

# **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.

**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.**

### **Commenting to the Town Council**

Our Local Planning Authority is Cornwall Council and in the first instance they are the decision maker for all planning matters across the county. However, **Newquay Town Council** is a statutory consultee for all planning applications within the town, so if you have views regarding one or more of the applications listed below you can bring these to the attention of our Planning & Licensing Committee. These comments will then be taken into consideration when we respond to Cornwall Council.

The applications currently being considered by the Town Council are listed on the table below - they can be viewed in full via Cornwall Council's Planning Register, either by using their [Online Search](#) page or pressing *Ctrl+Click* on the **Reference** listed below.

Comments 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 Administrator at *Newquay Town Council, Municipal Offices, Marcus Hill, Newquay TR7 1AF* (please ensure you clearly state the **Reference** in all correspondence).

Should you wish to attend an online meeting of the Planning & Licensing committee the joining details can be found on the public agenda for that meeting.

### **Commenting to Cornwall Council (our Local Planning Authority)**

Wherever possible we recommend that you also comment directly to the Cornwall Council Planning Officer. You can do this up until the Consultation Expiry Date, which can be found on the application listing on the Cornwall Council Planning Register. Guidance on how to comment on a planning matter 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 – 24 November 2021

Central & Pentire	Porth & Tretherras	Trenance	Whipsiderry
<b>Application 01</b>	<b>Porth &amp; Tretherras</b>		
<b>Reference</b>	<a href="#">PA21/08356</a>		
<b>Proposal</b>	Community Allotment Gardens and Children's Play Space (amendment to PA12/02002)		
<b>Location</b>	Gusti Veor House TR8 4JU		
<b>Applicant</b>	Alastair Martin - Secretary of the Duchy of Cornwall Estate		
<b>Grid Ref.</b>	183656 / 61558		
<b>Town Council Response</b>	<p><b>OBJECTION:</b> Members were aware that several public comments had been posted on the Planning Register, highlighting a broad range of issues. Local concern around the measured distances separating play equipment from habitable dwelling spaces appears to be a key issue. This is further complicated by claims that the play equipment described in the application would be associated with a Neighbourhood Equipped Area for Play (NEAP) rather than a Local Equipped Area for Play (LEAP) as the required separation distances are significantly different. The Town Council would therefore appreciate confirmation as to the category of Children's Play Space proposed, along with reassurance from the Officer that guidelines on separation distances can be met. The Design &amp; Access Statement refers to community consultation having been carried out. However, this is questioned by local objectors. Cllr A Rayner, a Nansledan resident and elected Ward Member, advised the committee that no consultation with residents had taken place at all. With this in mind, Members felt that further detail of the consultation exercise should be provided. Members also raised concerns about parking arrangements, noting that for the families of disabled children, car transport is often an essential means of reaching even nearby destinations. The committee, therefore, agreed that the absence of appropriate parking provisions would be a significant barrier to making the play park accessible to all.</p>		

<b>Application 02</b>	<b>Central &amp; Pentire</b>
<b>Reference</b>	<a href="#">PA21/09445</a>
<b>Proposal</b>	Change of use of dental practice to (Class C3) residential accommodation
<b>Location</b>	47 Edgcumbe Avenue TR7 2NL
<b>Applicant</b>	Mr Peer Nelz
<b>Grid Ref.</b>	181916 / 61610
<b>Town Council Response</b>	<b>SUPPORT: Members agreed that the Newquay Neighbourhood Plan policy E1 (Safeguarding Existing Employment Sites) should not be applied in this instance as the property had been wholly residential up until 2007 and this application was simply returning the building to that use.</b>
<b>Application 03</b>	<b>Trenance</b>
<b>Reference</b>	<a href="#">PA21/10165</a>
<b>Proposal</b>	Front and rear extensions to 4 No. ground floor bedrooms forming 4 No. suites
<b>Location</b>	Pine Lodge Hotel, 91 Henver Road TR7 3DJ
<b>Applicant</b>	Mr & Mrs A Higgins - Pine Lodge Hotel
<b>Grid Ref.</b>	182877 / 62138
<b>Town Council Response</b>	<b>SUPPORT: Members felt there would be no negative impact to the street scene and in line with Newquay Neighbourhood Plan E3 (Support the Visitor Economy) agreed this proposal would enhance existing tourist accommodation. 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 the development and Members would encourage the applicant to explore the opportunity of including renewable energy sources as part of any works that take place.</b>
<b>Application 04</b>	<b>Whipsiderry</b>
<b>Reference</b>	<a href="#">PA21/09227</a>
<b>Proposal</b>	Demolition of existing kennels and all ancillary structures to be replaced by one new purpose-built Re-homing building to include

