

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 – 03 August 2022

Central & Pentire	Porth & Tretherras	Trenance	Whipsiderry
Application 01	Whipsiderry		
Reference	PA22/06290		
Proposal	Proposed erection of a single, self-build, low impact and highly sustainable, dwelling house.		
Location	Land South Of 246 Henver Road TR7 3EH		
Applicant	Gary Woodward		
Grid Ref.	183770 / 61837		
Town Council Response	<p>OBJECTION: Whilst the proposed increase in amenity space for the existing flats is viewed positively, Members queried whether the site could accommodate the proposed dwelling together with adequate on-site parking for both the existing residents of 246 Henver Road and the occupants of the new dwelling. Concerns were raised at the loss of parking provision to the existing flats and Members queried whether the provision of parking formed part of any existing letting agreement for the flats. In addition, it was felt that the turning circle illustrated in the Proposed Site Plan (drawing 22255-03) failed to demonstrate that there would be adequate space to allow each vehicle to enter, manoeuvre and leave in a forward gear. The parking space closest to the front of the existing flats appears particularly constrained in terms of an available turning circle. Members noted that the shared pedestrian footpath/cycle route that runs along the northern boundary is regularly occupied by one or more parked vehicles. Although parking on the shared pedestrian footpath/cycle route is not permitted and its cause is uncertain, there appears to be evidence this activity may be an indication of the difficulties associated with parking more than two vehicles on the site (see accompanying images).</p>		

Application 02	Whipsiderry
Reference	PA22/06129
Proposal	Change of Use to B and B
Location	Penwyth House, 1 Stanways Road TR7 3HF
Applicant	Mr and Mrs Woods
Grid Ref.	183871 / 62271
Town Council Response	NO OBJECTION: Members noted the reason for this application and were satisfied the proposed change of use was unlikely have any negative local impact. In line with Newquay Neighbourhood Plan policy E3(1) - Support the Visitor Economy – Members were happy to raise No Objection to this retrospective application.
Application 03	Trenance
Reference	PA22/06391
Proposal	Two-storey side extension.
Location	64 Polwhele Road TR7 2SZ
Applicant	Mr Nassim Chy
Grid Ref.	182280 / 60435
Town Council Response	NO OBJECTION: In line with the Newquay Neighbourhood Plan policy G2 (Development Principles), Members would encourage the applicant to explore opportunities for integrating high levels of environmental sustainability into this scheme. The inclusion of a flat roof was considered less preferable than a pitched roof alternative, which would be viewed as more in keeping with the existing building and would offer greater potential for including PV panels within the design. Having considered the proposed Block Plan was some uncertainty as to whether the extension would abut the wall of the garage at no.66 or not. Although not necessarily a planning matter, a narrow gap between the two would be seen as problematic for the owners of both properties. Members agreed to raise No Objection, subject to confirmation there would be no significant impact on the residential amenity of the neighbouring property at no.66.

Application 04	Whipsiderry
Reference	PA22/06270
Proposal	Retrospective application for Use of land for siting of yurt for yoga and wellbeing workshops
Location	Top Field Car Park, Watergate Road TR8 4AA
Applicant	Mr B Hall - Zen Den T/A Live Music Connections
Grid Ref.	184098 / 64528
Town Council Response	NO OBJECTION: Members noted this is a seasonal business operating from a temporary structure and were satisfied that the proposals were in line with Newquay Neighbourhood Plan policy E3(1) - Support the Visitor Economy.
Application 05	Central & Pentire
Reference	PA22/06424
Proposal	Proposed infill to existing ground floor rear extension. Proposed dormer. Internal alterations.
Location	19 Springfield Road TR7 1RT
Applicant	Mr and Mrs Grant
Grid Ref.	181496 / 61626
Town Council Response	SUPPORT: In line with the Newquay Neighbourhood Plan policy G2 (Development Principles), integrating sustainable energy sources into this scheme was welcomed. The design and scale of the proposal, including materials, are considered quite acceptable. It was felt unlikely that the proposal would result in unreasonable additional overbearing, overlooking, overshadowing or noise and disturbance impact. Members were happy to support this application in line with Policy H1 of the Newquay Neighbourhood Plan (Replacement Dwellings and Extensions).
Application 06	Porth & Tretherras
Reference	PA22/06502
Proposal	Loft conversion with two dormers proposed with single storey extension to the rear/side of the property.
Location	20 Billings Drive TR7 2SQ
Applicant	Anna Gannon

Grid Ref.	182582 / 61014
Town Council Response	NO OBJECTION: In line with the Newquay Neighbourhood Plan policy G2 (Development Principles), Members would encourage the applicant to explore opportunities for integrating high levels of environmental sustainability into this scheme. Members agreed the plot size was large enough to accommodate the proposed extension whilst still leaving an adequate amount of amenity space for the property. The design and scale of the proposal, including materials, are considered quite acceptable. It was felt unlikely that the proposal would result in unreasonable levels of overbearing or overshadowing. Members agreed to raise No Objection, subject to confirmation there would be no significant loss of privacy to neighbouring properties.

Application 07	Porth & Tretherras
Reference	PA22/06468
Proposal	Variation of Condition 2 (approved plans) of Application No. PA21/07459 dated 5th November 2021 (Proposed extensions and alterations with new driveway)
Location	13 Manewas Way TR7 3AJ
Applicant	Mr Steve Smith
Grid Ref.	182673 / 62447
Town Council Response	SUPPORT: Members were satisfied the amended roof design would have no negative impact on the character of the area or on the residential amenity of neighbouring properties.

Application 08	Central & Pentire
Reference	PA22/05620
Proposal	Listed building consent for - Replacement UPVC windows and french doors to north and west elevations. Reinstating lost lean-to roof over lounge french doors with lead batten effect Sarnafil. Replace roof of dining room lean-to with same lead batten effect Sarnafil.
Location	Headland Hotel Headland Road TR7 1EW
Applicant	Mr Richard Palmer - The Headland Hotel
Grid Ref.	180090 / 62416

Town Council Response	SUPPORT: Members were happy to support the proposed Listed Building Consent, subject to a favourable response from the Historic Environment Team.
Application 9	Central & Pentire
Reference	PA22/05738
Proposal	Construction of rear dormer roof extension and glazed Juliet balcony to provide additional bedroom/en-suite.
Location	15 Ennors Road TR7 1RB
Applicant	Mr Ted Simpson
Grid Ref.	180898 / 61529
Town Council Response	SUPPORT: In line with the Newquay Neighbourhood Plan policy G2 (Development Principles), Members would encourage the applicant to explore opportunities for integrating high levels of environmental sustainability into this scheme.
Application 10	Porth & Tretherras
Reference	PA22/06802
Proposal	Proposed first floor balcony to the front (West) elevation.
Location	33 Well Way TR7 3LS
Applicant	Mr N Davies
Grid Ref.	183094 / 62427
Town Council Response	SUPPORT: Members were unconvinced that the proposed balcony would be in keeping with the existing property. However, the negative impact was viewed as limited. Members agreed to support the proposal, subject to confirmation from the Planning Officer that there would be no loss of privacy to the neighbouring dwelling at no.35.