

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 20 November 2024

Central & Pentire	Porth & Tretherras	Trenance	Whipsiderry
Application 01	Porth And Tretherras		
Type	Planning Permission		
Reference	PA24/02415		
Proposal	Change of use of existing Villa to holiday restricted dwelling, part demolition of the hotel, change of use to retained parts of the hotel including alterations, extensions to create 3 holiday restrictive self-contained apartments. Together with proposed new build holiday restrictive dwellings, 7 number in total. The new dwelling (Unit 12) retaining "open market" unrestricted use (in lieu of change of use of "The Villa"). Total new units on site 10, together with removed cliff loop road, associated car parking, general landscaping, and reinstatement and conservation of the "Barrow".		
Location	Glendorgal Villa, Glendorgal Hotel, Lusty Glaze Road TR7 3AD		
Applicant	Mr Seamus Redmond Blue Chip Hotels Ltd		
Town Council Response	<p>NO OBJECTION: Cllrs recalled their previous objection to PA24/02415 (dated Thu 20 Jun 2024), noting that the reinstatement and conservation of the "Barrow" continues to be viewed as a significant benefit of this scheme.</p> <p>When considering the most recent amendments, Cllrs agreed that the retention of the Villa would reduce the overall level of harm to the site; similarly, the repositioning and redesign of Plots 4 to 8 is accepted as a positive response to the initial consultee comments. However, it is noted that both the Environment Agency and the Coastal Protection Authority (CPA) have raised concerns that one or more of these plots may cross into the buffer zone. Cllrs agreed they would require reassurance that this is not the case as proposals that fall within this Exclusion Zone (as described in Neighbourhood Plan policy CC2 - Development</p>		

in Locations Vulnerable to Coastal Change), will not be supported.

Cllrs noted that both the CPA and the Lead Local Flood Authority (LLFA) have noted the proposals fail to communicate a clear and detailed understanding of the management of surface water and how this would comply with Policy CC1 (1e) of the Climate Emergency DPD.

Whilst the LLFA has advised the required details around proposals for surface water discharge could be provided via a 'prior to commencement' condition, Cllrs wished to make it very clear they would raise a strong objection to any measures that failed to comply with Neighbourhood Plan policy CC3 - Drainage Management: The use of drainpipes which would discharge water onto any cliff or cliff face will not be supported; the use of soakaways and permeable surfaces in the Exclusion Zone or within 5 metres of it will not be supported; the use of water collection tanks within or immediately adjacent to the Exclusion Zone will not be supported.

Overall, the Town Council is broadly in favour of the proposals. However, the absence of an objection is entirely subject to agreeing on suitable solutions to the (as yet) unresolved technical details associated with this coastal location.

Application 02	Central & Pentire
Type	Non Material Amendment
Reference	PA24/08460
Proposal	Non material amendment in relation to Decision Notice PA24/03442 dated 22/10/24 - Change of materials from the ground floor entrance projections from stone, to vertical timber effect cladding (Class 0 Fire Rating)
Location	Former Hotel California, 32 Pentire Crescent TR7 1PU
Applicant	Miss Sophie Stephens Gannel View Developments Limited

Town Council Response	NO OBJECTION: Cllrs agreed the proposed changes were in keeping with the overall scheme and were happy to raise No Objection to this Non-Material Amendment, subject to the Officer being satisfied that, in line with Newquay Neighbourhood Plan policy G3, all finishes, fixtures and fittings would be of an appropriate quality to withstand the maritime climate.
Application 03	Central & Pentire
Type	Householder Application
Reference	PA24/07969
Proposal	Single storey front and side extension. Construction of new porch to rear. Loft conversion renovation to habitable living accommodation with construction of south facing double storey gable and new replacement dormer window with associated roof lights. Garage extension and conversion to new ancillary space.
Location	33 Pentire Crescent TR7 1PU
Applicant	Mr and Mrs Clarke
Town Council Response	NO OBJECTION: When considering the plans for the main dwelling house, Cllrs were left unsure as to how the existing first-floor level is currently accessed and laid out/used, but agreed the proposed loft conversion and renovation would be unlikely to impact the residential amenity of neighbouring properties. When considering the extension and conversion of the garage into a new ancillary space, Cllrs were again uncertain as to the intended use. The plans suggest this could become a habitable room with kitchen space and W/C, so with that in mind, it was felt an appropriate annexe condition should be applied to any permission that may be granted. The comments from South West Water were noted and Cllrs would expect a suitable strategy for managing surface water (and Highways) run-off to be provided.

