

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 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 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 (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 Meeting – 28 August 2024

Central & Pentire		Porth & Tretherras	Trenance	Whipsiderry
Agenda Item 9.i	Porth & Tretherras			
Type	Householder Application			
Reference	PA24/04350			
Proposal	Proposed alterations to existing dwelling, including raising the ridge height, first floor side extension over the garage, two-storey rear extension with a bridge access, internal alterations to the building and associated works.			
Location	Gwenna Cottage, Beach Road Porth TR7 3LN			
Applicant	Mr. and Mrs. Dixon			
Town Council Response	<p>NO OBJECTION: Cllrs were aware that, following their original response to this application (dated 11 July 2024) the Local Planning Authority had cause to re-consult on the proposals due to changes made to the description of the proposed works. It was noted that whilst the description had been amended, the plans submitted had not changed. Cllrs were unaware of any public concerns having been raised when they reconsidered the proposals at their meeting of 28 August 2024. It was therefore resolved that, with the only changes being to the wording of the description, the proposals remained unlikely to harm the building or its surroundings.</p>			
Application 01	Central & Pentire			
Type	Application under Section 73 of TCP Act			
Reference	PA24/03442			
Proposal	Demolition of existing hotel building and erection of 20 apartments and 4 houses together with access, car parking, landscaping and associated infrastructure without compliance with Condition 2 of Decision Notice PA22/10373 dated 27 th April 2023.			
Location	Hotel California, 32 Pentire Crescent TR7 1PU			

Applicant	Sophie Stephens - Gannel View Developments Limited
Town Council Response	NO OBJECTION: Cllrs recalled their support for the original proposals submitted under PA22/10373 and agreed the current changes were quite minor in the context of the overall scheme. The comments from the LLFA and Public Protection were fully supported.
Application 02	Central & Pentire
Type	Permission in Principle
Reference	PA24/05950
Proposal	Application for Permission in Principle to demolish garage and form new detached dwelling with side access at rear of existing dwelling
Location	Land South Of 5 Pentire Road TR7 1NX
Applicant	Mr Richard Vasey
Town Council Response	NO OBJECTION: In agreeing to raise No Objection to this application for permission in principle, Cllrs placed significant weight on the well-established precedent for similar types of development along this stretch of Pentire Road. With regard to any subsequent application, Cllrs noted they would expect the parking arrangements to accommodate at least two vehicles and to include sufficient turning space – in addition, access to the property should be of a width that will allow easy passage for emergency service vehicles. Ideally, as much of the front wall should be kept as possible and some details around waste and recycling storage arrangements would be useful.
Application 03	Whipsiderry
Type	Planning Permission
Reference	PA24/03234
Proposal	Remove existing shed, partially demolish existing stone walling and concrete stairs. Construct purpose built sustainable cafe.
Location	Kiosk Alexandra Road TR7 3NB

Applicant	Mr Mark Hardman
Town Council Response	<p>NO OBJECTION: Cllrs agreed that, in line with Neighbourhood Plan Policy E3 – Support the Visitor Economy - the proposed improvements to this well used venue should be welcomed. It was felt the site could comfortably accommodate the increased footprint of the proposed replacement building, with the updated appearance being viewed as a key benefit.</p> <p>However, comments submitted by the Ramblers Association and the South West Coast Coastal Path Association were noted, with Cllrs agreeing that the entirety of the footpath running through the application site would have to remain unobstructed during and after the construction work. A further concern was raised at the proposed surface water management strategy, which appears to rely on disposal via the main sewer. Cllrs queried whether South West Water should be included as a consultee. Similarly, it was noted that a Ventilation and Extraction Statement accompanied the application, and Cllrs queried whether the Public Protection Noise and Odours team should be asked for their view.</p>
Application 04	Whipsiderry
Type	Advertisement Consent
Reference	PA24/03235
Proposal	Advertisement consent for fascia sign
Location	Kiosk Alexandra Road TR7 3NB
Applicant	Mr Mark Hardman
Town Council Response	<p>SUPPORT: Cllrs agreed the proposed signage would appear less obtrusive than the existing signage and welcomed the use of low luminance edge lit lettering.</p>

