

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 – the link to this can be found on the Newquay Town Council Facebook Page: www.facebook.com/newquaycouncil (please be aware we don't monitor Facebook comments 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 – 12 October 2022

Central & Pentire	Porth & Tretherras	Trenance	Whipsiderry
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Application 01	Whipsiderry
Reference	PA22/07467
Proposal	Split one cottage into two. A rear two-storey extension replacing the sunroom on 56a and a single storey extension to the other unit.
Location	56 Church Street, St Columb Minor TR7 3EX
Applicant	Mr L W Humphries
Grid Ref.	183902 / 62262
Town Council Response	NO OBJECTION: Whilst Cllrs had supported previous plans to reinstate the two cottages (PA22/02493) some concerns were voiced regarding the potential impact the two-storey rear extension would have on no58a to the north. Cllrs noted that some online images show the south facing pitched roof 58a benefitting from a PV array, which may be impeded by the extension. Concerns were also raised around local bat activity and the possibility there may be roost associated with no56. Cllrs also queried the accuracy of the plans in relation to the party wall, shared with no58a.

Application 02	Central & Pentire
Reference	PA22/07519
Proposal	Proposed two-storey rear extension, previously approved but recently lapsed without starting.
Location	Chi Trevasa, 48 Hilgrove Road TR7 2QT
Applicant	Mr Jonathan Coyle
Grid Ref.	182120 / 61672
Town Council Response	SUPPORT: Cllrs noted the previous approval, PA18/00787 (now lapsed), had included a condition requiring the use of obscure glazing on the windows to the north and south side elevations. It was agreed that this condition should be added to any permission granted.

Application 03	Trenance
Reference	PA22/07912
Proposal	Single story block extension with a flat roof and roof lantern to the rear of property.
Location	17 St Pirans Road TR7 1JY
Applicant	Mr Luke Livingstone
Grid Ref.	180483 / 61512
Town Council Response	NO OBJECTION: Cllrs were uncertain whether the single-story block extension would have a negative impact on the adjoining property at no15. It was agreed to raise no objection to the proposal, subject to confirmation there would be no loss of residential amenity to the near neighbour.
Application 04	Porth & Tretherras
Reference	PA22/05451
Proposal	Extension of existing commercial kitchen to connect existing takeaway eatery with kitchen, complete with flat roof covering. Installation of three modular units to operate as external bar unit, fish and chip unit, and pizza unit. Raised decking to facilitate access to the site.
Location	Mermaid Inn, Alexandra Road TR7 3NB
Applicant	Mr Colin Hughes
Grid Ref.	Not Given
Town Council Response	SUPPORT: Cllrs agreed that the amended plans were an appropriate response to initial local objections, and that the impact on neighbouring properties would appear to have been addressed through the repositioning of the modular units. However, a strong plea is made to the applicants to take whatever steps are necessary to ensure the levels of litter associated with outdoor food sales are kept to an absolute minimum. When considering street trading applications, the Town Council will often request a condition requiring that food packaging and associated disposable items are marked in some way that identifies their point of origin. Cllrs would recommend that similar steps are taken with food sales taking place from the modular units.

Application 05	Central & Pentire
Reference	PA22/06363
Proposal	Application for a lawful development certificate for existing building works - replacement like for like windows and french doors
Location	4 Pentire Mews 21 Pentire Crescent TR7 1GW
Applicant	Mr James Littleton
Grid Ref.	179679 / 61285
Town Council Response	SUPPORT: Members agreed that the like for like windows and French doors should be considered 'de minimis' and therefore not require planning permission.
Application 06	Whipsiderry
Reference	PA22/08543
Proposal	Non Material Amendment (2) of Application No. PA21/6658 dated 23 rd December 2021 for Siting of 53 static holiday caravans following the redesign and removal of 167 touring pitches including landscaping and associated works, namely, alteration to the description of development (see cover letter)
Location	Newquay View Resort, Trevelgue Road TR8 4AS
Applicant	Greg Lashley Away Resorts Ltd.
Grid Ref.	Not Given
Town Council Response	This application has already been determined by Cornwall Council and was included on the agenda for noting, in reference to application PA22/08549 (no11 on the list for this meeting).
Application 07	Porth & Tretherras
Reference	PA22/08259
Proposal	Demolition of existing single storey bungalow in favour of the erection of 7no. apartments arranged over 3 floors with associated parking
Location	15 Alexandra Road TR7 3ND
Applicant	Mr Pabbathi
Grid Ref.	183185 / 62728
Town Council Response	OBJECTION: Members recalled their initial objection to the previous application for this site (PA22/01517) - this response was updated under the Protocol to reflect the removal of the roof terrace, with Members choosing to

