

# **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 – April 12 2023

Central & Pentire	Porth & Tretherras	Trenance	Whipsiderry
<b>Application 01</b>	<b>Trenance</b>		
<b>Reference</b>	<a href="#">PA23/01955</a>		
<b>Proposal</b>	Application for Consent to Display an Advertisement, namely the sitting of four illuminated canopy fascia signs, two illuminated 6.5m PID totem sign, one illuminated 7m EV totem signs, two illuminated ground-mounted 'wave' signs, Two illuminated column-mounted 'wave' signs, one illuminated shop front fascia sign, an illuminated one wall-mounted 'tablet' sign and one illuminated 2.3m EV canopy sign		
<b>Location</b>	Newquay Service Station Trevemper		
<b>Applicant</b>	Motor Fuel Group LTD		
<b>Grid Ref.</b>	181919 / 60168		
<b>Town Council Response</b>	<p><b>NO OBJECTION: Members understood that the Service Station benefits from having no restriction on opening hours. The site is opposite a section of the Gannel Estuary designated as a County Wildlife Site, as recognised by the original Case Officer, who stated that measures should be taken to avoid or reduce impacts to habitats and species, including a lighting scheme which minimises light spill outside the site boundaries to avoid disturbance to bats and other wildlife. Members would expect light pollution to be kept to an absolute minimum and queried whether it would be possible to agree to reduced illumination levels outside of the core, daytime trading hours.</b></p> <p><b>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 the opportunity of using solar energy as the power</b></p>		

	source for any illuminated signage. The current site layout, as agreed under PA21/05942, includes provision for six EV charging points, with the potential to increase this number as demand grows. It is understood the proposed signage will not occupy any spaces that could be converted to EV charging points in the future.
<b>Application 02</b>	<b>Trenance</b>
<b>Reference</b>	<a href="#">PA23/02144</a>
<b>Proposal</b>	Application for a certificate of lawfulness for the existing use of a dwelling to one self-contained apartment and four bed sits
<b>Location</b>	7 Higher Tower Road TR7 1QL
<b>Applicant</b>	Mr A George - the George Brothers Trust
<b>Grid Ref.</b>	180368 / 61533
<b>Town Council Response</b>	<b>NO OBJECTION: Members were unaware of any evidence that would contradict the assertion made in the submitted documents and agreed to raise No Objection to this application, subject to confirmation that the Officer is satisfied the necessary criteria have been met. The Town Council would not support further division of this property into separate addresses.</b>
<b>Application 03</b>	<b>Porth &amp; Tretherras</b>
<b>Reference</b>	<a href="#">PA23/02484</a>
<b>Proposal</b>	Extensions and modifications to existing dwelling (revised scheme following PA22/03181)
<b>Location</b>	28 Lusty Glaze Road TR7 3AE
<b>Applicant</b>	Mr C Chesser
<b>Grid Ref.</b>	182852 / 62626
<b>Town Council Response</b>	<b>SUPPORT: Members recalled they had raised no objection to the previous scheme and were of the view that the current revised scheme seeks more modest changes than those already approved under PA22/03181. The scale and appearance of the revised proposal are both considered</b>

	quite acceptable. Members felt it was unlikely the modifications to the existing dwelling would result in unreasonable additional overbearing, overlooking, overshadowing or noise and disturbance impact. Members felt the plot size was large enough to accommodate the proposed extensions whilst still leaving an adequate amount of amenity space for the property. In line with Policy H1 of the Newquay Neighbourhood Plan (Replacement Dwellings and Extensions), Members were happy to support this application.
<b>Application 04</b>	<b>Trenance</b>
<b>Reference</b>	<a href="#">PA23/02243</a>
<b>Proposal</b>	Development of five new domestic dwellings without compliance with condition 10 of decision notice PA18/11990 dated 10/01/2020
<b>Location</b>	Trevithick Bungalow A392 Between Trevemper Road and Superstore Roundabout Trevemper
<b>Applicant</b>	Mr John Eccles
<b>Grid Ref.</b>	182350 / 60114
<b>Town Council Response</b>	<b>OBJECTION: Whilst the approval of PA21/12797 may present an alternative route for residents of the development approved under PA18/11990, Members strongly disagree with the proposal to discard the footpath upgrade described in Condition 10. Firstly, concerns exist that it would not only be the residents at PA18/11990 who would use this “alternative route”. Comments from the Ramblers indicate that the PROW (identified as 411/76/1 on the CC Interactive Map) is likely to become a much-used route in the future. Members are therefore concerned that, should these PROW users view the “safe and suitable access” through the PA21/12797 development as a more attractive route, then the footfall may at times be high enough to cause an unnecessary level of disturbance to</b>

