

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.

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.

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** listed below.

Comments for the Town Council's Planning & Licensing Committee should be submitted either by emailing 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 – 22 September 2021

Central & Pentire	Porth & Tretherras	Trenance	Whipsiderry
Application 01	Central & Pentire		
Reference	PA21/07175		
Proposal	Construction of single storey kitchen extension at the rear of property.		
Location	16 Polvella Close TR7 1QG		
Applicant	Mr Jamie Johnstone		
Grid Ref.	179888 / 61316		
Town Council Response	NO OBJECTION: Members noted the public objection posted on the Planning Register and were made aware of a written representation received from the applicant. After consideration it was agreed the proposed rear single storey extension was acceptable in terms of its scale and mass and that it did not constitute a 'large and overbearing structure'. However, Members would ask the Officer to look carefully at the impact on the outlook from no.17 as there was some uncertainty as to how great this loss would be.		
Application 02	Trenance		
Reference	PA21/01520		
Proposal	Proposed first floor extension above garage and convert existing garage to provide extended living area together with a single storey rear extension to kitchen		
Location	16 Sweet Briar Crescent TR7 2JP		
Applicant	Mr Joshua Harmon		
Grid Ref.	182275 / 60746		
Town Council Response	SUPPORT: Members agreed that there was ample space available to accommodate the proposed first floor extension above the garage, along with the single storey rear extension to kitchen. It was noted there were no local objections on the CC Planning Register, so Members were happy to support this application, in line with Policy H1 of the Newquay Neighbourhood Plan (Replacement Dwellings and Extensions). NNP 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, Members would encourage the applicant to explore the opportunity of including renewable energy sources as part of the works that take place.
Application 03	Central & Pentire
Reference	PA21/07856
Proposal	Change of Use from garage to residential unit with first floor extension and subsequent internal and external changes.
Location	Land to the Rear of 80A Tower Road TR7 1LY
Applicant	Luca Albano
Grid Ref.	180479 / 61732
Town Council Response	NO OBJECTION: Some concern was raised around the small size of the proposed residential dwelling, but it is accepted that the floorspace exceeds the minimum space standards for a single bedroom two-storey dwelling. Overlooking of 80B Tower Road is seen as a significant issue and the use of obscured glass at first floor level, possibly to include a restrictor limiting the opening of the window, would be expected. Given that access to the site is restricted, and is shared by residents of neighbouring properties, Members would expect to see some form of a construction management plan being agreed before any works are commenced. Newquay Neighbourhood Plan H4 (Parking for Residential Development) seeks to ensure the provision of one parking space for each residential property with one bedroom or less. However, it was noted that when determining planning application PA20/03957 the Officer gave weight to the view that this should be considered a sustainable location where onsite parking would not be achievable. NNP 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, Members would encourage the applicant to consider opportunities for integrating high levels of sustainability into the scheme, such as renewable energy sources, rainwater collection etc.

Application 04	Central & Pentire
Reference	PA21/07818
Proposal	Variation of Condition 1 (approved plans) of Application No. PA18/11864 dated 11th February 2019 (Full Application PA18/02376 for Demolition of dwelling, garage and outbuilding and construction of a 4-5 bedroom replacement dwelling and garage with associated parking and amenity space)
Location	36 Pentire Crescent TR7 1PU
Applicant	Mr And Mrs Long
Grid Ref.	179724 / 61208
Town Council Response	NO OBJECTION: There was some uncertainty as to the changes being applied for here. Whilst the overall mass and scale do not appear to have changed dramatically, the addition of the box-like structure on the roof remains something of a mystery. It certainly adds to the overall height of the building, although the Design and Access Statement reassures us that this is not the case. No mention is made of the previously approved solar panels having been removed, but there was a concern that they do not appear on the amended plans. Having said that, no one was really sure. Members agreed to raise no objection to this application, subject to confirmation from the Officer that nothing too dreadful is being applied for. NNP 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, Members would encourage the applicant to consider opportunities for integrating high levels of sustainability into the scheme, such as renewable energy sources, rainwater collection etc.
Application 05	Trenance
Reference	PA21/07288
Proposal	Change of use from C1 to C3 with the creation of 2 additional parking spaces.
Location	Golant, 43 Mount Wise TR7 2BL
Applicant	Mr Dirk Parker
Grid Ref.	181109 / 61419

Town Council Response	SUPPORT: Members were aware that, although a change of use to C3 has been applied for, the intention is to create a self-catering holiday lettings property, rather than a single dwelling house. On this basis, it was agreed that the proposal would comply with Newquay Neighbourhood Plan policy E3 (Support the Visitor Economy), which seeks to maintain and enhance the stock of available tourist accommodation and to extend the visitor season. It is understood that the Officer has advised around any limitations resulting from the change to a C3 use class. The creation of additional parking was welcomed, subject to the surface being suitably finished in a permeable bound material.
Application 06	Whipsiderry
Reference	PA21/08454
Proposal	Remove existing detached garage and form a two storey side extension and a ground floor rear extension.
Location	12 Stafford Close TR7 3HT
Applicant	Mrs J Doran
Grid Ref.	183738 / 62001
Town Council Response	NO OBJECTION: Members agreed there was ample space available to accommodate the proposed two-storey side extension and single-storey rear extension. It was noted there were no local objections on the CC Planning Register, so Members were happy to support this application, in line with Policy H1 of the Newquay Neighbourhood Plan (Replacement Dwellings and Extensions). It was noted that a significant rear-facing 3 window dormer was also included in the plans, although this had not been mentioned in the description. However, Members were confident the dormer was unlikely to result in a loss of privacy to neighbouring properties. NNP 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, Members would encourage the applicant to consider opportunities for integrating high levels of sustainability into the scheme, such as renewable energy sources, rainwater collection etc.

Application 07	Trenance
Reference	PA21/08315
Proposal	Proposed bike store/shed.
Location	10 Inner Tide Lane TR7 2FA
Applicant	Mr Richard Flitton
Grid Ref.	181820 / 60543
Town Council Response	SUPPORT: Members agreed there would be no negative impact on the existing street scene.

Application 08	Trenance
Reference	PA21/08526
Proposal	Proposed new porch incorporating toilet and cloakroom
Location	8 Little Down Park TR7 2TH
Applicant	Ms K Mabon
Grid Ref.	182362 / 60674
Town Council Response	This application to be carried forward for consideration at the next available date – scheduled for 29 September 2021