Agree to Disagree with the Officer's recommendation to approve. When considering the current application, it was noted that the description is incorrect and should refer to 4 floors, not 3. Newquay Neighbourhood Plan policy G2c notes that development should respect the height of neighbouring properties and should seek to maintain any tiered effect up and down hills at existing roof heights. The addition of a penthouse floor represents an increase in the ridge height of 2.77m. The Newquay Character Study, Cell 24 (Porth) outlines the 'Key Views to Protect' and describes the good views to the sea and headland that exist because all the main residential roads are characterized by predominantly lower ridge heights. The addition of this penthouse floor is seen as a harmful addition to the roofscape, significant enough to be at odds with the area's character and to disrupt the existing tiered development pattern. Members also queried how this proposal would contribute to a net biodiversity gain on the site when two parking spaces are set to replace an existing green space on the site.

Application 08	Central & Pentire
Reference	PA22/08445
Proposal	Application for a Lawful Development Certificate for an existing use of the house in Multiple Occupation (6 bedrooms)
Location	6 Springfield Road TR7 1RT
Applicant	Mr Richard Hamilton
Grid Ref.	181495 / 61667
Town Council Response	SUPPORT: Members accepted that the LPA had been provided with the appropriate evidence required for a Lawful Development Certificate to be issued.

Application 09	Trenance
Reference	PA22/08562
Proposal	Proposed ground and first floor extensions and replacement of the flat roof of the front entrance porch with a pitched roof.
Location	20 Treforda Road TR7 2LH
Applicant	Mrs Debbie Saunders
Grid Ref.	181780 / 60962

Town Council Response	SUPPORT: It was felt that the proposed ground floor and second floor extensions were unlikely to have a negative impact on neighbouring properties. In line with Neighbourhood Plan policy H1 - Replacement Dwellings and Extensions, Cllrs agreed to support this application.
Application 10	Porth & Tretherras
Reference	PA22/07305
Proposal	New-build mixed use scheme comprising of 9 residential apartments and 3 ground floor commercial units (revised plans)
Location	8 Chester Road TR7 2RX
Applicant	Mr Leech
Grid Ref.	182416 / 61965
Town Council Response	OBJECTION: The Committee agreed this proposed mixed-use scheme would bring a number of positive benefits to the Chester Road area. The overall appearance and design were considered an improvement on the existing built environment, and it was felt the development would make better use of the space available; references to the Art Deco detailing found on nearby buildings were viewed favourably. However, Members questioned whether the scale and mass were appropriate to the surroundings, with particular concern aimed at the height of the building. The relationship with other nearby buildings was also questioned; the proximity to Chester Court led to concerns about possible overlooking between the balconies on the south elevation and the north-facing windows of Chester Court. Likewise, Members queried whether there would be a loss of outlook from those north-facing windows. Members would also seek confirmation from the Officer as to whether the new west-facing and north-facing views would result in a loss of privacy to existing first-floor dwellings opposite. Members welcomed the use of permeable parking surfaces but voiced concerns over the proposed level of parking provision. Newquay Neighbourhood Plan policy H4 requires 2 parking spaces for each dwelling of two beds or more, meaning the Town Council would expect 18 off-street spaces to be provided as part of this scheme. Members were also concerned that no provision has been given for parking associated with the three commercial units. Chester Road is a busy part of the

