

Application 09	Central & Pentire
Reference	PA22/10572
Proposal	Full Planning Permission for residential development (Use Class C3) and hotel development (Use Class C1), car and cycle parking, landscaping; and all ancillary works including demolition of all existing buildings and structures
Location	Land At Hotel Bristol Narrowcliff TR& 2PQ
Applicant	Mr Simon Ismail Salboy (Narrowcliff Newquay) Limited
Grid Ref.	181952 / 62050

Town Council Response

OBJECTION: Newquay Town Council is aware of the significant level of strong local objection regarding this application, as evidenced by the number of public comments posted on the Cornwall Council Planning Register. Whilst it is recognized that local consultation has been carried out by the applicant, including engagement with the Town Council, it is felt that the level of public objection, and apparent lack of public support, indicates the current proposals have failed to address the concerns raised by Newquay's residents. Members of the Town Council's Planning & Licensing Committee share many of the concerns that have been raised. When considering the scale and mass of the proposed development, attention was drawn to Newquay Neighbourhood Plan (NNP) policy G2 - Development Principles. This policy exists as a response to local dissatisfaction at a number of developments in the town which are considered overly dominating, and which have harmed the look and feel of Newquay. Within policy G2, item (c) requires that new development should respect the height of neighbouring properties. The existing buildings on the site range from 2 to 4 storeys, with the adjacent Cliff Edge apartments providing a useful example of new development designed and built to respect the ridge height of existing buildings along Narrowcliff. The current proposals reach 10 storeys at their peak. Whilst it is accepted the application site provides an opportunity for investment, Members agreed that the scale and mass of the current proposals could not be justified and would be wholly at odds with G2(c). NNP Policy D1 - Key Principles - Design and

Guidance Statement - seeks to ensure that all new development fits well and enhances the existing character of Newquay. As part of this policy, D(a)1 advises that new development should provide good enclosure to the public realm, with buildings of comparative scale that contribute to an active frontage. This 10-storey development is not considered to be of comparative scale. Members were aware that the current design seeks to reduce the building height visible from the street through the setting back of the uppermost floors. However, it is felt this strategy would provide limited mitigation, given the overall scale of the proposals. Any mitigation is further watered down by the location of the site, where there is no pavement on the opposite side of the public highway. Pedestrians traversing this part of the town are as likely to use the footpath and grassed areas of the Barrowfields as they would the pavement abutting the proposed development. As such, they would naturally have a more distanced and fuller view of the building's full, overbearing height, seriously reducing the practical effect of setting back the upper floors. When considering the applicant's Town and Visual Impact Assessment, it was felt many of the images provided show that, when viewed in context against existing buildings, the scale of the proposed development dwarfs Narrowcliff, the seafront and many central locations in the town. NNP policy D2 - Scale and location of development, seeks to ensure that proposals which would have a detrimental impact on longer views, skyline views, landscape or townscape are prevented. Members agreed the Visual Impact Assessment demonstrates that the scale of the proposals would have a significant, and therefore detrimental impact, across a wide range of town views. Policy D2 directs applicants towards the Newquay Character Study (appendix 5 of the NNP) where character cells 9 and 9a describe the local importance of Narrowcliff and the Barrowfields and set the key design principles that should be observed in this sensitive and highly valued part of the town. Again, the need for new development to respect the existing ridge height at 4 storeys is highlighted, in order to create a strong, consistent enclosure without impacting negatively on the historic Barrowfields site or on wider views from across the town. In describing the 'key views to protect',

character cell 23 notes that views of the built edge facing onto the coast and the Barrowfields are vitally important to the character and attractiveness of the town. The Character Study describes the two larger developments in this part of the town, Rocklands and One Lusty Glaze, as examples of apartment buildings that are out of scale with their surroundings and which impact badly on views of the town. It is the view of Members that development of the scale described within the current proposal would cause a far greater level of harm to the town than either of these buildings.

The overbearing scale of the proposed development is considered visually harmful to the Barrowfields; however, concerns also exist that there has been little analysis of the level of shadowing that would be created to the immediate north of the application site and the potentially negative impact this could have across this important public open space. As a site, the Barrowfields provides the setting for an important Bronze Age barrow cemetery, and its significance to the historical origins of the town is well documented, (the Barrows themselves appear on the Heritage List for England as Scheduled Monuments - list entry 1004369). Members noted that the application documents make reference to the rich archaeological character of the site but did not feel the impact of the proposals on this heritage asset had been adequately assessed. Members do not consider the scale of the proposed development can be viewed as either respecting, or contributing to, this historic setting, and it was therefore agreed that the proposals fail to comply with NNP policy HC1 - Protection of the Built Heritage.

The Barrowfields are also afforded some protection under NNP Policy LE-2 Valued Landscapes, which seeks to prevent development that would harm its visual and/or recreational value. Both the Barrowfields and Tolcarne Beach are identified on Map C1a, which identifies leisure sites and open spaces of specific value to the community. Members are aware of local concerns that the recreation value of Tolcarne Beach may be harmed by the scale of the proposals, not just in terms of the development imposing itself on views from the beach but also due to possible levels of shadow that will be cast, particularly early in the day. Again, little

analysis of the potential shadowing effect has been carried out by the applicant. In line with NNP Policy CI3 - Open Spaces, Leisure Facilities, Amenity Space & Green Infrastructure, Members agreed the proposals were likely to reduce the recreational value of both the Barrowfields and Tolcarne Beach and could not, therefore, be supported.

