

Dear Newquay Town Council,

Planning Application – PA21/00886 – Land adjacent to Carnmarth Hotel

We write to you today to provide you with information you may not have previously been aware of. We have owned, lived and worked in the Carnmarth Hotel for 38 years. The hotel employs 30 local staff and provides essential quality hotel accommodation for the town.

As a family run business, we have served Newquay and the surrounding local community via the Chamber of Commerce, Newquay Hotels Association and Newquay Tourist Information, with Hatfield Crescent being named after my father in appreciation of the work he did within the town.

We continue to host numerous charitable and community events, and even opened our doors to the NHS during the Covid pandemic, operating a hospital discharge lounge, looking after vulnerable patients and freeing up space at Treliske. We put ourselves and family at risk, for the wider community.

As you are no doubt aware the hospitality industry has been very badly hit during the last year. My wife and I made the decision to purchase the land adjacent to the hotel to provide essential funds needed for the continued running of the business, maintaining its future in the town.

If planning is denied, the financial implications would force the sale of the hotel (including the land adjacent), and its greatest value is as a development site.

We as a family, and I am sure the town of Newquay, do not wish this to happen.

We plan to build our own 4 bed family home, next to our place of work, in a town we have grown up in, and where our children were born.

We approached the owners of Rocket on 9th January 2021 and received comments back from 3 owners between 28-30th January 2021. It should be noted that positive comments regarding the size and positioning of the proposed building were made. As the comments were not specific, we felt that it was more appropriate to continue with the design as it stood, to enable full consideration by all parties during the planning application process. We submitted the planning application and received various comments from Cornwall Council planning officers, namely, to reduce the height and the front line of the building, along with changing the exterior cladding. The design does not interfere with any of our neighbour's windows and all of our side windows are small and obscured, to provide light and ventilation only. The building is 5.4 metres away from Rocket, and 5.1m from the Carnmarth Hotel, which is by far the largest gap between the buildings on Headland road.

The Town Councils objection based on the previous planning application (PA17 08898) is misguided, as this statement refers to Rocket in comparison to a much larger building in height and mass. Our plans clearly take into consideration Rockets height and presence on the road and is subservient in all respects. We understand that no-one wants development next to their property, however the land is a clear brown-field infill site and is viewed as such by planners.

This application is by no means a 'grab for development', but rather a local family hoping to live in their desired location, on a road now frequented by second homeowners and holiday lets. To the best

of our knowledge, none of the rocket apartments are the owner's primary residence. The public objections to the scheme are all received from people who do not live in Newquay.

In 38 years, we have never objected to a planning application on Headland Road, as we understand that development is inevitable. As single dwellings all around us fell to blocks of flats, we became overshadowed and outpriced, with no option to live there. We felt sure that the town council would support a local family building a home, rather than a faceless development company building yet more flats. We were genuinely upset to hear of the objection.

We understand that you may not have been aware of the bigger picture and hope that this statement has offered some useful background information for your consideration. We hope that the town council will see fit to offer us your support.

Yours Faithfully,

Will and Katie Hatfield