

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 – 29 March 2023

Central & Pentire	Porth & Tretherras	Trenance	Whipsiderry
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Previous Planning Applications:

AG9.iii	Central & Pentire
Reference	PA23/01458
Proposal	Retrospective application for the erection of roof over rear courtyard and security fence/gate
Location	82 Fore Street TR7 1EY
Applicant	Shea Doran
Grid Ref.	180691 / 61964
Town Council Response	NO OBJECTION: Members were aware of the public comments posted on the Planning Register and noted that some local concerns questioned the safety of the erected roof and security gate/fence. However, Members agreed the structure was unlikely to impact the residential amenity of neighbouring properties; it is understood that Building Control will be looking closely at any local concerns, to ensure the safety and health of people in or about the built structure.

AG9.v	Central & Pentire
Reference	PA23/01708
Proposal	Demolition of attached garage with new two storey side extension to lower and ground floors; rear extension to lower, ground and first floors. New detached double garage accessible from Riverside Avenue; internal alterations and associated works
Location	19 Riverside Avenue TR7 1PN
Applicant	Mr And Mrs Tim and Anna Pemberton
Grid Ref.	179160 / 61385
Town Council Response	NO OBJECTION: Having raised concerns with the Case Officer around the practicalities of siting the garage in the proposed location, Members were now reassured that safe

vehicular access to and from Riverside Avenue could be achieved. Whilst concerns are raised that the level of glazing may potentially result in an increase in energy loss, it is understood that this is an issue for Building Control to assess. Members were satisfied that there would be no harm to the residential amenity of neighbouring properties to the north of the application site.

Current Planning Applications:

Application 01	Porth & Tretherras
Reference	PA23/01824
Proposal	Extension to rear of property
Location	33 St Annes Road TR7 2SA
Applicant	Mr & Mrs Holmes
Grid Ref.	182331 / 62056
Town Council Response	SUPPORT: In line with Newquay Neighbourhood Plan Policy: H1 - Replacement Dwellings and Extensions – Members were happy to support the proposed works.
Application 02	Whipsiderry
Reference	PA23/01351
Proposal	Two storey extension to side of house. ground floor carport with ensuite bedroom above.
Location	Chycothan, Tregurrian Hill, Tregurrian TR8 4AD
Applicant	Mr Henning Kaaber
Grid Ref.	Not Available
Town Council Response	NO OBJECTION: There was some uncertainty regarding the parking arrangements with Members querying whether vehicles would be perpendicular or parallel to the road; reassurance is requested from the Case Officer that safe access to and from the highway can be achieved. The scale and appearance of the proposals were considered quite acceptable and Members agreed it was unlikely the

proposal would harm the residential amenity of neighbouring properties. However, it was noted the proposals included rendered blocks, painted white at ground floor level, whilst the second floor would feature natural timber cladding. Concerns were raised that these materials would appear at odds with the existing stone building and that a stone-clad finish would be more appropriate. Likewise, it was felt that the slate roofing proposed for the extension should complement the existing roof. Members agreed to raise No Objection, subject to the use of exterior materials more in keeping with the historic appearance of the existing building. 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 including renewable energy sources and rainwater harvesting as part of the overall design.

Application 03	St Columb Minor & Colan (not Warded)(adjacent to TR7)
Reference	PA23/00916
Proposal	Phase 3 - Reserved Matters application pursuant to Outline consent PA21/00704 for approval of appearance, landscaping, layout and scale of 56 affordable dwellings and 123 open market residential dwellings (Use Class C3) totalling 179 dwellings along with public open space and infrastructure in connection with phases 1 and 2 for access road, footpath/cycle link all of which form part of the wider site for 187 residential dwellings being delivered in three Phases.
Location	Land South of A392 Opposite Supermarket Trevemper
Applicant	Ms Eve Somerville Persimmon Homes Cornwall & West Devon
Grid Ref.	182517 / 60073

**Town Council
Response**

OBJECTION: Members were aware that, as the application site currently sits outside the Newquay Town boundary, it would not be possible to apply the protections afforded by the Newquay Neighbourhood Plan (NNP).

Members noted that Condition 4 of the Outline consent, PA21/00704, requires the permitted works to be carried out in line with the previously submitted Flood Risk Assessment, with further drainage details to be provided prior to the commencement of development. Given the locally known risk of surface water flooding, and the potential harm that such flooding could cause to this scheme and the wider residential area, Members agreed they would not be able to support the proposals without confirmation that all outstanding details (points 1 to 9) had been approved in writing by the LLFA.

NNP policy H4 requires the provision of 2 parking spaces for each property benefitting from two or more bedrooms. Whilst it is recognized that this policy cannot be insisted upon in Colan Parish, Members were unable to identify a full description of the proposed level of parking provision from the application documents and agreed they would not be able to support the current application without such detail. The wide provision of EV charging points is welcomed, but the notion that these will be provided for each individual dwelling only "where practicable" is a cause for concern. Again, a clearer picture of the level of provision is required. Ensuring the access to each individual dwellinghouse will be compliant with Approved Document M is welcomed, as is the commitment to construct a minimum of 25% of the affordable dwellings as 'accessible homes'. However, this appears to amount to just 14 such homes across the whole development. Given

the town's ageing population, Members would have wished this proportion to be greater and to have also included a percentage of the open market housing.