	office and staff facilities. Existing Training Hall barn to become a Doggy Day Care facility and the existing bottom six kennels will be used for storage purposes and one retained kennel.
<b>Location</b>	St Francis Home for Animals - Trevelgue Road TR8 4AT
<b>Applicant</b>	The Trustees St Francis Dogs Home
<b>Grid Ref.</b>	183526 / 63212
<b>Town Council Response</b>	<b>SUPPORT: Members would welcome the return of the facility and noted that Public Protection appear satisfied with the noise assessment that has been submitted. The results of the ecological appraisal and their application within the overall design of buildings and landscape were noted. Members would also encourage the applicant to explore the opportunity of including renewable energy sources as part of any works that take place.</b>

<b>Application 05</b>	<b>Trenance</b>
<b>Reference</b>	<a href="#">PA21/10294</a>
<b>Proposal</b>	Variation of Condition 3 of Application No. PA18/11346 dated 27th September 2019 (Retrospective consent for extension to main shed and proposed use of site and building for B1/B2/B8 purposes).
<b>Location</b>	Prow Park Business Village, Soweni Unit 3, Treloggan Industrial Estate TR7 2SX
<b>Applicant</b>	Karen Powell Kapow Fitness
<b>Grid Ref.</b>	182463 / 60655
<b>Town Council Response</b>	<b>SUPPORT: Members were keen to support this local business, but agreed their support was subject to Public Protection being satisfied that a suitable sound assessment had been carried out and that any mitigations/operating conditions were put in place.</b>

<b>Application 06</b>	<b>Porth &amp; Tretherras</b>
<b>Reference</b>	<a href="#">PA21/07558</a>
<b>Proposal</b>	Outline planning permission with some matters reserved (Access): Up to 4 number dwellings, former quarry site.
<b>Location</b>	Land At Trevelgue Road, Newquay
<b>Applicant</b>	Mr John Eccles
<b>Grid Ref.</b>	183608 / 63394