Application 05	Central & Pentire
Type	Householder Application
Reference	PA24/06062
Proposal	Proposed infill extension at ground floor to front and rear, hip to gable roof and new vaulted roof construction to create habitable living space at eaves height.
Location	6 Esplanade Road TR7 1PY
Applicant	Mr And Mrs Dunne
Town Council Response	OBJECTION: Cllrs appreciated that in many ways the current application matches the works carried out on the neighbouring property, 5 Esplanade Road, under permission PA20/08544. In this respect, Cllrs welcomed the return to symmetry across this pair of semi-detached dwelling houses. However, the current application proposes a balcony on the street facing elevation, which is seen as being out of character with its near neighbour and would appear likely to afford views back towards no5 at first-floor level, resulting in an unacceptable loss of privacy to that property. There was also some uncertainty about whether the addition of a balcony in this location may be considered to harm the use and enjoyment of the designated Village Green opposite. The absence of any surface water management strategy was noted and Cllrs would expect this to be addressed before any permission is granted.
Application 06	Whipsiderry
Type	Planning Permission
Reference	PA24/06058
Proposal	Proposed replacement of two apartments/flats with two dwellings
Location	Morganna Alexandra Road TR7 3NB
Applicant	A Kearns & A Sharp

Town Council Response	<p>SUPPORT: Cllrs noted the proliferation of more modern-looking properties nearby and agreed the proposed replacement dwellings would appear in keeping with their surroundings. When considering the Proposed Illustrations (drawing 015 PL) Cllrs noted that both rear gardens appear to be dominated by hard landscaping, which in line with Neighbourhood Plan Policy G2(h) would not be supported by the Town Council. The Agent has subsequently explained this 'hard' appearance is largely for illustrative purposes and assured Cllrs that further landscaping details are due to be submitted in line with Climate Change DPD policy G2 - Biodiversity Net Gain. Similarly, the slightly high-looking stone walls, shown on either side of the communal driveway access, are confirmed as purely illustrative and not what is planned to be built.</p> <p>Cllrs noted the absence of any surface water management strategy outlined within the application documents and would expect further details to be provided to South West Water's satisfaction.</p> <p>In line with the Newquay Neighbourhood Plan policy G2(e) (Development Principles), integrating sustainable energy sources into this scheme was welcomed – although there was some uncertainty as to where the PVPs would be located.</p>
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Application 07	Porth & Tretherras
Type	Householder Application
Reference	PA24/06248
Proposal	Alterations to dwelling to include rear balcony
Location	37 Praze Road TR7 3AF
Applicant	Mr Nigel Welch

Town Council Response	SUPPORT: Cllrs were happy to support this application, subject to confirmation there would be no overlooking of neighbouring properties.
Application 8	Whipsiderry
Type	Householder Application
Reference	PA24/06289
Proposal	Two Storey Extension and Alterations to the Existing Property
Location	13 Beach View Close TR7 3LE
Applicant	Ms Emma De-La-Hunty
Town Council Response	<p>OBJECTION: With the scale and mass of the extension far exceeding that of the existing property, Cllrs were slightly surprised to see this proposal had been submitted as a Householder application.</p> <p>When considering the likely impact of the two-storey extension, Cllrs were guided by Neighbourhood Plan policy H2 - Development in Sensitive Landscape Areas - which specifically refers to Porth (Character Cell 24 of the Newquay Character Study). Cllrs were concerned the two-storey element would harm the views looking down Porth Bean Road and across to Porth Island and the sea beyond; Character Cell 24 identifies such views as 'Key Views to Protect'. (It is worth noting that when creating the NNP, the Household Survey (specifically Q2) had 92% support to direct development away from sensitive areas and to preserve valued views and vistas.)</p> <p>When considering the impact on the existing street scene, it was noted that this single-storey flat roof dwelling would not be considered typical of the buildings in this part of Porth; the proposed flat roof two-storey extension would give greater presence to the building, creating a prominent structure that would clearly be at odds with its surroundings. Similarly, the loss of a section of Cornish</p>