residents of that development. It is also understood that the Devon & Cornwall Police Architectural Liaison Officer raised concerns that the position of the existing PROW, running to the rear of the dwellings at PA18/11990, was far from ideal in terms of designing out crime. The addition of lighting and a 1.2m high post and rail fence were seen as acceptable mitigations. It is the Town Council's understanding that these features would be lost should the development proceed without observing the requirements of Condition 10. Whilst the Town Council were not consulted on PA18/11990, Cornwall Council's Community Governance Review has since placed the application site within the Newquay Boundary. Neighbourhood Plan Policy D1 (a.3) seeks to ensure that all new development contributes to creating a better place to live, work and play, including high levels of community safety and security. Members felt non-compliance with Condition 10 would be at odds with this policy. It was also noted that removing condition 10 places full reliance on the "alternative route" created under PA21/12797. This is a separate scheme and should it fail to be delivered there would be a negative impact on the occupiers of the properties permitted under PA18/11990

<b>Application 05</b>	<b>Porth &amp; Tretherras</b>
<b>Reference</b>	<a href="#">PA23/02265</a>
<b>Proposal</b>	Conversion of garage to Annexe for dependent relative, including formation of front porch and additional parking
<b>Location</b>	12 Veor Road TR7 3BX
<b>Applicant</b>	Mr & Mrs P Hackett
<b>Grid Ref.</b>	183069 / 62211
<b>Town Council Response</b>	<b>SUPPORT: Members would ideally like to see porous material used for the hard standing area and the retention</b>

	of as much of the front garden wall as is practicable. Members trust the Case Officer to include the appropriate annexe condition.
<b>Application 06</b>	<b>Central &amp; Pentire</b>
<b>Reference</b>	<a href="#">PA23/00330</a>
<b>Proposal</b>	Proposed change of use and alteration works to the first and second floor levels to create 6 self-contained apartments
<b>Location</b>	43 Bank Street TR7 1DJ
<b>Applicant</b>	Mr Neerave Shah
<b>Grid Ref.</b>	N/A
<b>Town Council Response</b>	<b>OBJECTION: Members were satisfied with the proposed change of use and with the principle of developing the first and second floor levels into residential apartments. However, having objected to the previous plans due to concerns around achieving the nationally described space standards, Members remain unconvinced that much has changed. Whilst four of the proposed six units are now described as 2bed, 3 person apartments, it is clear there have been no amendments to the layout; instead, seemingly identical sized bedrooms appear to have been allocated 1 or 2 person status without any obvious basis for doing so – other than the need to meet the required space standards. Members would request that any permission granted should be conditioned to ensure occupancy levels of the 2bed, 3 person apartments would be adhered to. There was some uncertainty how this would be achieved. Further concerns exist around the levels of natural light entering units 1, 4 and 5. Additionally, the outlook from units 1 and 4 appears to be acutely limited, which Members felt was further evidence that the current intention to create 6 2bed apartments would result in an overly cramped development.</b>

**Local comments were noted and Members shared concerns that the apartment immediately west of the application site (Gannets, The Old Printhouse, Crescent Lane) would suffer an unacceptable level of overlooking. It was noted that the addition of obscured glass, screens etc. may further reduce the levels of natural light entering units 1, 2, 4 and 5.**

**Whilst it is accepted that parking provision could not be achieved, Members felt that adding residential accommodation for some 20 people would inevitably add to vehicular movements along the extremely narrow Crescent Lane. Although benefiting from adopted road status, Members agreed there is a strong argument for Crescent Lane to be pedestrianised and this matter will be raised with Highways in due course. The narrow width of Crescent Lane also suggests a strong likelihood that nearby businesses and residents will experience significant disruption from the proposed works. A construction management plan, informed through local consultation, should be agreed before any works are started.**

**The inclusion of the lift and the intention to enable disabled access to 3 of the 6 units was welcomed. But Members did query whether any of these “accessible” apartments would be Part M compliant, as no mention of this appears to have been made. Whilst it is recognised that fire safety issues fall within the remit of Building Control, there was some uncertainty as to the proposed emergency exit – can this be clarified?**