<b>Town Council Response</b>	<b>OBJECTION:</b> Newquay Neighbourhood Plan policy G1 (Settlement Boundaries) seeks both to provide a clear delineation between defined settlements and open countryside, and to direct sustainable development to the main urban centre of town, restricting inappropriate development of smaller settlements that lack suitable infrastructure. Members noted that the application site falls outside the defined settlement boundaries, as described by policy G1 and shown in map G1a. It was therefore agreed the Town Council would not be able to support this application.
<b>Application 07</b>	<b>Trenance</b>
<b>Reference</b>	<a href="#">PA21/10329</a>
<b>Proposal</b>	Listed Building Consent for Provision of accessible W.C. facility for educational visits. Works to include provision of a macerator and all associated water, power and drainage.
<b>Location</b>	Trenance Heritage Cottages, Trenance Road TR7 2HW
<b>Applicant</b>	Mr David Graves - Trenance Cottages Trust
<b>Grid Ref.</b>	181659 / 61173
<b>Town Council Response</b>	<b>SUPPORT:</b> Members did query whether this might be a location suitable for a Changing Places toilet, although it was recognized that the proposal is intended to benefit part of the building which is leased out for educational use.
<b>Application 08</b>	<b>Central &amp; Pentire</b>
<b>Reference</b>	<a href="#">PA21/10667</a>
<b>Proposal</b>	Addition of a number of extensions and alterations, including a first floor and incorporating a full upgrade of the existing dormer bungalow.
<b>Location</b>	Dobynmor, Wildflower Lane TR7 2QB
<b>Applicant</b>	Mr & Mrs Whitworth
<b>Grid Ref.</b>	182026 / 61567
<b>Town Council Response</b>	<b>SUPPORT:</b> Members noted the existing properties adjacent to Wildflower Lane are generally substantial and therefore felt the proposed increase in scale and mass of Dobynmor was unlikely to be at odds with the overall character of the area. 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 the development and the applicant is encouraged to explore the opportunity of including renewable energy sources as part of any works that take place. Members were unaware of any local objections when considering this application.
<b>Application 09</b>	<b>Trenance</b>
<b>Reference</b>	<a href="#">PA20/08267</a>
<b>Proposal</b>	Outline application to erect a residential timber lodge with all matters reserved
<b>Location</b>	Land to the Southwest of Tides Reach, Gannel Road Newquay
<b>Applicant</b>	Mr E O'Dell
<b>Grid Ref.</b>	181128 / 60841
<b>Town Council Response</b>	<b>OBJECTION:</b> The Newquay Character Study (appendix 5 of the Newquay Neighbourhood Plan) describes the important characteristics of the Gannel Side area and attention is drawn to the predominance of typically large, detached properties on medium-sized plots, along with the need for maintaining good spaces around buildings. Members agreed the proposed plot was far too small and would result in an overly cramped, incongruous development that would be wholly out of keeping with the character of this visually sensitive area of the town.
<b>Application 10</b>	<b>Central &amp; Pentire</b>
<b>Reference</b>	<a href="#">PA21/10342</a>
<b>Proposal</b>	Convert a tennis court into two canopy covered padel tennis courts with lighting
<b>Location</b>	Heron Tennis, Trenance Leisure Park TR7 2LZ
<b>Applicant</b>	Jon Askey - Heron Tennis Centre
<b>Grid Ref.</b>	181911 / 61471
<b>Town Council Response</b>	<b>SUPPORT:</b> Members welcomed proposals that would see the town benefit from the introduction of this widely inclusive sport. 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 the development and the applicant is encouraged to explore the opportunity of including renewable energy sources as part of any works that take place.
<b>Application 11</b>	<b>Porth &amp; Tretherras</b>
<b>Reference</b>	<a href="#">PA21/07114</a>
<b>Proposal</b>	Two story side extension to existing property
<b>Location</b>	39 Quintrell Road TR7 3DY
<b>Applicant</b>	Ms Kate Gilks
<b>Grid Ref.</b>	184082 / 61656
<b>Town Council Response</b>	<b>SUPPORT: Members felt the plot size was large enough to accommodate the proposed extension and agreed it would sit quite comfortably in its surroundings. In line with Policy H1 of the Newquay Neighbourhood Plan (Replacement Dwellings and Extensions), Members were happy to support this application. 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 the development and the applicant is encouraged to explore the opportunity of including renewable energy sources as part of any works that take place.</b>
<b>Application 12</b>	<b>Whipsiderry</b>
<b>Reference</b>	<a href="#">PA21/11027</a>
<b>Proposal</b>	Works to trees in a Conservation Area, namely, remove 5 Leylandii – all outgrowing positions and reduce 2 Sycamores back to previous reduction points.
<b>Location</b>	Kimberley House, The Square TR7 3HB
<b>Applicant</b>	Steven D'arcy
<b>Grid Ref.</b>	Not Given
<b>Town Council Response</b>	<b>SUPPORT: Members agreed to support the proposal and would encourage to the applicant to fully consider the Tree Officer's comment regarding replacement tree planting.</b>

