

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 – 20 December 2022

Central & Pentire	Porth & Tretherras	Trenance	Whipsiderry
Application 01	Trenance		
Reference	PA22/10420		
Proposal	Installation of a 20m monopole, supporting 6 no antennas, 1 no wraparound equipment cabinet at the base of the monopole, 5 no equipment cabinets, together with ancillary development thereto.		
Location	Mor Workspace Treloggan Lane		
Applicant	EE		
Grid Ref.	182438 / 60762		
Town Council Response	<p>SUPPORT: Members were satisfied the proposed location was appropriate and unlikely to have a detrimental impact on the surrounding area. There was some uncertainty as to whether the existing mast to the north-west of the application site (adjacent to the rail line) would remain and whether this had any bearing on the current application.</p>		
Application 02	Central & Pentire		
Reference	PA22/10446		
Proposal	2 x new canopies		
Location	Accommodation Eliot Hotel Edgcumbe Avenue		
Applicant	Mr. Ingo Maxfield Leisureplex Hotels Ltd		
Grid Ref.	181760 / 61831		
Town Council Response	<p>OBJECTION: Members were satisfied that replacing the retractable fabric canopy would have minimal impact on the building and street scene. However, concerns were raised that the proposed main entrance canopy had an overly modern appearance that would be at odds with the</p>		

	existing building in terms of design, appearance and materials.
Application 03	Central & Pentire
Reference	PA22/10294
Proposal	Replacement of existing bungalow with 2-storey home and garage
Location	18 Riverside Crescent TR7 1PJ
Applicant	Mr. David Parsons
Grid Ref.	178897 / 61346
Town Council Response	SUPPORT: Members accept there is an established local precedent for the replacement of bungalows with two-storey dwellings. The overall design and appearance is considered in keeping with neighbouring properties and likely to make positive contribution to the street scene. The strategies for minimizing both the long and short-term environmental impact of the building were welcomed, in line with Neighbourhood Plan policy G2(e).
Application 04	Whipsiderry
Reference	PA22/09416
Proposal	4 x 1 bed 2 storey flats with roof amenity area to the rear of 240 Henvier Road with access from 236 Henvier Road (re-submission of Application No. PA22/00531)
Location	236 Henvier Road Newquay Cornwall TR7 3EH
Applicant	Mr Adrian Jones M & J Developments
Grid Ref.	183687 / 61863
Town Council Response	OBJECTION: It was noted that the applicant has previously stated this build, referred to as Block 3, had begun in October 2021, several months before permission was sought. Cllrs wished to express their stern disapproval at

the way the Developer has handled the current scheme. To commence construction of this scale in such close proximity to an existing residential dwelling, without prior consultation and without securing the relevant permissions, is viewed as unacceptable and harmful to any local sense of community. Reassurance is sought from the Officer that the advanced state of construction would not count as a material reason for granting the permission applied for. Members were aware that the Case Officer had viewed the previous application for a three-storey block as having an unacceptable impact on the neighbour to the rear of number 242 Henvier Road, due to proximity, mass and the resulting loss of light. Despite reducing the build to two-storeys, the proposal is still seen as having the same, thoroughly negative impacts, on this very near neighbour. The separation distance between Block 3 and the existing Block 2 is also considered minimal and is therefore potentially problematic. Neighbourhood Plan policy D1(a3) seeks to ensure all development within the Town creates a place that has a high level of community safety and security. Members were unconvinced that the proximity of Block 3 to Block 2 would achieve this and agreed that the view of the Police Architectural Liaison Officer should be sought. When viewed from various

angles, it is felt the two blocks will effectively appear as one built form – this combined scale and mass further illustrates the development's overly cramped nature. The lack of separation between Blocks also seems likely to result in the loss of natural light to the existing Block 2. Members queried why there should be such bulk between the first-floor dwellings and the roof. Whether this is a consequence of having already built much of the three-storey structure described in PA22/00531, (prior to withdrawal), is uncertain. However, the contribution this upper part of the building makes to the overall scale and mass of Block 3 is viewed unfavourably. The provision of roof space as a communal amenity space, used by up to 8 residents (and presumably their guests), is considered inadequate. A roof garden in this location is also considered potentially harmful to the residential amenity of near neighbours. Members trust their strong objection to this scheme is made clear.

Application 05	Porth & Tretherras
Reference	PA22/09844
Proposal	Proposed Holiday Restrictive detached 3-bedroom dwelling within existing courtyard holiday home complex with associated works. All as previous approval Ref: PA19/07467 Dated: 1st November 2019
Location	Land Southeast Of Glendorgal Hotel Lusty Glaze Road
Applicant	Mr And Mrs S Redmond Blue Chip Hotels Limited
Grid Ref.	182624 / 62696

Town Council Response	SUPPORT: Members were aware the Delegated Officer Report for PA19/07467 concluded that the original proposal was unlikely to cause harm to neighbouring dwellings and noted that the policies of the Neighbourhood Plan had been complied with. Members would want to see PA19/07467 conditions 3 (holiday accommodation) and 4 (construction management and subsequent agreement) be applied to any permission that is granted.
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Application 06	Porth & Tretherras
Reference	PA22/10082
Proposal	Change the use of the self-contained annex use as C3 only to a self-contained with approval as a letting unit and use by family and friends
Location	Annexe 37 Bonython Road Newquay Cornwall
Applicant	Mr Matt Hills
Grid Ref.	182537 / 62249
Town Council Response	NO OBJECTION: Members were satisfied with the proposed change of use, subject to confirmation that an appropriate level of parking can be achieved. Whilst the application documents refer to x5 parking spaces Members were unsure from the Block Plan where exactly these spaces were located.