Application 04	Trenance
Type	Planning Permission
Reference	PA24/08122
Proposal	Proposed subdivision and conversion of existing garage to include a ground floor infill extension and first floor extension with new roof over to provide a 2-bed holiday accommodation.
Location	21 Mellanvrane Lane TR7 2LB
Applicant	Mr And Mrs Williams
Town Council Response	SUPPORT: Cllrs noted there had been no public objections to the proposed creation of this 2-bed holiday accommodation unit and agreed it would be unlikely to impact the residential amenity of neighbouring properties. Support from the Town Council would require an appropriate 'holiday-use' condition being applied to any permission granted – and in line with Neighbourhood Plan policy G3 (Building for the Marine Climate), all fixtures, fittings and finishes should be chosen for their resilience to rusting and discolouration.
Application 05	Trenance
Type	Householder Application
Reference	PA24/08480
Proposal	Proposed extensions and alterations, including raised room in the roof construction, rear extension, front porch and widened driveway with dropped kerb
Location	6 Chichester Crescent TR7 2LD
Applicant	Mr Lee Crease ARK
Town Council Response	SUPPORT: The scale and appearance of the proposals were considered quite suitable for this location. Cllrs noted the extant permissions for the neighbouring properties on either side of no6 and agreed the current proposals would be very much in keeping with the immediate surroundings. It was felt unlikely that the extensions and alterations would result in any additional overbearing, overlooking or

overshadowing of neighbouring dwellings; similarly, the plot appears large enough to accommodate the proposed works whilst still leaving adequate amenity space for the property.

The absence of any surface water management strategy was noted and Cllrs would expect further details to be provided to South West Water's satisfaction. Proposals to improve the levels of insulation and natural light within the property were welcomed. In line with Policy H1 of the Newquay Neighbourhood Plan (Replacement Dwellings and Extensions), Cllrs were happy to support this application.

Although not included as part of the current proposals, Cllrs did discuss the two sizeable pine trees located in the rear garden; it was felt that replacing them with native species may be worth considering at some point in the future.

Application 06	Porth & Tretherras
Type	Listed Building Consent
Reference	PA24/08506
Proposal	Listed building consent for proposed slate hanging to gable end wall.
Location	1 Gusti Vean Cottages Chapel TR8 4NZ
Applicant	Mr Matthew Barden - Duchy of Cornwall
Town Council Response	SUPPORT: The need for the proposed works was accepted and it was felt that using hanging slates on the gable end wall would present a sympathetic (and hopefully successful) solution. Cllrs agreed to support the proposals, subject to a positive response from the Historic Environment Planning team.

Application 07	Trenance
Type	Application for Tree Works
Reference	PA24/07937
Proposal	Works to trees subject to a Tree Preservation Order (TPO), works include Prune Holm Oak back to boundary.
Location	Sunray Palm, Gannel Road TR7 2AG
Applicant	Mr Anstee
Town Council Response	NO OBJECTION: Concerns were raised as to whether this level of pruning could inflict lasting harm on the Holm Oak. Cllrs agreed to raise No Objection to the proposed works, subject to a positive response from the Tree Officer.
Application 08	Trenance
Type	Householder Application
Reference	PA24/08159
Proposal	Proposed front and rear extensions and alterations to driveway for new parking area
Location	7 Anthony Road TR7 2AS
Applicant	Mr Jake Varley
Town Council Response	<p>OBJECTION: Cllrs raised strong concerns that the proposed new parking area, and the accompanying loss of the attractive raised front garden, would noticeably harm the existing street scene.</p> <p>Newquay Neighbourhood Plan (NNP) policy D2 - Scale and Location of Development - seeks to promote the Key Design Principles detailed in the Newquay Character Study. The Tregunnel Hill [Higher] area (character cell 17) recognizes the low Cornish stone walls in front gardens as one of the defining character features of this part of the town. NNP Policy D1 seeks to ensure development fits well with the existing character of an area and the loss of the front garden in this location is considered particularly detrimental.</p>

Should the current plans be approved, Cllrs feel a precedent would be set for the wholesale removal of the raised front gardens and Cornish stone walls that currently typify Anthony Road. Cllrs also noted that, if approved, this proposal would reduce the number of available on-street parking spaces currently benefitting Anthony Road.

In line with NNP policy G2(h), the Town Council will not support the replacement of the existing garden with hard landscaping – there was also some uncertainty as to why South West Water and /or Highways had not been asked for their view on the (absence of a) surface water management strategy.

In line with the Climate Change DPD and NNP policy G2(e), the applicant is encouraged to explore opportunities for including high levels of environmental sustainability, such as renewable energy sources and rainwater harvesting, as part of the overall design.

Application 09	Porth & Tretherras
Type	Householder Application
Reference	PA24/08218
Proposal	Proposed rear ground extension and first floor extension to provide an additional bedroom
Location	10 Carpmael Avenue TR8 4NW
Applicant	Mr Daniel King
Town Council Response	NO OBJECTION: Cllrs were concerned that the scale and mass of the proposed extension had the potential to cast an unacceptable level of shadow over the rear of the dwellings on either side of no10. It was noted that no local objections had been recorded on the Planning Register, and so Cllrs agreed to raise No Objection, subject to confirmation from the Case Officer that there would be no

significant harm to the residential amenity of neighbouring properties.

Cllrs were uncertain whether surface water management had been considered as part of the scheme and were surprised that South West Water had not been consulted, given the size of the proposed extension.

In line with the Climate Change DPD and NNP policy G2(e), the applicant is encouraged to explore opportunities for high levels of environmental sustainability, such as renewable energy sources and rainwater harvesting, to be included within the overall design.