<b>Application 13</b>	<b>Whipsiderry</b>
<b>Reference</b>	<a href="#">PA21/11058</a>
<b>Proposal</b>	Loft conversion with dormer
<b>Location</b>	Barn Cottage, Tregurrian Hill, Tregurrian TR8 4AD
<b>Applicant</b>	Benamer
<b>Grid Ref.</b>	185072 / 65226
<b>Town Council Response</b>	<b>SUPPORT: Although a somewhat modern addition to this more traditional building, Members felt that views of the dormer would be quite limited, and so any impact on the existing street scene would be minimal. In line with Policy H1 of the Newquay Neighbourhood Plan (Replacement Dwellings and Extensions), Members were happy to support this application.</b>

<b>Application 14</b>	<b>Central &amp; Pentire</b>
<b>Reference</b>	<a href="#">PA21/10214</a>
<b>Proposal</b>	Conversion and modifications of five existing residential flats into two residential apartments.
<b>Location</b>	9 Island Crescent TR7 1DZ
<b>Applicant</b>	Mr A Roberts
<b>Grid Ref.</b>	181162 / 61772
<b>Town Council Response</b>	<b>SUPPORT: Members appreciated the reasoning behind the application and understood there would be no harm to the existing street scene.</b>

<b>Application 15</b>	<b>Central &amp; Pentire</b>
<b>Reference</b>	<a href="#">PA21/10668</a>
<b>Proposal</b>	Outline application with all matters reserved for the demolition of the existing dwelling and the erection of three dwellings.
<b>Location</b>	Dobynmor, Wildflower Lane TR7 2QB
<b>Applicant</b>	Mr & Mrs Whitworth
<b>Grid Ref.</b>	182026 / 61567
<b>Town Council Response</b>	<b>OBJECTION: Members raised concerns that the erection of three dwelling houses on this site would result in an overly cramped development. The existing properties adjacent to Wildflower Lane are generally substantial and benefit from similarly large gardens. The proposal would appear to be</b>



	at odds with these local characteristics, given that the new dwelling houses would need to be quite modest in size in order to fit three of them on the site. Concerns were therefore raised that these smaller houses would appear incongruous and quite out of keeping with the surrounding area. Whilst this is an Outline Application, Members felt any subsequent Reserved Matters application would face considerable difficulty in achieving safe and appropriate access for three households, given the constraints of the current arrangement and lack of any obvious alternatives.
<b>Application 16</b>	<b>Porth &amp; Tretherras</b>
<b>Reference</b>	<a href="#">PA21/10865</a>
<b>Proposal</b>	Form a new plot with a new dwelling to the west of 86 Bonython Road.
<b>Location</b>	Land West Of 86 Bonython Road, Bonython Road, Newquay
<b>Applicant</b>	MR & MRS N LOBB
<b>Grid Ref.</b>	182806 / 62349
<b>Town Council Response</b>	<b>NO OBJECTION:</b> Having noted the absence of any public objections to the proposal, Members agreed to raise no objection, subject to confirmation from the Officer that the amenity of neighbouring properties to the north and west would not be significantly impacted. 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 the development and the applicant is encouraged to explore the opportunity of including renewable energy sources as part of any works that take place.
<b>Application 17</b>	<b>Porth &amp; Tretherras</b>
<b>Reference</b>	<a href="#">PA21/10397</a>
<b>Proposal</b>	Remove existing attached converted garage and form a new rear attached garage building as well as a ground floor side extension and a detached building for additional living space. Revised plans for PA21/04582.
<b>Location</b>	3 Tretherras Close TR7 2RD
<b>Applicant</b>	Mr And Mrs R Moss

<b>Grid Ref.</b>	182159 / 61637
<b>Town Council Response</b>	<b>NO OBJECTION:</b> Whilst Members took on board the reasoning behind this revision to permission PA21/04582, it was felt this would result in an unusual layout for a dwelling house. The creation of a habitable space separate from the main dwelling remains a cause for concern and Members felt the addition of an annexe condition would be appropriate in this instance.