Local comments regarding build quality were noted and Members echo these concerns in light of similar issues relating to previous builds. Members noted that NNP Policy G3 - Building for the Maritime Climate - requires Developers to demonstrate how the design of their development has taken into account the impact of the maritime climate on long-term building finishes. This policy seeks to ensure that new development is designed and built with appropriate materials that could avoid the visual decay, such as rusting, rusting 'bleed' and stained render that can be seen on newer builds in some parts of the town. It was agreed the use of a white render should be reconsidered as this has a tendency to age badly and has the potential to harm the appearance of the whole development. Vents, flues, door furniture etc. should all be of materials appropriate to Newquay's maritime climate. Further concerns were raised that little if any detail has been provided around integrating high levels of environmental sustainability into the build; the applicant is encouraged to explore the opportunity of including renewable energy sources and rainwater harvesting as part of the overall design. The absence of features such as bee bricks, bat boxes etc. is seen as a missed opportunity that could have been used to encourage local wildlife to persist.

Application 04	Trenance
Reference	PA23/02008
Proposal	Proposed rear extension.
Location	18 Stret Caradoc TR7 1GE

Applicant	J. Brown & M. Williamson
Grid Ref.	180482 / 61355
Town Council Response	SUPPORT: The scale and appearance of the proposal, including materials, is considered quite acceptable. Members felt it was unlikely the proposal 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 extension 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.
Application 05	Porth & Tretherras
Reference	PA23/01713
Proposal	Extension of property to include, bedroom, office/utility and store
Location	24 Trerice Drive TR7 2RL
Applicant	Mr Nick Faulkner
Grid Ref.	182534 / 61320
Town Council Response	SUPPORT: Members were slightly concerned that the proposals would see the number of bedrooms increase to five, whilst there would still only be one toilet/bathroom. However, the scale and appearance of the proposal, including materials, is considered quite acceptable. Members felt it was unlikely the proposal 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 extension 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.
Application 06	Whipsiderry
Reference	PA23/01280
Proposal	Application for a Lawful Development Certificate for an Existing use of property split into ground floor annexe and first floor accommodation within the same ownership and dwelling.
Location	42 Porth Bean Road TR7 3JE
Applicant	Ms Anita Daniels
Grid Ref.	183481 / 62055
Town Council Response	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 the formal division of this property into two separate addresses.
Application 07	Trenance
Reference	PA23/02186
Proposal	Ground floor extension to front and rear elevations; extension to first floor dormer to rear elevation with associated internal alterations; and additional parking area to driveway.
Location	10 Gresham Close TR7 2LF
Applicant	Mrs Jacqueline Lloyd
Grid Ref.	181763 / 60745
Town Council Response	SUPPORT: The scale and appearance of the proposal, including materials, is considered quite acceptable. Members felt it was unlikely the proposal 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 extension 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.
Application 08	Central & Pentire
Reference	PA23/01948
Proposal	Change of use from dwelling/B&B to seven 2-bedroom apartments (including removal of single storey extensions and addition of small extension)
Location	Hepworth House 27 Edgcumbe Avenue TR7 2NJ
Applicant	Bloc Cornwall Holdings Limited LSC
Grid Ref.	181811 / 61762
Town Council Response	SUPPORT: Members recalled the refusal of the previous scheme (PA22/ 03679) and welcomed the lower density residential use now proposed. Enabling vehicular access via Edgcumbe Avenue, rather than Eliot Gardens, is seen as a positive feature of the plans that will allow an area of amenity space to be retained for the residents. Whilst the strict application of Newquay Neighbourhood Plan (NNP) policy H4 - Parking for Residential Development – would require provision of 14 spaces, Members felt the 9 spaces proposed would be adequate, given that bus and train services are both within easy walking distance. It is requested that the proposed extension to the existing drop kerb is put in place prior to any of the construction work being carried out. 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, high levels of environmental sustainability should be integrated into any permitted works; the applicant is encouraged to explore the opportunity of including renewable energy sources and rainwater harvesting as part of the overall design. NNP

	<p>Policy G3 - Building for the Maritime Climate - seeks to ensure the use of materials appropriate to the maritime climate. It was agreed the use of a white render should be reconsidered as this has a tendency to age badly and has the potential to harm the appearance of the building. The Cornwall Local Plan draws attention to the number of residents across the county who have long-term health conditions and disabilities. Policy 12 of the CLP seeks to ensure applicants have engaged in a design process that has considered, amongst other things, adaptability, inclusiveness and diversity. Members could see no evidence that issues such as inclusive access had been given consideration in the application documents. This appears to be a missed opportunity in terms of the overall scheme and Members would wish to see the ground floor units designed with level access in mind.</p>
Application 09	Central & Pentire
Reference	PA23/01812
Proposal	Extension to existing storage building including 1 additional storey, to form a 1 bedroom single storey residential apartment at first floor level. Enlarged ground floor store room providing additional space for the commercial building.
Location	WHSmith 27 Bank Street TR& 1DH
Applicant	Mr Nigel Evans Williams & Brooke Retirement Scheme
Grid Ref.	180943 / 61646
Town Council Response	<p>SUPPORT: The scale and appearance of the proposal are considered quite acceptable. Members felt it was unlikely that this 1-bed, first-floor apartment would harm the residential amenity of neighbouring properties. Given the central location, Members accepted that off-street parking provision would not be achievable and agreed this particular development would be unlikely to add to local parking pressures. Reassurance is requested from the Case</p>

Officer that the apartment would receive adequate levels of natural light.