scene or highway.
Application 06	Trenance
Reference	PA22/07672
Proposal	Proposed two storey extensions to the front and side elevations, single storey extension to rear elevation and internal alterations
Location	35 Chynance Drive TR7 2AA
Applicant	Mr Jonathan Brooker
Grid Ref.	180918 / 61096
Town Council Response	OBJECTION: Having noted the initial local objection posted on the Planning Register, Members continue to share concerns that the proposed two-storey extension would have a negative impact on the residential amenity of the neighbouring property at no37. Despite the additional illustration added to the proposed north elevation, concerns still exist that the single-storey rear extension may result in an unacceptable loss of light to the ground floor rear-facing windows at no33. Confirmation from the Case Officer is sought.

Application 07	Central & Pentire
Reference	PA22/04790
Proposal	Demolition of the existing 7 residential flats and the erection of 10 new residential apartments (Revised Plans)
Location	Ocean Reach 11 Esplanade Road Newquay Cornwall
Applicant	Mr Tom Porter Verto Homes Ltd
Grid Ref.	179478 / 61525
Town Council Response	<p>OBJECTION: The Town Council welcomes the Developer's commitment to achieving a zero carbon, environmentally sustainable outcome for the proposed residential dwellings. However, concerns exist around the negative impact that a scheme of this scale and mass would have upon the character of the area and the residential amenity of near neighbours. Newquay Neighbourhood Plan policy D1 seeks to ensure that all new development fits well and enhances the existing character of the town. Whilst it is recognized that design styles along Esplanade Road are quite varied, Members voiced concerns that the combination of narrow plot width and increased ridge height would result in an overbearing frontage that was at odds with existing buildings. Policy D1(d) encourages applicants to engage with the Cornwall Design Review Panel where development over three storeys is proposed – in this instance it is felt the street facing elevation would be improved by the Panel's input as the current appearance fails to reflect or contribute to the overall character of the area. Policy G2(c) seeks to ensure that development respects the height of neighbouring properties and that any tiered effect of roof heights up and down hills is maintained. When considering the proposed east elevation, as would be seen from Pentire Crescent, Members questioned whether the scale and mass of the apartment block would be at odds with the existing tiered effect. When viewed from this location, the increase in scale and mass described by the east elevation indicates that 60a Pentire Crescent, immediately south of the application site, will be negatively impacted by the development. It was noted that the uppermost apartments at the rear of the block would be on a similar level to 60a and that the distance between the two would be just 15 metres.</p>

Members were aware that the balconies at the rear are intended as amenity space for the apartments and it was felt highly likely that 60a would experience the negative impacts of the inevitable noise and disturbance associated with such use. Having viewed the existing hedge, it is clear that this would offer a less than effective barrier between the properties and Members were unhappy with the notion that maintaining privacy would rely upon this scant piece of greenery. It is also felt that the proximity of the access lane serving existing properties may contribute to a loss of privacy to the apartments. Members were unhappy with the level of parking provision, which is half of the provision that would be required under policy H4 of the Newquay Neighbourhood Plan. Esplanade Road is not considered to be centrally located in terms of available public transport, and on-street parking is considered pressured in this area of the town, particularly during the summer. Despite the environmentally sustainable features of the proposal, there was some concern at the loss of the few green areas that exist on the site. This, coupled with the level of non-permeable landscaping/surfacing is seen as potentially contributing to future surface water management issues on the site. Given the proposed demolition and level of excavation required, Members agreed it would be appropriate for the applicant to provide a plan explaining how the removal of waste rock, soil and rubble will be managed and ethically disposed of, in line with NNP policy G2(g).

Application 08	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.	181018 / 60981
Town Council Response	OBJECTION: Members agreed that the replacement front extension would be in-keeping with the existing building but would encourage the use of obscured glass on the west elevation, as requested by the near neighbour. However,

	the creation of a second off-street parking space was seen as harmful to the existing street scene. Newquay Neighbourhood Plan policy D2 - Scale and location of development - seeks to promote the Key Design Principles detailed in the Newquay Character Study. The Tregunnel Hill [Higher] area (character cell 17) recognizes the low Cornish stone walls in front gardens as one of the strong features of the area. Policy D1 seeks to ensure development fits well with the existing character of an area, and the loss of the front garden in this location is considered detrimental. There is also some concern that the creation of a double space will set a precedent for similar development along Anthony Road.
Application 09	Central & Pentire
Reference	PA22/09067
Proposal	Replacement of existing single-storey extension and garage with new single storey dining area extension and garage with a mezzanine level over. Additional single-storey rear kitchen extension.
Location	2 Hope Terrace TR7 1NN
Applicant	Mr Andy Heald
Grid Ref.	180571 / 61798
Town Council Response	SUPPORT: Members agreed the proposed replacements would be unlikely to have a negative impact on neighbouring properties. In line with Neighbourhood Plan policy H1 - Replacement Dwellings and Extensions, Cllrs agreed to support this application. As per Newquay Neighbourhood Plan Policy G2e, Members would encourage the applicant to explore any opportunities where high levels of environmental sustainability could be integrated into the works, including renewable energy sources where possible.
Application 10	Central & Pentire
Reference	PA22/09022
Proposal	Rear 1st floor extension, dormers to loft and separation of dwelling to form 2 separate dwellings
Location	8 Fernhill Road Newquay Cornwall TR7 1LE

Applicant	Lisa Logue
Grid Ref.	180644 / 61870
Town Council Response	OBJECTION: Members agreed that the rear of the property may be improved by the proposed investment required to achieve the proposed separation. However, it was felt that significant reassurance from the Case Officer would be required before the proposal could be supported. The lack of amenity space, particularly with regard to the three-bedroom dwelling, would appear to be inadequate for a property of this size. Whilst it is accepted this is a central location, the absence of any additional parking provision is a cause for concern. Policy H4 of the Newquay Neighbourhood Plan would seek the provision of three spaces in total. This area of the town is already considered highly pressured in terms of on-street parking and this proposal seems likely to add to that. Due to the lack of street lighting, there are concerns as to how safe it would be to use this access lane at night as the main entrance to a dwelling house. Members also queried whether Cornwall Council's household waste and recycling collections could be achieved via this access lane.
Application 11	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: Cllrs were unconvinced that the proposed changes to the Club Entrance could be considered in-keeping with the existing building or the wider street scene. Newquay Neighbourhood Plan policy HC1 - Protection of the Built Heritage - seeks to ensure that development respects the historic character of Newquay town, as detailed in the Key Design Principles described in the Newquay Character Study. The Central Commercial Core (Character area 1) is described as the historic heart of Newquay and benefits from many historic buildings that

still retain much of their original detail and fabric. A key design principle for this part of the town is to ensure there is no further loss of this historic fabric, particularly where commercial signage and frontages are proposed. Members agreed the 'goal-post' adornment and accompanying doors would be at odds with, and would not respond positively to, this historic area of the town. Applicants are urged to refer to the Cornwall Shopfront Design Guide and the Newquay Appendix when introducing replacement signage or works to existing frontages.