

# **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](mailto: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](mailto: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](https://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**  
**NTC Planning & Licensing Committee – 04 June 2024**

Central & Pentire	Porth & Tretherras	Trenance	Whipsiderry
<b>Application 01</b>	<b>Porth &amp; Tretherras</b>		
<b>Type</b>	Planning Permission		
<b>Reference</b>	<a href="#">PA24/02415</a>		
<b>Proposal</b>	Demolition of existing Villa, part demolition of the hotel, change of use to retained parts of the hotel including alterations, extensions to create holiday restrictive self-contained apartments. Together with proposed new build holiday restrictive dwellings, 12 number in total. Plus, a new dwelling (Unit 12) retaining "open market" unrestricted use (in lieu of demolition of "The Villa") together with associated car parking, general landscaping, and reinstatement of the "Barrow".		
<b>Location</b>	Glendorgal Villa, Glendorgal Hotel, Lusty Glaze Road TR7 3AD		
<b>Applicant</b>	Mr Seamus Redmond Blue Chip Hotels Ltd		
<b>Town Council Response</b>	<b>Cllrs agreed to carry this application forward for consideration at the next scheduled meeting (19 June).</b>		
<b>Application 02</b>	<b>Newquay Central &amp; Pentire</b>		
<b>Type</b>	Householder Application		
<b>Reference</b>	<a href="#">PA24/03226</a>		
<b>Proposal</b>	Construction of rear dormer to rear return, installation of sky lights and removal of existing rear dormer.		
<b>Location</b>	Gwel Treath, 11 Island Crescent, TR7 1DZ		
<b>Applicant</b>	Mr R Chu		
<b>Town Council Response</b>	<b>NO OBJECTION: Cllrs noted the proposed floor plans show the third-floor rooms being labelled in turn as an Office/loft &amp; Loft Conversion; however, both appear to be en-suite bedrooms, making 8 double bedrooms altogether, not the 7 referred to in the Design &amp; Access Statement. Some concern was raised about the potential for adding to local parking pressures, but Cllrs noted this is a central location and that creating more parking here would not be viable. The suitability of this dwelling to accommodate 8 double</b>		

bedrooms appears to rely upon it's intended use, and Cllrs understand from the documents that the applicant intends to future-proof this dwelling as a large family home (as per the previous permission PA23/04655) and so agreed to raise No Objection.

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.

<b>Application 03</b>	<b>Porth &amp; Tretherras</b>
<b>Type</b>	Householder Application
<b>Reference</b>	<a href="#">PA24/03750</a>
<b>Proposal</b>	Replacing Existing Conservatory with Two Storey Extension.
<b>Location</b>	6 Cornish Chough Porth Way TR7 3LW
<b>Applicant</b>	Mr John Blackburn
<b>Town Council Response</b>	<b>OBJECTION: Local objections were noted, and although Cllrs expressed some sympathy with the applicant's desire to extend this residential property and create a second bedroom, it seems highly likely the proposed two-storey extension would have an overbearing relationship with the adjoining property at no5. A key concern is that this near neighbour would experience an unacceptable loss of natural light resulting from the scale and mass of the proposed extension.</b>
<b>Application 04</b>	<b>Central &amp; Pentire</b>
<b>Type</b>	Planning Permission
<b>Reference</b>	<a href="#">PA24/03509</a>
<b>Proposal</b>	Proposed Change of Use from commercial cafe/bar (licensed premise - Use Class Sui Generis) on the ground floor with 3 holiday let bedrooms on the first and second floor (Use Class C1) to private dwellinghouse (Use Class C3)

<b>Location</b>	Selkies Cafe Bar 5 Cheltenham Place TR7 1BA
<b>Applicant</b>	Mrs Debbie Hayes
<b>Town Council Response</b>	<b>SUPPORT: Cllrs expressed their regret at the loss of this small business, but accepted the challenges posed by the location and noted that efforts to market the property had so far been unsuccessful.</b>
<b>Application 05</b>	<b>Central &amp; Pentire</b>
<b>Type</b>	Householder Application
<b>Reference</b>	<a href="#">PA24/03643</a>
<b>Proposal</b>	Loft extension and addition of rear balcony
<b>Location</b>	Far Horizons Tower Road TR7 1LZ
<b>Applicant</b>	Kylie Cooper-Jones
<b>Town Council Response</b>	<b>OBJECTION: Cllrs noted the closeness of residential properties in this location and were concerned that increasing the scale and mass to this extent would leave Far Horizons out of keeping with the line of properties adjacent to the graveyard properties, and would potentially create an overbearing relationship with near neighbours on either side (Coral Bay and 1 Trevoise Court). Cllrs were concerned the addition of a second-floor balcony may lead to a loss of privacy to neighbouring properties that also have NW-facing balconies, which would now be overlooked. This second-floor balcony was not on the plans submitted as part of PA23/01443/PREAPP.</b>
<b>Application 06</b>	<b>Porth &amp; Tretherras</b>
<b>Type</b>	Application under Section 73 of TCP Act
<b>Reference</b>	<a href="#">PA24/03551</a>
<b>Proposal</b>	The retention of a rear window on the first floor of the north west elevation without compliance with Conditions 3 and 4 of Decision Notice PA21/07562 dated 26th October 2021
<b>Location</b>	3 Century Court TR7 3JP
<b>Applicant</b>	Miss Katy Griffin

