

# **Newquay Town Council – Planning & Licensing Committee**

## **Important Information**

### **COVID 19 – changes to the way our Planning committee works**

The virus responsible for the COVID-19 outbreak has meant we have had to change the way we do some things at the Town Council. In line with Public Health guidance our Planning & Licensing Committee meetings can no longer be attended in person by Members of the public, but we are working hard to ensure you can still engage in the planning process by holding our meetings online.

**Should you wish to attend an online meeting of the Planning & Licensing committee you can find the joining details on the public agenda for that meeting. If you are looking to attend, we would be grateful if you could let us know in advance.**

#### **Commenting to the Town Council**

Our Local Planning Authority is Cornwall Council and in the first instance they are the decision maker for all planning matters across the county. However, **Newquay Town Council** is a statutory consultee for all planning applications within the town, so if you have views regarding one or more of the applications listed below you can bring these to the attention of our Planning & Licensing Committee. These comments will then be taken into consideration when we respond to Cornwall Council.

The applications currently being considered by the Town Council are listed on the table below - they can be viewed in full via Cornwall Council's Planning Register, either by using their [Online Search](#) page or pressing *Ctrl+Click* on the **Reference**.

Comments 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 Administrator at *Newquay Town Council, Municipal Offices, Marcus Hill, Newquay TR7 1AF* (please ensure you clearly state the **Reference** in all correspondence).

Should you wish to attend an online meeting of the Planning & Licensing committee the joining details can be found on the public agenda for that meeting.

#### **Commenting to Cornwall Council (our Local Planning Authority)**

Wherever possible we recommend that you also comment directly to the Cornwall Council Planning Officer. You can do this up until the Consultation Expiry Date, which can be found on the application listing on the Cornwall Council Planning Register. Guidance on how to comment on a planning matter 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 - 29.04.2021

Central	Pentire	Rialton	Treloggan	Tretherras	Treviglas	Whipsiderry
---------	---------	---------	-----------	------------	-----------	-------------

<b>Application 01</b>	Central
<b>Reference</b>	<a href="#">PA21/02725</a>
<b>Proposal</b>	Rear flat roof forming balcony with formation of new door from existing window.
<b>Location</b>	2 Oakleigh Terrace TR7 1RN
<b>Applicant</b>	Mr Roger Mansfield
<b>Grid Ref.</b>	181553 / 61672
<b>Town Council Response</b>	<b>SUPPORT: Members felt there would be little impact on the existing street scene and agreed that any potential overlooking issues concerning immediate neighbours had been addressed.</b>

<b>Application 02</b>	Central
<b>Reference</b>	<a href="#">PA21/01401</a>
<b>Proposal</b>	Proposed provision of street food/takeaway outlet.
<b>Location</b>	Velotive 6 Alma Place TR7 1NF
<b>Applicant</b>	Mr Steve Talbot
<b>Grid Ref.</b>	180757 / 61764
<b>Town Council Response</b>	<b>CARRY FORWARD: Members agreed to defer making a decision on this application in order that it could be considered alongside the associated Listed Building Consent. Both the application for Planning Permission (PA21/01404) and the Listed Building Consent (PA21/01393) will be given consideration together at the next available opportunity.</b>

<b>Application 03</b>	Central
<b>Reference</b>	<a href="#">PA21/01011</a>
<b>Proposal</b>	Outline application (with all matters reserved) for demolition of existing buildings and erection of up to 21 dwelling units (C3).
<b>Location</b>	Mr Meats Quarry Park Road TR7 2NP
<b>Applicant</b>	Martin Yates M Yates & Sons
<b>Grid Ref.</b>	181726 / 61489
<b>Town Council Response</b>	<b>CARRY FORWARD: Members agreed to defer making a decision on this application in order to accommodate a presentation to the Town Council, in line with Cornwall Council's Pre-Application Protocol. Application PA21/01011 will then be given consideration at the next available opportunity.</b>

<b>Application 04</b>	Pentire
<b>Reference</b>	<a href="#">PA21/02973</a>
<b>Proposal</b>	Erection of Summer House
<b>Location</b>	5 Riverside Crescent TR7 1PJ
<b>Applicant</b>	Mr & Mrs Allan
<b>Grid Ref.</b>	179047 / 61326
<b>Town Council Response</b>	<b>OBJECTION: When considering this application for the erection of a summerhouse, Members noted that Newquay Neighbourhood Plan (NNP) Policy D2 - Scale and Location of Development, requires that proposals impacting views of the local landscape must take account of the objectives for character areas set out in the Newquay Character Study. Character Area 15 of the Study (Pentire – Gannel Facing) identifies the Gannelside, as seen from across the estuary, as one of these key views to protect. The Study further stresses the vital importance of the steeply landscaped area alongside the Gannel Estuary and notes that this setting is being eroded in part by a build-up of garden structures. Adding to this, NNP policy H2 - Development in Sensitive Landscape Areas, requires that developments in residential garden areas adjacent to the Gannel be scrutinised to ensure the character of the area is not further eroded. When consulting NNP Map G1a alongside policy G1 – Settlement Boundaries, it was noted</b>

