

# **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](mailto: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](mailto: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](https://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 – 09 November 2022

Central & Pentire	Porth & Tretherras	Trenance	Whipsiderry
<b>Application 01</b>	<b>Central &amp; Pentire</b>		
<b>Reference</b>	<a href="#">PA22/08720</a>		
<b>Proposal</b>	Proposed residential development of 5 apartments with associated stores and landscaping		
<b>Location</b>	Surf Beach 14 Esplanade Road		
<b>Applicant</b>	Mr Woods		
<b>Grid Ref.</b>	179439 / 61524		
<b>Town Council Response</b>	<p><b>OBJECTION:</b> Concerns exist around the negative impact that a scheme of this scale and mass would have upon the character of the area and the residential amenity of near neighbours. Newquay Neighbourhood Plan policy D1 seeks to ensure that all new development fits well and enhances the existing character of the town. Whilst it is recognized that design styles along Esplanade Road are quite varied, Members voiced concerns that the combination of narrow plot width and increased ridge height would result in an overbearing frontage that was at odds with existing buildings. It was noted that the terrace above the Surf Stores extends beyond the fairly consistent building line that exists along this section of Esplanade Road - Members felt this interruption to the building line would also harm the character of the immediate area. Policy D1(d) encourages applicants to engage with the Cornwall Design Review Panel where development over three storeys is proposed – in this instance it is felt the street facing elevation would be improved by the Panel’s input as the current appearance fails to reflect or contribute to the overall character of the area. Concerns were also raised that the scale and mass of the proposed development seems likely to reduce the levels of natural light currently enjoyed by the property immediately east of the application site. Members were unconvinced that the proposed balconies could provide an adequate level of amenity space for the 4 bed apartments. Newquay Neighbourhood Plan Policy G2(e) encourages the applicant</p>		

	<p>to explore any opportunities where high levels of environmental sustainability could be integrated into the works, including renewable energy sources where possible. Whilst the commitment to a fabric-first build was welcomed, the omission of EV charging points was considered a missed opportunity. Members voiced their concern at the loss of the few green areas that exist on the site. This, coupled with the level of non-permeable landscaping/surfacing is seen as potentially contributing to future surface water management issues on the site. Given the proposed demolition and level of excavation required, Members agreed it would be appropriate for the applicant to provide a plan explaining how the removal of waste rock, soil and rubble will be managed and ethically disposed of, in line with NNP policy G2(g).</p>
<b>Application 02</b>	<b>Central &amp; Pentire</b>
<b>Reference</b>	<a href="#">PA22/09051</a>
<b>Proposal</b>	Conversion of empty loft with roof extension into meeting room for the business to host coaching sessions from (re-submission of Application No. <a href="#">PA21/12843</a> )
<b>Location</b>	60 Fore Street TR7 1LW
<b>Applicant</b>	Mr Rob Barber Newquay Activity Centre
<b>Grid Ref.</b>	180733 / 61880
<b>Town Council Response</b>	<p><b>SUPPORT:</b> Members noted their support for the previous approval, PA21/12843. It was agreed that the current proposal would appear to be a further improvement, offering a more practical means of accessing the repurposed loft space. 'Newquay Neighbourhood Plan policy G2 (Development Principles) seeks to ensure that all new development is of a quality and type that contributes positively and sustainably to the community. Where possible, high levels of environmental sustainability should be integrated into the works and the applicant is encouraged to explore the opportunity of including renewable energy sources as part of any works that take place.</p>

<b>Application 03</b>	<b>Porth &amp; Tretherras</b>
<b>Reference</b>	<a href="#">PA22/09358</a>
<b>Proposal</b>	Householder application for proposed front extensions including reconfiguration of mansard roof to form traditional pitched roof with slate covering, construction of covered area over rear balcony and general alterations
<b>Location</b>	14A Alexandra Road Newquay Cornwall TR7 3ND
<b>Applicant</b>	Mr And Mrs A Parton
<b>Grid Ref.</b>	183110 / 62757
<b>Town Council Response</b>	<b>SUPPORT: In line with Neighbourhood Plan policy H1 - Replacement Dwellings and Extensions, Cllrs agreed to support this application.</b>