	<p>wall to create the proposed new driveway was considered harmful to the street scene and Cllrs noted that providing just one parking space for a three-bed dwelling would fail to meet Neighbourhood Plan policy H4 - Parking for Residential Development.</p> <p>Cllrs noted the absence of any surface water management strategy outlined within the application documents and would expect further details to be provided to South West Water's satisfaction. Likewise, further details about the proposed landscaping should be submitted.</p> <p>Wherever possible, Cllrs are keen to encourage applicants to explore opportunities for including high levels of environmental sustainability, such as renewable energy sources and rainwater harvesting, as part of the overall design (see NNP policy G2(e) - Design Principles).</p>
Application 9	Whipsiderry
Type	Householder Application
Reference	PA24/05046
Proposal	proposed rear single storey extension
Location	30 Church Street, St Columb Minor TR7 3EX
Applicant	Mr & Mrs Dalymount
Town Council Response	<p>SUPPORT: Cllrs felt it was unlikely the proposal would result in any additional overbearing, overlooking or overshadowing of neighbouring properties. The plot size is considered large enough to accommodate the proposed extension whilst leaving adequate amenity space for the property. In line with Policy H1 of the Newquay Neighbourhood Plan (Replacement Dwellings and Extensions), Cllrs were happy to support this application.</p>
Application 10	Whipsiderry
Type	Householder Application
Reference	PA24/06494

Proposal	First floor rear extension and single storey side extension
Location	Hamlyn Cottage, Tregurrian TR8 4AD
Applicant	Mr And Mrs Julian And Hannah Williams
Town Council Response	SUPPORT: Cllrs agreed the first-floor rear extension and single-storey side extension would be in keeping with the existing building and its surroundings. It was felt unlikely that the proposal would result in any additional overbearing, overlooking or overshadowing of neighbouring properties. The plot size is considered 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), Cllrs were happy to support this application. Wherever possible, Cllrs are keen to encourage applicants to explore opportunities to include high levels of environmental sustainability, such as renewable energy sources and rainwater harvesting, in the overall design (see NNP policy G2(e)—Design Principles). The addition of bee/bird boxes would benefit the scheme.
Application 11	Central & Pentire
Type	Application for Removal or Variation of a Condition
Reference	PA24/06432
Proposal	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 without compliance of Condition 2 of decision notice PA21/00015 dated 26.03.2021
Location	101 Tower Road TR7 1LZ
Applicant	Tony Burton
Town Council Response	OBJECTION: Cllrs agreed they were not happy that the build had deviated so significantly from the approved plans and wished to make it clear they would have objected to the original application (PA21/00015) had it sought

permission for the works described in the current application. Concerns were raised that the front dormer, now noticeably larger than had been approved, may reduce the levels of natural light that would have benefitted the second-floor dormer of the neighbouring property (no99). Cllrs would also require reassurance that there is no loss of privacy to that second-floor dormer. Changes to the rear balcony led to concerns that no99 would experience a further loss of privacy. The plans fail to demonstrate whether or not the solid side screening would reduce levels of natural light to that neighbour. The height and positioning of the external staircase, which projects some distance from the rear of the building, is considered overly prominent and may impact the ability of nearby neighbours to enjoy their own properties. Concerns were also voiced that this creates an additional entrance which may suggest a sub-division of the property.

Application 12	Central & Pentire
Type	Application for the Modification of a Planning Obligation
Reference	PA24/06095
Proposal	Application for the modification of a planning obligation PA22/10572 relating to the timing and content of the affordable housing requirements in order to allow Phase 1 of the proposal to commence, complete and occupied while the determination of the movement of Narrowcliff Surgery is concluded. The particular clauses to be modified are contained within the first section of the Deed of Modification.
Location	Land At Hotel Bristol Narrowcliff TR7 2PG
Applicant	Simon Ismail – Salboy Ltd
Town Council Response	OBJECTION: Cllrs recalled the Delegated Planning Officer Report for permission PA22/10572 (March 2024), in which it was indicated the provision of affordable homes at a time of housing crisis had weighed heavily in favour of permission being granted for the proposed development. It

is also understood that the Divisional Member echoed this point of view when deciding against calling PA22/10572 in for determination by Cornwall Council's Central Sub Area Planning Committee, despite strong opposition from the Town Council and the 714 public objections recorded on the CC Planning Register.

Cllrs agreed that, with the permission for PA22/10572 being subject to the Section 106 Agreement (plus conditions), any changes to the Deed of Modification would need the utmost scrutiny from Cornwall Council. The notion that the affordable housing obligation could be delivered in the form of an off-site contribution was received with some anger as it is understood this could lead to the S106 housing being delivered anywhere across the county. Cllrs wished to make it very clear that any modification to the S106 agreement resulting in a reduction in the affordable housing earmarked for Newquay would be objected to in the strongest terms and would be considered as undermining a key premise upon which permission for PA22/10572 was granted.

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