Application 07	Central & Pentire
Reference	PA22/10659
Proposal	Application for advertisement consent to display an externally illuminated static fascia sign and a poster stand
Location	Cornwall Hospice Care 14 East Street
Applicant	Mr Daniel Peel Newquay Property Centre
Grid Ref.	181164 / 61630

Town Council Response	<p>OBJECTION: Members noted that the existing shop front benefits from tall windows on either side of a recessed entrance and features additional glazing above the door frame. The proposed North elevation describes the proposed top-lit signage as being of such depth that it would match the fascia of neighbouring shops. However, this increased depth would be achieved by extending the lower edge of the fascia downwards – bringing it in front of, and thus hiding, a significant portion of the existing tall windows and transom glazing. Members agreed this approach would be quite at odds with the existing building design and would harm the appearance of the shop front. Appendix 2 of the Cornwall Shop Front Design Guide argues that signage needs to enhance the shopping environment and the host building. Members were unhappy that the current proposal seeks to hide/disregard the existing architectural shop front design.</p>
Application 08	Central & Pentire
Reference	PA22/10658
Proposal	New top lit signage to shop frontage; lowered ground floor window sills to match neighbouring shops; and external poster stand
Location	Cornwall Hospice Care 14 East Street
Applicant	Mr Daniel Peel Newquay Property Centre
Grid Ref.	181164 / 61630
Town Council Response	<p>OBJECTION: It is understood that many of the retail buildings along this section of East Street have ownership</p>

of the space immediately in front of the premises. However, Members were concerned that the siting of a fixed poster stand in this location may cause an unwanted (and possibly hazardous) obstruction at times when the town is particularly busy. A possible solution is already in place outside the restaurant premises at 20 East St, where the poster stand can be easily removed as and when required. Has the applicant considered a similar approach?

Application 09	Trenance
Reference	PA22/10757
Proposal	Proposed rear extension and conversion of garage
Location	3 Gresham Close TR7 2LF
Applicant	Mr Paul Baker
Grid Ref.	181708 / 60797
Town Council Response	NO OBJECTION: Members felt it was unlikely the proposal would impact the residential amenity of neighbouring properties, and the plot considered of suitable size to accommodate the proposed extension whilst still leaving a sufficient area of amenity space for the property. Given that the proposed floorplans show an additional bedroom and a second living room, Members wished to make it clear they did not believe the proposed extension/conversion would be appropriate as a separate, self-contained unit of accommodation. It was noted that the application states parking would remain unaffected, despite the loss of the

	existing garage. Street parking is limited on Gresham Close, and, as the parking arrangements are not shown on the Block Plan, Members would ask for confirmation from the Officer that Neighbourhood Plan policy H4 can still be complied with.
Application 10	Whipsiderry
Reference	PA22/10728
Proposal	Change of use from C1 to C3 with alterations and extensions
Location	Accommodation Rolling Waves Alexandra Road
Applicant	Mr And Mrs Ray Vos Purelight
Grid Ref.	183103 / 63034
Town Council Response	NO OBJECTION: Members accept that the current application effectively represents an ongoing scheme of works and that further proposals for the main building are to be expected. Newquay Neighbourhood Plan policy E3 - Support the Visitor Economy – seeks to maintain and enhance the Town’s available stock of tourist accommodation. Members were satisfied the change of use and current/future associated works would be in keeping with policy E3 but would require any permission granted to include a condition restricting use to that of holiday accommodation only.
Application 11	Whipsiderry
Reference	PA22/10529
Proposal	Associated operational works following the grant of Prior Approval under Class R for Change of Use of Farm Building to Guest House (C1 use) ref. PA22/04555 dated 4th July 2022
Location	Merbein Farm Tregurrian Hill Tregurrian

Applicant	Mr Fullerton And Ms Darcy
Grid Ref.	185038 / 65157
Town Council Response	NO OBJECTION: Members accepted the principles under which the Local Planning Authority had determined that Prior Approval for the change of use was not required. However, some concern was raised about the proposed 'associated operational works' as the floorplans seem to describe something more akin to residential accommodation (C3 use) than a Guest House (C1). Confirmation is therefore required from the Officer that the plans are considered by the LPA as being in keeping with those suitable for a C1 class Guest House, rather than a residential dwelling unit. Any permission granted should include a condition restricting use to that of commercial holiday accommodation only.
Application 12	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	OBJECTION: Members were aware of the previous application for this address, PA22/04305, which had sought to clad the roadside boundary wall with timber sleepers. Concerns were raised that the current proposal describes a timber-clad boundary wall bearing little

resemblance to that eventually agreed under PA22/04305. The height of the wall, the use of vertical timber sleepers set to random heights and widths, and the loss of much of the previously agreed planting were all viewed as negative changes when compared to the previously agreed plans. The result would be an overbearing structure of unpleasant appearance that would harm the character of the area. The notion of a workshop opening onto the publicly maintained highway could not be supported without further information as to what purpose it is intended to serve. The sliding frontage, clad with timber sleepers, seems likely to be very heavy and potentially dangerous if it were to fail - significant reassurance as to how this would operate with 100% safety is required. Members were very firm in their view that the on-street parking bays located directly in front of the property must not be impacted by the proposed works.