

# **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 – P&L 06 December 2023

Central & Pentire	Porth & Tretherras	Trenance	Whipsiderry
<b>Agenda Item 9</b>	<b>Central &amp; Pentire</b>		
<b>Type</b>	Planning Permission		
<b>Reference</b>	<a href="#">PA23/07632</a>		
<b>Proposal</b>	Extension to create additional storey on existing 2 storey house (Alterations to previously approved <a href="#">PA19/08832</a> )		
<b>Location</b>	Southend, Riverside Avenue TR7 1PN		
<b>Applicant</b>	Mr Richard Holder		
<b>Town Council Response</b>	<b>NO OBJECTION: Cllrs were satisfied that the amended drawing 3251-3-320 Rev B addressed the issues of scale (i.e. ridge height – volume was not identified issue of concern) and overlooking, as raised in the Town Council’s previous objection. The applicant is encouraged to give further consideration to utilizing environmentally sustainable energy sources, in line with Newquay Neighbourhood Plan policy G2(e) (Development Principles).</b>		
<b>Application 01</b>	<b>Central &amp; Pentire</b>		
<b>Type</b>	Planning Permission		
<b>Reference</b>	<a href="#">PA23/09167</a>		
<b>Proposal</b>	Retention of covered seating area		
<b>Location</b>	6 Cliff Road TR7 1SG		
<b>Applicant</b>	Mr E Anik		
<b>Town Council Response</b>	<b>NO OBJECTION: Cllrs would always encourage applicants to submit their planning applications prior to any works being undertaken. However, it was agreed the covered seating area, as built, was in keeping with similar structures along this section of Cliff Road and Cllrs are keen to support local businesses wherever possible.</b>		

<b>Application 02</b>	<b>Central &amp; Pentire</b>
<b>Type</b>	Planning Permission
<b>Reference</b>	<a href="#">PA23/09158</a>
<b>Proposal</b>	Retention of covered seating area
<b>Location</b>	The Istanbul 2 Cliff Road TR7 1SG
<b>Applicant</b>	Mr E Anik
<b>Town Council Response</b>	<b>NO OBJECTION: Cllrs would always encourage applicants to submit their planning applications prior to any works being undertaken. However, it was agreed the covered seating area, as built, was in keeping with similar structures along this section of Cliff Road and Cllrs are keen to support local businesses wherever possible.</b>
<b>Application 03</b>	<b>Trenance</b>
<b>Type</b>	Certificate of Existing Lawful Use and Development
<b>Reference</b>	<a href="#">PA23/09060</a>
<b>Proposal</b>	Certificate of Lawful Development for an Existing Use for the siting of containers for storage purposes (Class B8)
<b>Location</b>	Soweni Workshops, Prow Park Business Village, Treloggan Industrial Estate TR7 2SX
<b>Applicant</b>	B Julian
<b>Town Council Response</b>	<b>OBJECTION: The Town Council remains deeply unhappy at the level of development that has taken place at PROW Park without Full Planning Permission having first been sought. When considering the current application, Cllrs questioned whether the test for issuing a Certificate of Lawful Development for an Existing Use has been met. The Supporting Statement refers to Units A-H, J and K being used for storage (Use Class B8) initially by the applicant as overflow storage associated with Newquay Self Storage, and then by paying customers, since May 2019. Cllrs were concerned that Units A-C's block accommodates commercial activities that would not fall under Use Class B8 Storage or distribution. A separate email has been sent to the Case Officer identifying the businesses in question.</b>

<b>Application 04</b>	<b>Central &amp; Pentire</b>
<b>Type</b>	Application for Consent to Display an Advertisement(s)
<b>Reference</b>	<a href="#">PA23/09239</a>
<b>Proposal</b>	Advertisement Consent to replace and relocate 1no. Projecting signage with new 500mm; replace 1no. Fascia and 1no. Logo with 1no. new blue Fascia and 1no. new 185mm Logo height; retain 1no. grey Fascia panel below the main fascia; replace 1no. ATM surround and decals with new; replace statutory signage with new; replace safety manifestation with new.
<b>Location</b>	27 East Street TR7 1DN
<b>Applicant</b>	Nationwide Building Society
<b>Town Council Response</b>	<b>SUPPORT: Cllrs agreed the proposed changes to the existing signage were modest and were satisfied there would be no harm to the existing street scene or the residential amenity of neighbouring dwellings.</b>
<b>Application 05</b>	<b>Central &amp; Pentire</b>
<b>Type</b>	Application under Section 73 of TCP Act
<b>Reference</b>	<a href="#">PA23/09161</a>
<b>Proposal</b>	Garage with balcony over and associated works without compliance with condition 2 of decision PA19/09243 dated 28.02.2020.
<b>Location</b>	1A Ocean Heights, Ulalia Road TR7 2FQ
<b>Applicant</b>	Mr Bob Simpson
<b>Town Council Response</b>	<b>OBJECTION: Cllrs recalled their initial response to PA19/09243, noting their concerns at the loss of privacy to neighbouring properties. Current local objections were noted, and it was felt that noncompliance with Conditions 2 &amp; 3, as detailed on decision notice PA19/09243, would result in an unacceptable loss of privacy to neighbouring properties (northeast and southeast) and could not therefore be supported. Cllrs were aware that a privacy screen had been recently erected on the southeast side of the balcony and they queried how robust the structure was, given the exposed coastal location, whilst also raising concerns as to its somewhat rough appearance being out of keeping with the existing building and surroundings.</b>

