

## **AG14.i - Prow Park planning applications PA23/02376 and PA24/01714**

Members will, I am sure, be aware of the significant stress and concern that has been caused to the local community as a result of the numerous retrospective planning applications submitted by Prow Park Business Village over the last 2 years or so. Much of this is as a direct result of the destruction of trees, dense vegetation and Cornish stone hedges in April 2022 on an area of land owned by Cornwall Council adjacent to Bedowan Meadows and Tren creek that exposed the Prow Park site to the local community. This consequently resulted in a retrospective planning application, PA22/05334, for that matter, followed by more thereafter.

On behalf of myself and the community I would like to offer my sincere thanks for your support in objecting to the PA22/05334 application. This application was considered by Cornwall Council's Central sub-area planning committee last week and it is with great relief that after 2 years of unease the committee came to a unanimous decision to refuse the application.

However, Prow Park Business Village has another live retrospective application **PA23/02376** - Retrospective change of use of land for parking, storage and the siting of storage containers (submitted March 2023), which again your committee strongly objected to last year. This application is materially very similar to the PA22/05334 application but doesn't utilise the land owned by Cornwall Council. Please see the plans attached which helps to illustrate this. The community, and others, consider that the reasons for the Central sub-area refusal last week would also be applicable to this application, especially as it's some 35% of the same site.

Unfortunately, unlike the PA22/05334 application where it was taken to committee, there is no guarantee that the PA23/02376 will be taken to committee unless the ward member, Cllr Olly Monk, calls it in. We gather that the planning officer is minded to approve the application under delegated powers. Therefore, you may understand our nervousness that this live application may not get the scrutiny it deserves if it is not presented to committee. I know that Cllr Towill, neighbouring ward member, has written to Cllr Monk and the planning officer with a request that this application go to the planning committee and not be determined purely under delegated powers.

Furthermore, amongst the seven Prow Park, **all retrospective**, planning applications that are currently live on the Council's planning portal and yet to be determined, is a third application (**PA24/01714** - Retention of workshops/storage units - B HIVE (A, B, C & D) & F51-57, 57A, F58-61A,

F59C, F59D, F62 F63, F63A & F64 - Land South East Of Darbari Units  
Treloggan Industrial Estate

Newquay Cornwall TR7 2SX. Application date 28 February 2024) and, again, similar to the two detailed above. This is immediately south of the application above, and adjacent and partially on the Public Right of Way (PROW), and we believe actually affected the route of the PROW when constructed (something brought to the attention of Cornwall Council by the Ramblers Association). I attach a plan taken off the planning portal that shows the red line boundary involved.

So the question is, do the reasons for refusing PA22/05334 equally match the destruction of the trees, dense vegetation and hedges etc (plus direct impact on the PROW for the PA24/01714 case) in the applications above and therefore (as per the PA22/05334 refusal) ***"The proposal, by reasons of expanding the existing industrial estate onto undeveloped land with a development that is poor quality in design, harms the distinctive character of the site and surrounding area. The application is, therefore, contrary to policies 2, 12, and 23 of the Cornwall Local Plan Strategic Policies 2010-2030; policies D1 and LE1 of the Newquay Neighbourhood Plan 2019-2030; and paragraphs 135, 139 and 180 of the National Planning Policy Framework 2023"***? Surely, if the two applications above are approved, does it bring the Planning Authority into disrepute by having two/three applications of a similar style and nature, with one being refused and the others possibly not?

As a result, we request that your committee consider the above facts and, if accepted, make further representation to the Planning Authority and request that the applications be determined by the Central sub-area planning committee and not simply left to officer delegate powers.

With regard the land destroyed without any permission adjacent to Bedown Meadows and Trencreek, as a community we are prepared to engage with both Newquay Town Council and Cornwall Council to help assist in mobilising the reinstatement of the Council-owned land back to its former condition. We would like to know how we can further this proposal with the Town Council?

I hope to be able to attend the NTC Planning & Licensing Committee next week to raise this matter directly.

Yours sincerely,

Andy Keast

On behalf of residents of Bedowan Meadows and Trencreek