

# **Newquay Town Council – Planning & Licensing Committee**

## **Important Information**

### **COVID 19 – changes to the way our Planning committee works**

The virus responsible for the COVID-19 outbreak has meant we have had to change the way we do some things at the Town Council. In line with Public Health guidance our Planning & Licensing Committee meetings can no longer be attended in person by Members of the public, but we are working hard to ensure you can still engage in the planning process by holding our meetings online.

**Should you wish to attend an online meeting of the Planning & Licensing committee you can find the joining details on the public agenda for that meeting. If you are looking to attend, we would be grateful if you could let us know in advance.**

#### **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**.

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 - 10.03.2021

Central	Pentire	Rialton	Treloggan	Tretherras	Treviglas	Whipsiderry
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<b>Application 01</b>	Central
<b>Reference</b>	<a href="#">PA21/00414</a>
<b>Proposal</b>	Proposal: Single storey rear extension with pool and roof deck
<b>Location</b>	5-7 Qumran Trevoise Avenue TR7 1NJ
<b>Applicant</b>	Mr Naeem Ahmad
<b>Grid Ref.</b>	Not Given
<b>Town Council Response</b>	<b>NO OBJECTION: Members welcomed the amended plans removing the roof deck/terrace from the proposals and felt that this should fully address the overlooking and loss of privacy issues raised by so many near neighbours. However, it was noted that without the roof deck/terrace the available amenity space (not including the pool) would now be reduced significantly. With this in mind, Members agreed to raise No Objection to the amended plans, subject to confirmation from the Officer that sufficient amenity space remained and that all concerns around overlooking had now been addressed.</b>

<b>Application 02</b>	Central
<b>Reference</b>	<a href="#">PA21/00015</a>
<b>Proposal</b>	Change of use from HMO to a single dwelling including alterations and extension to the back of property with the addition of two dormers on the main roof.
<b>Location</b>	101 Tower Road TR7 1LZ
<b>Applicant</b>	Tony Burton
<b>Grid Ref.</b>	Not Given
<b>Town Council Response</b>	<b>SUPPORT: Having previously supported the change of use from HMO to a single dwelling, Members welcomed what they felt were positive amendments to the initial plans. It was agreed that the new proposal would now have minimal impact on the residential amenity of neighbouring properties and less impact on the existing street scene.</b>

<b>Application 03</b>	Central
<b>Reference</b>	<a href="#">PA21/01067</a>
<b>Proposal</b>	Dormer extension for 2nd bedroom
<b>Location</b>	Flat 2, The Rocks Apartments 1 Bothwicks Road TR7 1DY
<b>Applicant</b>	Mr Jack Rochon
<b>Grid Ref.</b>	181270 / 61808
<b>Town Council Response</b>	<b>NO OBJECTION: Members noted this was the resubmission of an application approved in 2011 and agreed to raise no objection, subject to confirmation from the Officer that there were no overlooking or loss of privacy issues. Members were unaware of any local objections when making their decision.</b>

<b>Application 04</b>	Pentire
<b>Reference</b>	<a href="#">PA21/01229</a>
<b>Proposal</b>	Use of existing self-contained annexe as letting accommodation
<b>Location</b>	82 Penmere Drive TR7 1NG
<b>Applicant</b>	Mr Peter Strange
<b>Grid Ref.</b>	180205 / 61149
<b>Town Council Response</b>	<b>OBJECTION: Members were concerned at an apparent misunderstanding around the current status of this structure. It was felt to be wholly unlikely that the enforcement action EN16/00934 would have sanctioned an annexe under permitted development. Members agreed it was much more likely that it would have been viewed by the Enforcement Officer as being a temporary structure, incidental to the property and more akin to a summerhouse or outside storage perhaps. With no permission in place for this structure to be anything other than an incidental outbuilding, Members were strongly opposed to the notion it could be approved as letting accommodation. It was also noted that public comments indicate the past use of this structure as accommodation has had a negative impact on near neighbours and there appears every likelihood this would continue to be the case if used as such in the future. With these issues in mind, Members agreed they had no option but to strongly object to the permission applied for.</b>

<b>Application 05</b>	Pentire
<b>Reference</b>	<a href="#">PA21/00674</a>
<b>Proposal</b>	Outline Planning for a new dwelling to the rear of Chi Lowen (with some matters reserved) including new access and demolition of existing extension to number 4.
<b>Location</b>	Chi Lowen 4 Pentire Road TR7 1NX
<b>Applicant</b>	Tamara Kandavanam
<b>Grid Ref.</b>	180188 / 61451
<b>Town Council Response</b>	<b>NO OBJECTION: Members noted the well-established precedent of such development along this section of Pentire Road. Whilst the principle of development is accepted Members would support the comments made by Highways regarding the installation of a dropped kerb prior to use of the proposed access and would also expect to see further detail around turning and parking at the reserved matters stage.</b>

<b>Application 06</b>	Treloggan
<b>Reference</b>	<a href="#">PA21/01432</a>
<b>Proposal</b>	Loft conversion with roof extensions and a single storey extension to the side/rear of property
<b>Location</b>	19 Agar Road TR7 2EP
<b>Applicant</b>	Mr Craig Old
<b>Grid Ref.</b>	181275 / 61180
<b>Town Council Response</b>	<b>NO OBJECTION: Members agreed there would be no negative impact on the character of the area and were happy to raise no objection, subject to confirmation from the Officer that there were no overlooking issues or loss of privacy to neighbouring properties.</b>

<b>Application 07</b>	Treloggan
<b>Reference</b>	<a href="#">PA20/10736</a>
<b>Proposal</b>	Proposed extensions to dwelling and associated works.
<b>Location</b>	17 Elm Close TR7 2LN
<b>Applicant</b>	Mr & Mrs Bisofsky-Pope
<b>Grid Ref.</b>	Not Given
<b>Town Council Response</b>	<b>NO OBJECTION: Members welcomed the amendments made to the original plans and are hopeful this will lessen the impact of the scheme and address the issues previously raised.</b>

<b>Application 08</b>	Tretherras
<b>Reference</b>	<a href="#">PA21/00955</a>
<b>Proposal</b>	Extensions on existing property and new garage built detached from the property
<b>Location</b>	24 Trerice Drive TR7 2RL
<b>Applicant</b>	Mr Nick Faulkner
<b>Grid Ref.</b>	182534 / 61320
<b>Town Council Response</b>	<b>SUPPORT: Members agreed there was ample room available on the existing plot to accommodate the proposed works. It was felt there would be no negative impact on the character of the area.</b>

<b>Application 09</b>	Whipsiderry
<b>Reference</b>	<a href="#">PA21/00334</a>
<b>Proposal</b>	Change of Use of holiday apartment to use as permanent residential dwelling.
<b>Location</b>	Flat 11 Zenith Watergate Road TR7 3LX
<b>Applicant</b>	Pete Jenkins
<b>Grid Ref.</b>	183161 / 63150
<b>Town Council Response</b>	<b>SUPPORT: Members noted the recent planning history for the Zenith building and noted the move away from the apartments being subject to holiday restriction and towards their use as permanent residential dwellings. The precedent for change of use is now well established and Members are in support of this.</b>