

# **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 - 24.02.2021

Central	Pentire	Rialton	Treloggan	Tretherras	Treviglas	Whipsiderry
<b>Application 01</b>	Central					
<b>Reference</b>	<a href="#">PA21/00886</a>					
<b>Proposal</b>	Proposed construction of a new dwelling and partial demolition of existing kitchen and store to hotel					
<b>Location</b>	Land Adjacent to Carnmarth Hotel 22, Headland Road, Newquay					
<b>Applicant</b>	Mr And Mrs Hatfield					
<b>Grid Ref.</b>	180434 / 62271					
<b>Town Council Response</b>	<p><b>OBJECTION: This visually prominent area of the town includes many of the key landmarks, amenities and coastal landscapes that help define Newquay. The existing street scene comprises an eclectic mix of design styles and periods. However, Members agreed the appearance of the proposed building contrasts heavily with the existing character of Headland Road and the wider setting of the Grade II listed 1920s war memorial known as The Beacon. The Design &amp; Access Statement provides images (copyright Channel 4, Grand Designs) of what is described as the "inspiration building"; unfortunately, it was felt the character and appearance of this corrugated metal-clad structure would be out of keeping with what is still an important and iconic coastal location. Some alarm was raised as to the loss of parking that will be experienced by the Carnmarth Hotel. Given that there is no on-street parking available and that the walk to the nearest car park is approximately 300 metres, Members were concerned this may not benefit the Hotel as a business. Although not a planning matter, there was some uncertainty as to the purpose of separating the car park from the Hotel deeds before gaining planning approval, particularly as it is understood the applicants are still involved in the ownership of the Hotel. Newquay Neighbourhood Plan Policy E5 - Commercial Development and Parking - seeks to ensure that Hotels provide, as an absolute minimum, 50% of car parking spaces (by number of bedrooms). Traffic and Parking concerns remain a key issue for residents of the town, particularly during the holiday</b></p>					

	<p>season, hence the weight that is given locally to such policies. Members also noted a local objection raising concerns about the proximity of the proposed new dwelling to the Rocket apartments. It was agreed that the potential loss of light and the overbearing nature of the scheme would be likely to have an unacceptable negative impact on these near neighbours. Whilst it is appreciated that these neighbours have been made aware of the proposals, it is unfortunate that their responses have not been made available as part of the application documents and that they appear not to have been used to "...change or influence the design of the property", as stated in the Design &amp; Access Statement.</p>
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<b>Application 02</b>	Pentire
<b>Reference</b>	<a href="#">PA21/00405</a>
<b>Proposal</b>	Proposed change of use from Guest House and attached owner's accommodation to house of multiple occupation (sui generis)
<b>Location</b>	Gratton Lodge 119 Mount Wise TR7 1QR
<b>Applicant</b>	Mr Andrew Dinneen - Dinneen Ltd
<b>Grid Ref.</b>	180659 / 61337
<b>Town Council Response</b>	<p><b>OBJECTION:</b> The Newquay Neighbourhood Plan Policy H3 seeks to prevent concentrations of large Houses of Multiple Occupation (HMOs) in any particular area. Reference to the Cornwall Council's Register of Licensed HMOs shows at least two addresses (55 St Georges Rd – 8 beds, and 106 Mount Wise- 10 beds) that are within very close proximity to the existing guest house. This is seen as too great a density for the area. It is also noted that there are other unregistered HMOs in the close vicinity. Policy H3 also requires that proposals include details of fire safety measures, including fire sprinklers, that meet the requirements of the Cornwall Fire Service. No such detail has been provided. Likewise, applicants are encouraged to submit a management plan with the application to demonstrate how the property will continue to be managed and maintained. Again, no such detail has been provided. Newquay Neighbourhood Plan Policy E3 recognises the importance of established guesthouses to the Town's visitor economy and seeks to prevent further decrease in</p>

	the numbers of such accommodation. The existing guesthouse is also viewed as a business space/employment site, and in line with the CLP Policy 5.2, the applicants would need to evidence that there is no market demand for the current use. With all of these points in mind, Members chose to object to the proposal.
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<b>Application 03</b>	Pentire
<b>Reference</b>	<a href="#">PA21/00869</a>
<b>Proposal</b>	Proposed first floor extension over garage including front and rear facing dormers to existing first floor and general alterations.
<b>Location</b>	Chy Lowen 4 Parc Godrevy TR7 1TY
<b>Applicant</b>	Mr And Mrs A Campbell
<b>Grid Ref.</b>	180131 / 61286
<b>Town Council Response</b>	<b>SUPPORT: Members felt there would be no negative impact on the character of the area and noted there had been no objections posted on the planning register at the time of making their decision.</b>

