

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 – May 10 2023

Central & Pentire	Porth & Tretherras	Trenance	Whipsiderry
Application 01	Central & Pentire		
Reference	PA23/02717		
Proposal	Application for Permission in Principle for proposed conversion of building for up to 4 self-contained units of accommodation (minimum 1; maximum 4)		
Location	Former John Julian Building the Workshops Berry Road TR7 1AP		
Applicant	Mr And Mrs Adamberry		
Grid Ref.	181340 / 61618		
Town Council Response	SUPPORT: When considering this application, Members had note for Newquay Neighbourhood Plan policy E1(a) - Safeguarding Existing Employment Sites, which seeks to protect some commercial sites from a change of use. Whilst the principle of repurposing the former John Julian Building is broadly welcomed, Members agreed that conversion to residential use will only be supported where another commercial use cannot be found, or it can be demonstrated the existing use is no longer viable. Looking towards a stage 2 (technical detail) application, Members are keen that accessibility issues are fully considered when designing the accommodation units.		
Application 02	Central & Pentire		
Reference	PA23/02962		
Proposal	Retrospective Change of Use of building to mixed use for retail and food and drink (Use Class E)		
Location	The Old Coach House, Bank Street TR7 1EP		
Applicant	Mr B Riley Trans Surf Limited (Trading as Married to the Sea)		
Grid Ref.	180862 / 61617		
Town Council Response	NO OBJECTION: Members noted the Old Coach House had been renovated and repurposed in 2022 and were unaware of any issues associated with the businesses now operating		

	here. As a retrospective application, Members agreed they would raise No Objection to the change of use applied for.
Application 03	Porth & Tretherras
Reference	PA23/02880
Proposal	Proposed Widened Vehicular access, dropped kerbs and pavement crossing
Location	5 Porth Way TR7 3LP
Applicant	Mr & Mrs Derek & Michelle Tobin
Grid Ref.	182995 / 62155
Town Council Response	<p>OBJECTION: This stretch of Porth Way is largely characterised by dwelling houses that enjoy well-enclosed, street-facing gardens, and which benefit from a single dropped kerb and pavement crossing for vehicular access. Members were unhappy that the proposal to widen this access would result in the loss of a section of green verge, as well as the front garden wall – both of which are seen as causing unnecessary harm to the existing street scene. In addition, the proposed widening of the driveway on the side adjacent to Alfred House was seen as problematic because the street signage for the Porth 'four-turnings' roundabout sits immediately in front of the area in question. Given the sloping topography, the management of surface water run-off should be a key consideration in this location. However, Members noted that whilst the Application Form states that tarmac would be used for the newly created hard standing, drawing no.11 REV B indicates the surface to be either made of porous materials or that surface water run-off would be directed to a soakaway. This aspect of the proposed works appears vague and undecided and needs to be firmed up. Newquay Neighbourhood Plan Policy G2(h) - Development Principles – seeks to ensure that non-permeable (rather than simply</p>

	porous) materials are used for any hard standing. Whilst it is recognised this is a householder development, Members wished to note their regret at the loss of the soft landscaping in the front garden. There is some uncertainty as to whether this can be addressed via policies from the new Climate Emergency DPD and the view of the Case Officer would be appreciated.
Application 04	Porth & Tretherras
Reference	PA23/03406
Proposal	Non Material Amendment (1) to Application No. PA15/04171 dated 11th October 2018 for Construction of up to 800 dwellings (Use Class C3); two local centres comprising up to 1,200 square metres net of floorspace in Use Classes A1, A2, A3, A4, A5, B1 and D1 including a convenience store (Use Class A1) of up to 280 sq m net; a new junction arrangement on the consented Newquay Strategic Route to form principal site access; potential secondary vehicular, pedestrian and cycle linkages; internal estate roads; public open space; landscaping; a sustainable urban drainage system; utility connections; and associated engineering, infrastructure and earth works. Outline with all matters reserved, namely, amendment to Phasing Plan 0432-2011 and wording of Condition No. 10
Location	Land At Chapel Gover Newquay Growth Area Newquay
Applicant	Hautot Developments Ltd
Grid Ref.	Not Given
Town Council Response	SUPPORT: Members appreciated there had been delays with the construction of the Newquay Strategic Route and appreciated the reasoning behind this non-material amendment.
Application 05	Trenance
Reference	PA23/02777
Proposal	Conversion of a single garage into a two-story building with a workshop, bicycle and surfboard storage and a home office above
Location	136 Mount Wise TR7 1QP
Applicant	Frances Ottewill
Grid Ref.	180592 / 61408

Town Council Response	<p>OBJECTION: The Newquay Character Study (character cell 10a) notes the stepped pattern of development along the sloping topographies in this part of the town and seeks to ensure any infill development on the main streets retains the scale and rhythm of the street frontage, building lines and roofscape. Members agree that converting the existing garage into a two-storey building would fail to maintain this “scale and rhythm” and would result in a structure quite at odds with its surroundings. Further concerns exist that permitting this conversion would set an unwanted local precedent for similar incongruous structures. Replacing the existing up-and-over type garage door with traditional double hung doors is viewed as a potential safety hazard to pedestrians walking along St John’s Road – there appears to be little way of checking the pavement is clear when opening them from the inside; when fully or even partly open, they would surely cause a significant obstruction that would see pedestrians having to walk into the road to avoid. Members were unsure if the creation of a balcony at first floor level would result in a loss of privacy to no.45 and would appreciate the opinion of the Case Officer on this point.</p>
Application 06	Trenance
Reference	PA23/02567
Proposal	Retrospective application for Change of Use from C1 Guest House to Sui Generis HMO (8 Persons) currently operating as a C4 HMO without planning permission
Location	55 St Georges Road TR7 1RD
Applicant	Mr Ben Douglas - Douglas Property Management
Grid Ref.	180744 / 61351
Town Council Response	NO OBJECTION: Members noted there were several public comments supporting the application and were unaware of

	<p>any complaints or issues linked to this House of Multiple Occupation. When assessing the application against Newquay Neighbourhood Plan policy H3 – HMOs, the Committee were satisfied that the proportion of buildings used in full or part as an HMO within 100 metres of street length either side of the application site did not exceed 5%. As a retrospective application, Members agreed they would raise No Objection to the change of use applied for.</p>
Application 07	Central & Pentire
Reference	PA23/03067
Proposal	New Dwellinghouse to substitute the approved detached Annexe (PA21/05390)
Location	Pine Hollow 2 Fistril Crescent TR7 1PQ
Applicant	Mr Rupert Evers - Net Zero Living
Grid Ref.	179262 / 61357
Town Council Response	<p>OBJECTION: Whilst Members noted the financial constraints that currently prevent the construction of the annexe permitted under PA21/05390, it is understood that such concerns cannot be viewed as material planning considerations. In resolving to object to the current proposal, Members recalled condition 3 of PA21/05390; this states that the proposed annexe would be inappropriate for occupation independent of the main dwelling by virtue of the physical relationship between the annexe and the main house which would create inadequate levels of residential amenity for the occupiers of both in accordance with Paragraph 130 of the National Planning Policy Framework 2021.</p>