<b>Application 06</b>	<b>Trenance</b>
<b>Type</b>	Householder Application
<b>Reference</b>	<a href="#">PA23/08454</a>
<b>Proposal</b>	Proposed single storey rear extension, second floor rear extension, new front dormer and internal alterations.
<b>Location</b>	10 Atlantic Road TR7 1QJ
<b>Applicant</b>	Mr & Mrs Clark
<b>Town Council Response</b>	<b>SUPPORT: Cllrs noted examples of similar street-facing modifications to existing properties along Atlantic Road. The proposed development to the rear of No. 10 appears unlikely to impact neighbouring properties. In line with Newquay Neighbourhood Plan policy G2(e), the applicant is encouraged to explore opportunities for including high levels of environmental sustainability, such as renewable energy sources and rainwater harvesting, as part of the overall design.</b>

<b>Application 07</b>	<b>Central &amp; Pentire</b>
<b>Type</b>	Application for Outline Planning Permission with all Matters Reserved
<b>Reference</b>	<a href="#">PA23/08082</a>
<b>Proposal</b>	Outline planning permission with all matters reserved for a single dwelling with off street parking
<b>Location</b>	Land SE Of 30 Pargolla Road, Pargolla Road TR7 1RP
<b>Applicant</b>	Mrs Gerry Davey
<b>Town Council Response</b>	<b>NO OBJECTION: Cllrs were aware that this site had previously benefitted from planning, and it was felt, in principle, that the site was still suitable to be developed for residential accommodation. When considering the indicative drawings, Cllrs agreed the proximity to No. 30 needs to be handled carefully to limit any loss of privacy or outlook.</b>

<b>Application 08</b>	<b>Central &amp; Pentire</b>
<b>Type</b>	Householder Application
<b>Reference</b>	<a href="#">PA23/09225</a>
<b>Proposal</b>	Proposed alterations to ground floor flat - additional windows.

<b>Location</b>	Flat 1, 2 Beachfield Avenue TR7 1DR
<b>Applicant</b>	Mr And Mrs Harry and Leanne Abbott
<b>Town Council Response</b>	<b>SUPPORT: Cllrs were satisfied the proposed changes would have minimal impact on the existing street scene.</b>
<b>Application 09</b>	<b>Central &amp; Pentire</b>
<b>Type</b>	Planning Permission
<b>Reference</b>	<a href="#">PA23/04921</a>
<b>Proposal</b>	Proposed residential development of 4 apartments with associated stores and landscaping (re-submission of Application No. PA22/08720)
<b>Location</b>	Surf Beach, 14 Esplanade Road TR7 1QA
<b>Applicant</b>	Mr Woods
<b>Town Council Response</b>	<b>NO OBJECTION: Cllrs paid particular attention to amendments made to the rear of the proposed residential development and felt these changes would largely address concerns relating to the impact experienced by The Sanctuary. It was noted there had been no new public objections accompanying the current amended set of plans, and so, subject to confirmation from the Officer there would be no overlooking, Cllrs agreed to raise No Objection to the scheme. It is understood the surface materials used will now meet the requirements of Neighbourhood Plan Policy G2(h), regarding permeable landscaping. Where possible, the collection and reuse of greywater within the site is encouraged.</b>
<b>Application 10</b>	<b>Central &amp; Pentire</b>
<b>Type</b>	Planning Permission
<b>Reference</b>	<a href="#">PA23/08497</a>
<b>Proposal</b>	Conversion of single dwelling to two flats.
<b>Location</b>	The Bunker, 27 Tower Road TR7 1LR
<b>Applicant</b>	Mr Neil Holmwood
<b>Town Council Response</b>	<b>NO OBJECTION: Cllrs felt it would not be viable to create further parking on the application site, but agreed the</b>

	<b>location was well placed for transport links and other parking opportunities.</b>
<b>Application 11</b>	<b>Whipsiderry - Sarah</b>
<b>Type</b>	Householder Application
<b>Reference</b>	<a href="#">PA23/09598</a>
<b>Proposal</b>	Proposed Extension to South Elevation, remodelling and associated works
<b>Location</b>	5 Merbein Cottages, Tregurrian TR8 4AD
<b>Applicant</b>	Mr Paynter & Mrs Matthews
<b>Town Council Response</b>	<b>SUPPORT: Cllrs noted the comments from South West Water. The scale and appearance of the proposal, including materials, are considered quite acceptable. Members felt it was unlikely the proposal would result in any additional overbearing, overlooking or overshadowing of neighbouring properties. Members felt the plot size was large enough to accommodate the proposed extension whilst still leaving an adequate amount of amenity space for the property. In line with Policy H1 of the Newquay Neighbourhood Plan (Replacement Dwellings and Extensions), Members were happy to support this application.</b>
<b>Application 12</b>	<b>Porth &amp; Tretherras</b>
<b>Type</b>	Householder Application
<b>Reference</b>	<a href="#">PA23/09516</a>
<b>Proposal</b>	Proposed two storey side extension with single storey extensions to front and rear elevations with associated internal alterations. New access paths from driveway and terraces to rear; new open front porch with new front door; new corner window to dining area.
<b>Location</b>	2 The Coppice, Porth Way TR7 3NL
<b>Applicant</b>	Mr & Mrs Nick & Rebecca Phillips
<b>Town Council Response</b>	<b>SUPPORT: The scale and appearance of the proposal, including materials, are considered quite acceptable. Members felt it was unlikely the proposal would result in any additional overbearing, overlooking or overshadowing</b>

**of neighbouring properties. Members felt the plot size was large enough to accommodate the proposed extension whilst still leaving an adequate amount of amenity space for the property. In line with Policy H1 of the Newquay Neighbourhood Plan (Replacement Dwellings and Extensions), Members were happy to support this application, subject to a positive response from the Tree Officer.**