<b>Application 07</b>	<b>Central &amp; Pentire</b>
<b>Reference</b>	<a href="#">PA23/01614</a>
<b>Proposal</b>	New single storey front porch extension
<b>Location</b>	61 Parc Godrevy TR7 1TY
<b>Applicant</b>	Mr And Mrs Steve Gosling
<b>Grid Ref.</b>	180158 / 61327
<b>Town Council Response</b>	<b>SUPPORT: Members agreed the scale and appearance of the front porch extension is fully in-keeping with it's setting. In line with Policy H1 of the Newquay Neighbourhood Plan (Replacement Dwellings and Extensions), Members were happy to support this application. 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 rainwater harvesting as part of the overall design.</b>
<b>Application 08</b>	<b>Porth &amp; Tretherras - Sarah</b>
<b>Reference</b>	<a href="#">PA23/02372</a>
<b>Proposal</b>	Proposed extensions and alterations to existing dwelling
<b>Location</b>	20 Lusty Glaze Road TR7 3AE
<b>Applicant</b>	Mr N Smith
<b>Grid Ref.</b>	182643 / 62624
<b>Town Council Response</b>	<b>SUPPORT: Members recalled their previous support for PA22/08053 and noted that the current application had been informed by the pre-application advice process. Subject to the Case Officer being satisfied with the south-facing first-floor window, Members were happy to support this current application.</b>



<b>Application 09</b>	<b>Porth &amp; Tretherras</b>
<b>Reference</b>	<a href="#">PA23/02091</a>
<b>Proposal</b>	Change of use of single dwelling to 3 no apartments
<b>Location</b>	25 Lusty Glaze Road TR7 3AE
<b>Applicant</b>	Mr Peter Bragg
<b>Grid Ref.</b>	182783 / 62621
<b>Town Council Response</b>	<p><b>OBJECTION:</b> Concerns are raised that the proposal would go against the Newquay Neighbourhood Plan (NNP) character study for the Porth Veor area, which states “It is essential that the development of buildings along the edges of the settlement that face the coast retain a locally distinctive character in the use of materials, scale, rhythm, architectural form and detail.” Whilst it is accepted that this can be achieved with contemporary design as well as a more local vernacular, Members agreed the current proposal does little to reinforce the local distinctiveness of the area. The remodelled shape of the building would be at odds with the shallow-pitched roof properties in the immediate area and it would be the only plot along this stretch of Lusty Glaze Road with a fully open frontage, no grassed area to the front of the properties and no dwarf wall abutting the public highway. The loss of this wall is regretted, in terms of the contribution it makes to the character of the area and its small but important role in promoting local biodiversity.</p> <p>In terms of the three sections of off-road parking that would be created, Members noted there was little mention of surface water management or the materials to be used. NNP policy G2(h) states that non-permeable hard landscaping will not generally be supported, and where nonpermeable surfaces are the only reasonable option then</p>

**the proposal should be accompanied by details of how any surface water drainage will be managed within the site.**

**An extension to the existing drop kerb would appear necessary, but no reference to this could be found in the application documents.**

**Whilst the existing ridge height is to be maintained, the increase in scale and mass at first-floor level is seen as potentially creating a structure that would have an overbearing relationship with neighbouring properties and again, would appear at odds with the existing street scene. Without a full contextual view to demonstrate otherwise, Members agreed it was likely the remodelled shape would appear incongruous with the existing street scene.**

**Although the tallest point of the existing ridge height is not exceeded, the increase in scale and mass is significant and is considered to be at odds with NNP policy G2(c) which seeks to ensure development maintains any tiered effect up and down hills at existing roof heights.**

**Whilst there are existing rear-facing views at first-floor level, Members raised concerns that the significant increase in fenestration may result in the overlooking of neighbouring properties.**

**The use of thermal elements, constructed to standards beyond that required by the current building regulations, is welcomed. However, in line with NNP policy G2(e), the applicant is encouraged to explore the opportunity of including renewable energy sources and rainwater harvesting as part of the overall design. Has the applicant considered incorporating other features into the build that may be of environmental benefit, such as bee bricks or bird and bat boxes?**

<b>Application 10</b>	<b>Central &amp; Pentire - Sarah</b>
<b>Reference</b>	<a href="#">PA23/02227</a>
<b>Proposal</b>	Proposed External Balcony, Restaurant and Kitchen Extension
<b>Location</b>	Newquay Golf Club, Tower Road
<b>Applicant</b>	Matt Jones Newquay Golf Club TR7 1LT
<b>Grid Ref.</b>	180466 / 61878
<b>Town Council Response</b>	<b>SUPPORT: The scale and appearance of the proposal, including materials, is considered quite acceptable. 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 as part of the overall design.</b>

  

<b>Application 11</b>	<b>Central &amp; Pentire - Sarah</b>
<b>Reference</b>	<a href="#">PA23/02615</a>
<b>Proposal</b>	Listed Building Consent for a Proposed External Balcony, Restaurant and Kitchen Extension
<b>Location</b>	Newquay Golf Club, Tower Road TR7 1LT
<b>Applicant</b>	Matt Jones
<b>Grid Ref.</b>	180466 / 61878
<b>Town Council Response</b>	<b>NO OBJECTION: Members agreed to raise No Objection to this Listed Building Consent, subject to a positive response from the Historic Environment Planning Team.</b>