<b>Application 04</b>	Treloggan
<b>Reference</b>	<a href="#">PA21/00541</a>
<b>Proposal</b>	Proposed New Dwelling
<b>Location</b>	Land To The North West Of Long Trail, Rawley Lane TR7 2EU
<b>Applicant</b>	Mr Ian Selwood
<b>Grid Ref.</b>	181427 / 60932
<b>Town Council Response</b>	<b>OBJECTION: Whilst Members accept that the site is deemed appropriate for development, it was noted that the proposed footprint of the new dwelling has increased significantly from that detailed in the indicative plans that accompanied the approved Outline Application. It was also noted that the indicative plans had been for a two-storey dwelling and that the current proposal was for three-storeys. Members were aware that pre-application advice had been sought for the current application and that this advice had indicated too much accommodation is being sought from this constrained site. It is understood that rather than addressing this issue, the current application seeks to contest the Planning Officer's view. Members were</b>

also aware that when considering potential visual harm, the pre-application advice had stated that a Tree Survey should accompany any application to demonstrate that the trees which are to be retained would mitigate any negative impact. However, it was noted that no such survey had been included in the application documents. After deliberation, the Town Council formed the view that the proposal would result in an overly cramped development with inadequate amenity space. It was felt that a Tree Survey should be carried out, as per the Planning Officer's pre-application advice. Likewise, an improved site context image would be appropriate given that the Newquay Character Study (appendix 5 of the Newquay Neighbourhood Plan) identifies the trees and landscape surrounding Trenance Park as an important and valued characteristic defining the green setting of this part of the town.

<b>Application 05</b>	Tretherras
<b>Reference</b>	<a href="#">PA21/00660</a>
<b>Proposal</b>	Proposed 2 storey extension
<b>Location</b>	38 Shackleton Drive TR7 3PE
<b>Applicant</b>	Mr Jake Jay
<b>Grid Ref.</b>	182697 / 61372
<b>Town Council Response</b>	<b>SUPPORT:</b> Members agreed there was space for the proposed extension and noted the neighbouring property had already been extended to the rear. Although this is a two-storey build, being located to the north side of its nearest neighbour should result in minimal loss of light to the first floor east facing windows of No.36. Members agreed there would be little impact on the existing street scene and, at the time of making their decision, were unaware of any local objections having been posted on the Planning Register.

<b>Application 06</b>	Tretherras
<b>Reference</b>	<a href="#">PA21/01446</a>
<b>Proposal</b>	Non-Material Amendment to Application No. PA19/07398 dated 19 <sup>th</sup> December 2019 for Proposed part demolition of existing garage construction of extension and conversion to annex namely amendment of application for garage conversion to annex only.
<b>Location</b>	6 Arundel Way TR7 3BB
<b>Applicant</b>	Mr Kevin Ensor
<b>Grid Ref.</b>	Not Given
<b>Town Council Response</b>	<b>SUPPORT: Members agreed the changes would have minimal impact on the overall scheme and would not harm the existing street scene.</b>

<b>Application 07</b>	Treviglas
<b>Reference</b>	<a href="#">PA21/01244</a>
<b>Proposal</b>	Non-Material Amendment to Application No. PA20/05823 dated 9th October 2020 for the Proposed demolition of the existing petrol filling station and kiosk/shop's and the redevelopment to provide a replacement petrol filling station (including new pumps, forecourt canopy and underground storage tanks) and kiosk/shop, surface level car park, access, servicing and associated works. Please refer to covering letter for changes.
<b>Location</b>	Penhallow Filling Station Henver Road TR7 3EJ
<b>Applicant</b>	Mr D David Mumbles 1 Ltd
<b>Grid Ref.</b>	Not Given
<b>Town Council Response</b>	<b>SUPPORT: Members agreed the changes applied for would have a positive impact on the overall scheme and were pleased to see the applicant had engaged further with neighbouring residents.</b>

<b>Application 08</b>	Treviglas
<b>Reference</b>	<a href="#">PA21/00351</a>
<b>Proposal</b>	Rear two storey extension to form Wet Room, Family Bathroom, Bedroom and Family Room
<b>Location</b>	9 Stanways Road TR7 3HF
<b>Applicant</b>	Mr Michael Gapper
<b>Grid Ref.</b>	183793 / 62211
<b>Town Council Response</b>	<b>SUPPORT: Members felt there would be no negative impact to neighbouring properties or to the character of the area and noted that, at the time of making their decision, no local objections had been posted on the Planning Register.</b>