It is clear from the volume of public concern that, although the Hotel Bristol does not appear on the National Heritage List for England, it is considered an important part of Newquay's townscape and does benefit from an Historic Environment Record listing (HER Number MCO67789). The historic environment is an important irreplaceable resource that contributes to Newquay's economy, tourism, education, culture and community identity (see also CLP 2.104); this non-designated heritage asset reflects the early 20th-century urbanisation of this part of Newquay and the town's transformation into a fashionable resort destination. In the minds of many this Edwardian building appears fundamental to local distinctiveness and a sense of place. Its loss is considered to be at odds with NNP policy HC1 - Protection of the Built Heritage.

In accepting the application site provides an opportunity for investment, Members have considered the public benefits that would result from the current proposals. The addition of 176 accommodation dwelling units to the town may be considered as a benefit, but Members were aware that, as of June 2021, Newquay had already exceeded its target of 4,400 new homes by over 34%. It is also feared that very few of the Private Market apartments would be purchased by local residents. The principle of creating 42 Affordable Homes is welcomed; however, concerns exist that this onsite provision will meet noticeably lesser standards than the 134 units proposed as Private Market housing. This is particularly apparent when assessing the difference in floor space across the two categories of accommodation, with a 1-bed Private apartment benefitting from approximately the same floor space as allocated to a 2-bed Affordable apartment. Members were unhappy that the proposals would result in the creation of a two-tier community on the site, with a very clear difference in the benefits associated with the Private

units compared with those deemed Affordable. The response from Cornwall Council's Affordable Housing Team will be monitored carefully.

Concerns are raised that parking provision for the site falls short of that required under the NNP, with all 79 2-bed apartments on the site having been allocated a single parking space, rather than two spaces, as required under policy H4 Parking for Residential Development. The lack of parking provision will place further demands on an area of the town that is already subject to significant parking pressures, particularly during the summer season.

The inclusion of the high spec 'apart-hotel' is welcomed, in line with NNP policy E3 - Support the Visitor Economy. However, serious concerns are levelled at the layout of the rooms. The idea that each room is designed around a mezzanine bed space that a significant proportion of visitors to the town would find impossible to access is considered unacceptable and unsupportable.

Members noted the Design & Access Statement makes reference to creating a new (and presumably positive) landmark for Newquay. The scale of the development, as described by the images contained within the Town and Visual Impact Assessment appears to confirm this development would form a new landmark, highly visible from most vantage points within the town - and from many vantage points outside the town too. The scale of the development, as has already been established, is considered to be out of scale with its immediate setting; the 'before and after' images from more distant locations, such as Trevelgue Head, South Quay Hill and Henver Road, all act to heighten concerns that the scale of the proposed development is at odds with the comparative scale of the whole town. When measured against NNP Policy LE4 - Protection of Views and Vistas, Members agreed that the scale of the development is such that it would be a negative addition when viewed from most vantage points. Having said this, further concerns are raised that the Viewshed Analysis and Viewpoint Locations document fails to provide views of the development as would be seen from urban Newquay. These are the views that would be experienced by the majority of the town's residents, from their own homes and their own back gardens. It is considered essential that

the Visual Impact Assessment is updated to include near and distant views of the south elevation, in order that the impact of the proposals can be fully understood. Members were surprised at the conclusion of the Daylight and Sunlight study, which appears to indicate that very few nearby properties would be negatively impacted. Members are aware that images have been provided via the Planning Register that would indicate the scale of the development is likely to have a profoundly negative impact on properties immediately south of the application site. Confirmation as to the likely level of harm caused to the residential amenity of properties at the top of Ulalia Road, Colvreath Road and Hilgrove Road is requested from the Case Officer. Members would request that the LPA review the Daylight and Sunlight study and share their findings.

Members were surprised at the conclusion of the Wind Microclimate Report, which appears to indicate that mitigation measures, chiefly in the shape of planting, will largely ameliorate the impact of building a ten-storey apartment block in a location as exposed to high and dangerous winds as Narrowcliff. Members would request that the LPA review the Wind Microclimate Report and share their findings.

The RSPB state that most birds collide with windows because they see a reflection of the sky in the glass, or because there is another window or mirror in the room making the bird think there is a way through. Double-glazed windows tend to pose a greater risk than single-glazed since they produce clearer reflections. Given the level of double glazing that will be present in the frontage of the proposed development, along with the high numbers of nesting sea birds in the immediate vicinity, Members voiced concerns that the building will present an ongoing hazard to wildlife.

It was noted that the applicant had engaged with the Cornwall Design Review Panel on two occasions in 2022. The Design & Access Statement informs us the Panel considered 14-storeys to be far too much for the application site. The Town Council would be interested to know what scale of development the Panel had advised would be appropriate.