	<b>that the location of the proposed summerhouse actually falls outside the identified settlement boundary and does not comply with the criteria set out for supporting an application in such an area.</b>
--	---

<b>Application 05</b>	Pentire
<b>Reference</b>	<a href="#">PA21/02805</a>
<b>Proposal</b>	Proposed ground floor rear dining extension and first floor bedroom extension over garage with internal alterations
<b>Location</b>	19 Penmere Drive TR7 1QQ
<b>Applicant</b>	Mr and Mrs Robins
<b>Grid Ref.</b>	179922 / 61262
<b>Town Council Response</b>	<b>SUPPORT: Members agreed this would be a good use of the available space and could see no negative impact on the amenity of neighbouring properties or the character of the area.</b>

<b>Application 06</b>	Treloggan
<b>Reference</b>	<a href="#">PA21/04110</a>
<b>Proposal</b>	Non Material Amendment (1) to Application No. PA21/04110 dated 1st April 2021 to Remove existing bay window and form new bay window and porch to front elevation and two storey rear extension, namely, to form parking area to the front of the property with a cross-over and dropped kerb.
<b>Location</b>	12 Trelawney Road TR7 2DW
<b>Applicant</b>	Mr And Mrs N Firbank
<b>Grid Ref.</b>	Not Given
<b>Town Council Response</b>	<b>Members were made aware that this application had been withdrawn.</b>

<b>Application 07</b>	Treloggan
<b>Reference</b>	<a href="#">PA21/03216</a>
<b>Proposal</b>	Proposed first floor dormer alterations (Re-submission of Application PA20/05798)
<b>Location</b>	Rawley Point, Rawley Lane TR7 2HT
<b>Applicant</b>	Mr Simon Davies
<b>Grid Ref.</b>	181394 / 60792
<b>Town Council Response</b>	<b>SUPPORT: Members felt the proposed alterations to the agreed permission would have a positive impact on the property.</b>

<b>Application 08</b>	Treloggan
<b>Reference</b>	<a href="#">PA21/02781</a>
<b>Proposal</b>	Demolition of rear conservatory and construction of new single storey flat roof bedroom/living room extension.
<b>Location</b>	171 Polwhele Road TR7 2SZ
<b>Applicant</b>	Beata Nowak
<b>Grid Ref.</b>	182198 / 60322
<b>Town Council Response</b>	<b>SUPPORT: Members agreed this would be a good use of the available space and could see no negative impact on the amenity of neighbouring properties or the character of the area.</b>

<b>Application 9</b>	Treloggan
<b>Reference</b>	<a href="#">PA21/02772</a>
<b>Proposal</b>	Creation of a looped cycle track on playing field (260x.15m)
<b>Location</b>	Bishops Cp School Open Space, Treninnick Hill TR7 2SR
<b>Applicant</b>	Mr Adam Richards
<b>Grid Ref.</b>	182019 / 60877
<b>Town Council Response</b>	<b>SUPPORT: Members welcomed this application and were fully supportive of the reasoning behind it.</b>

<b>Application 10</b>	Tretherras
<b>Reference</b>	<a href="#">PA21/02972</a>
<b>Proposal</b>	Loft conversions with roof extensions to 6 and 8 Arundel Way
<b>Location</b>	8 Arundel Way TR7 3BB
<b>Applicant</b>	Messrs Endsor And Middleton
<b>Grid Ref.</b>	182579 / 62188
<b>Town Council Response</b>	<b>NO OBJECTION: Members recalled having had no objection to a similar application for no.8 (PA20/11010) and noted the proposed fenestration on the north elevation was reasonably consistent with that already approved. Members were therefore happy to raise no objection to the current approval, subject to confirmation from the Officer that there were no overlooking issues.</b>

<b>Application 11</b>	Tretherras
<b>Reference</b>	<a href="#">PA21/02782</a>
<b>Proposal</b>	Proposed roof terrace and balustrade to existing loft conversion over garage with internal reconfigurations
<b>Location</b>	17 Kingsley Meade, Trenchcreek TR8 4PY
<b>Applicant</b>	Mr and Mrs Critchley
<b>Grid Ref.</b>	182743 / 61069
<b>Town Council Response</b>	<b>NO OBJECTION: Members agreed to raise no objection to this application, subject to confirmation from the Officer that there were no overlooking issues for properties to the rear (west).</b>

<b>Application 12</b>	Treviglas
<b>Reference</b>	<a href="#">PA21/02947</a>
<b>Proposal</b>	Alterations together with two storey extensions to sides and single storey extension to rear. Balcony to the east elevation.
<b>Location</b>	Beachside Beach, Road Porth TR7 3LN
<b>Applicant</b>	Mr Hammersley
<b>Grid Ref.</b>	182914 / 62605
<b>Town Council Response</b>	<b>OBJECTION: Members were aware that there had been a number of amendments to the original plans. However, concerns were still raised at the loss of available amenity space within the curtilage of the property. Members were also concerned that the first-floor balcony and increased glazing to the North and East elevations would potentially result in overlooking and loss of privacy to neighbouring properties.</b>