	town, offering only limited opportunities for on-street parking and Members were concerned that the proposed level of parking provision would add to local parking pressures.
Application 11	Whipsiderry
Reference	PA22/08549
Proposal	Variation of Conditions 1, 4, 6 and 8 of Application No. PA21/06658 dated 23 rd December 2021 (Siting of 53 static holiday caravans following the redesign and removal of 167 touring pitches including landscaping and associated works)
Location	Newquay View Resort, Trevelgue Road TR8 4AS
Applicant	Away Resorts Ltd.
Grid Ref.	183915 / 63459
Town Council Response	SUPPORT: Members noted the reason for the Variation of Conditions 1, 4, 6 and 8 and agreed to support the application, subject to confirmation that the Officer is satisfied with the proposed changes.
Application 12	Port & Tretherras
Reference	PA22/08388
Proposal	Change of use from hairdressing salon/beauty room to Class E to tattoo studio Sui Generis
Location	8 Whitegate Shopping Complex, Henver Road TR7 3BP
Applicant	Mr Phil Norman
Grid Ref.	182380 / 62069
Town Council Response	SUPPORT: Cllrs are keen to support new and expanding businesses that will benefit the town.
Application 13	Trenance
Reference	PA22/07800
Proposal	Construction of 70-unit care home (use class C2) for the over 65s and those with specialist dementia care needs, with associated access, parking, landscaping, and infrastructure
Location	Land North Of The A392, Newquay
Applicant	SDI (Newquay) Limited And SH Care Newquay Limited
Grid Ref.	182378 / 60184

Town Council Response	<p>NO OBJECTION: In principle, the Town Council welcomes the proposed Care Home development. However, at this stage in the planning process it was felt that there were issues to be addressed before the scheme could be fully supported. Concerns were raised at the proposed level of parking provision. It was noted there would be up to 24 staff on the site at any given time and of the proposed 30 parking spaces, only 6 would be given over to visitors. Cllrs were unconvinced this was a sufficient number of spaces to accommodate visitors to a facility housing up to 70 residents. Cllrs also queried whether the care needs of clients should be reflected by additional speed restrictions on the section of the A392 running nearest to the proposed site access. A Road Safety Audit would be welcomed. The comments submitted by PP Contaminated Land Consultations refer to the need for a Phase II site investigation in order to assess suitability. It was noted that previous schemes related to this parcel of land have raised similar concerns around contamination and Cllrs agreed they would not be able to support the current proposals without a positive response from Public Protection. It is understood that previous schemes (notably C2/06/01446), have identified the site as "a problem drainage area" and it was noted that the Flood Risk and Drainage Report accompanying the current application identifies the site as 'more vulnerable'. With this in mind, Cllrs agreed they would want to see a positive response from the LLFA Officer. Clearly the Care Home proposals are part of a wider scheme and Members would ideally want to engage with the applicant to discuss the entire scheme as a whole, rather than looking at the various elements in isolation. Is the Officer able to pass on the town Council's contact details?</p>
Application 14	Trenance
Reference	PA22/08648
Proposal	Two-storey side extension incorporating existing attached garage and singlestorey rear extension replacing existing conservatory.
Location	24 Pendragon Crescent TR7 2SY
Applicant	Mr Tom Fordham
Grid Ref.	182181 / 60496

Town Council Response	SUPPORT: It was felt that the proposed ground floor and second floor extensions were unlikely to have a negative impact on neighbouring properties. In line with Neighbourhood Plan policy H1 - Replacement Dwellings and Extensions, Cllrs agreed to support this application.
Application 15	Trenance
Reference	PA22/08692
Proposal	Proposed amendments to the previous planning consent PA18/10152, comprising a rear loft extension and a replacement roof.
Location	114 Mount Wise TR7 1QP
Applicant	Mr Primett
Grid Ref.	180670 / 61382
Town Council Response	SUPPORT: Members noted there had been no public objections to the current application and that no conditions relating to overlooking/loss of privacy had been applied to PA18/10152. In line with Neighbourhood Plan policy H1 - Replacement Dwellings and Extensions, Cllrs agreed to support this application.