<b>Town Council Response</b>	<b>OBJECTION: Cllrs recalled their comments submitted in response to applications PA21/07562 and PA19/0853, where a chief consideration in both cases had been maintaining the privacy of neighbouring properties. If a safety issue is shown to result from compliance with Conditions 3 and 4 of the most recent permission, then Cllrs agreed they would revisit their response. However, it was felt the current application fails to demonstrate that the existing conditions should be removed or that the reason for applying them had somehow become invalid.</b>
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<b>Application 07</b>	<b>Whipsiderry</b>
<b>Type</b>	Householder Application
<b>Reference</b>	<a href="#">PA24/03477</a>
<b>Proposal</b>	Proposed extensions including increase of floorspace at ground floor level and creation of a new first floor (demolition of a detached garage to accommodate - re-submission of Application No. PA23/04280)
<b>Location</b>	21 Aylwin Close TR7 3EF
<b>Applicant</b>	Mr Abel Williams
<b>Town Council Response</b>	<b>OBJECTION: Cllrs recalled their response to application PA23/04280 and felt the current application had failed to demonstrate why the Notice of Refusal, dated 9 November 2023, was no longer applicable to this proposal.</b>

<b>Application 08</b>	<b>Central &amp; Pentire</b>
<b>Type</b>	Application under Section 73 of TCP Act
<b>Reference</b>	<a href="#">PA24/03567</a>
<b>Proposal</b>	Proposed conversion of building to one dwelling without complying with condition 2 of technical details consent PA23/10300 dated 02/04/2024
<b>Location</b>	Former John Julian Building, Berry Road TR7 1AP
<b>Applicant</b>	Mr and Mrs Adamberry LSC

<b>Town Council Response</b>	<b>SUPPORT: Cllrs agreed the changes applied for were minimal would have no significant impact on the existing permission.</b>
<b>Application 09</b>	<b>Central &amp; Pentire</b>
<b>Type</b>	Planning Permission
<b>Reference</b>	<a href="#">PA24/02605</a>
<b>Proposal</b>	Demolition of two existing buildings and construction of new 3 storey public building at the Tolcarne site in Newquay Station Quarter.
<b>Location</b>	Adult Education Office, Tolcarne Road TR7 2NQ
<b>Applicant</b>	Laura Viant
<b>Town Council Response</b>	<b>OBJECTION: Cllrs were aware of the public consultation exercise that had taken place and agreed the replacement design appears to be of a high quality and could potentially improve the existing street scene. However, the notion that the additional 14 parking spaces to the immediate south of the building, which sit outside the red line boundary, will be available to the building but may be given over to future development in the area is a cause for concern. This area of the Town is already subject to local on-street parking pressures, whilst the adjacent Albany Street car park is quite constrained, regularly close to capacity and would offer minimal additional parking options. Newquay Neighbourhood Plan policy E5 requires that new commercial buildings provide appropriate levels of car parking in line with CC guidance. Cllrs agreed the application failed to demonstrate that the proposed development wouldn't add to parking pressures in this often busy, mixed-use location.</b>

<b>Application 10</b>	<b>Central &amp; Pentire</b>
<b>Type</b>	Householder Application
<b>Reference</b>	<a href="#">PA24/02477</a>
<b>Proposal</b>	First floor roof extension with dormers and rear balcony to extend residential space.
<b>Location</b>	15A Manewas Way TR7 3AJ
<b>Applicant</b>	James Harrison
<b>Town Council Response</b>	<p><b>OBJECTION: The Newquay Character Study (appendix 5 of the Newquay Neighbourhood Plan), highlights the single-storey bungalows found in this part of the town, noting that they give the area a distinctive and important character that should be retained (see character cell 5: Porth Veor). Cllrs felt the proposed first-floor roof extension was quite inelegant in appearance and would be wholly at odds with neighbouring properties and the wider area. Local comments were noted and Cllrs agreed the proposals represent the overdevelopment of what is becoming a very cramped site. The residential amenity of the neighbouring property at no13 would be harmed by the scale and mass of the extension, resulting in an overbearing relationship and an unacceptable loss of privacy that Cllrs could not support.</b></p>