<b>Application 04</b>	<b>Trenance</b>
<b>Reference</b>	<a href="#">PA22/08892</a>
<b>Proposal</b>	Penthouse Roof Extension to add a new two bedroom apartment (re-submission of Application No. <a href="#">PA22/08137</a> )
<b>Location</b>	Clearview 109 Mount Wise
<b>Applicant</b>	James Ambo, AmboStrachan Homes Ltd
<b>Grid Ref.</b>	180781 / 61299
<b>Town Council Response</b>	<b>OBJECTION: Newquay Neighbourhood Plan Policy H4 – Residential Parking – seeks to ensure that new residential development provides sufficient parking so that additional strain is not put on the existing parking provision. This is an area of the town already subject to significant parking pressures and Members agreed that adding further residential accommodation to the Clearview building without providing additional parking on the site would only add to these pressures. It is noted that the impact of additional scale and mass could be mitigated through the ‘setting back’ of the penthouse roof extension. However, the level of setback proposed here is considered minimal when compared to the neighbouring SeaQuest. Members agreed that the increased height would appear excessive from street level, resulting in an overbearing relationship with neighbouring buildings to the east and west. The relationship between the proposed roof extension and the existing penthouse is considered awkward, with the extension having an almost top-heavy appearance which</b>

	harms the overall look of the building. Neighbourhood Plan Policy D2 - Scale and location of development – seeks to ensure that development proposals which may be taller than the surrounding townscape are tested and understood in terms of impact. Members felt the applicant had failed to clearly demonstrate the impact the proposed Penthouse Roof Extension would have, when experienced at street level.
<b>Application 05</b>	<b>Central &amp; Pentire</b>
<b>Reference</b>	<a href="#">PA22/09254</a>
<b>Proposal</b>	Erection of a permanent sculpture depicting a surfer on a wave.
<b>Location</b>	Killacourt Field The Crescent
<b>Applicant</b>	The Stuart and Cherrilyn Keogh Foundation
<b>Grid Ref.</b>	181065 / 61712
<b>Town Council Response</b>	<b>OBJECTION: Newquay Neighbourhood Plan policy LE3 identifies the Killacourt as one of the Town’s designated ‘green spaces’, and as such, the policy demands that “Development will only be permitted in very special circumstances.” Having considered the wider background that has led to the current planning application, Members of the Town Council’s Planning &amp; Licensing committee resolved that the erection of a permanent sculpture on the Killacourt, depicting a surfer on a wave, should be viewed as a “very special circumstance”. However, Members raised concern at the level of detail provided in the application documents. Policy LE4 seeks to ensure that development doesn’t have a negative impact on the town’s most valued views and vistas. Members agreed that drawing PL-001-P1, which provides images of a small-scale simulacrum of a surfer on a wave, failed to demonstrate the visual impact the full-scale statue would have on it’s immediate surroundings and on the important views across the Harbour, Towan Beach and out to sea. Newquay Neighbourhood Plan Policy CC2 - Development in Locations Vulnerable to Coastal Change - describes the Exclusion Zone for cliffside development as following the anticipated 100-year erosion line, as identified on the Cornwall Council interactive mapping website. At its closest point, the proposed development sits approximately 20m from the</b>

landward edge of this zone. The Coastal Erosion Vulnerability (CEV) Zone is defined by Policy CC2(a.2) as being 30m from the landward edge of the Exclusion Zone, placing much of the application site within the CEV Zone. Neighbourhood Plan Policy CC2(c.1) requires that redevelopment proposals within the CEV Zone must be accompanied by a rigorous Coastal Erosion Vulnerability Assessment (CEVA), carried out by a suitably qualified, experienced and indemnified professional. Proposals will only be supported where the CEVA confirms that the proposal will not cause damage to cliff faces or otherwise increase susceptibility to coastal change, and where the proposal complies with all other relevant planning policies. Neighbourhood Plan Policy CC3a requires that applications for development within the CEV Zone are accompanied by a Drainage Impact Assessment showing how surface water will be managed. Whilst it is understood this is not an identified flood risk zone, the movement of surface water on the Killacourt has previously resulted in at least one fatality and therefore requires careful consideration at all stages of the proposed development. This requirement is particularly relevant as it appears excavation would be required to accommodate the proposed plinth, which the documents state will be flush with the ground. The lack of technical detail regarding how exactly the statue would be secured, and what level of excavation may be required, is a cause for further concern. It is well known that there are disused mine workings in the very close vicinity, but there is no acknowledgement of this in the application documents. Queries were also raised as to how the plinth would be made flush with the ground, as it was noted the proposed site does not offer a level surface. Due to the lack of detail provided, Members were left unsure if the plinth would follow the slope or if some other arrangement was intended. With regards to the recessed up-lighters, there appears to be no detail around what these would look like, how many there would be and what their time of operation would be. Members would also like to know if any form of fencing or barrier enclosing the plinth has been considered. If the public can walk underneath the statue it seems possible there is a real risk of accidental physical harm. However, there is no evidence that an assessment of such

	risk has been carried out. Overall, Members considered there to be an insufficient level of detail included within the application documents and unanimously agreed they would not be able to support the proposal as it currently stands.
<b>Application 06</b>	<b>Whipsiderry</b>
<b>Reference</b>	<a href="#">PA22/09537</a>
<b>Proposal</b>	Works to trees in a conservation area (CA), works include removal of two Leylandi Cypress Trees (Trees 1 and 2 on the sketch plan). Trees marked 3 and 4 on the plan are to be reduced
<b>Location</b>	Llyswen Church Lane TR7 3HA
<b>Applicant</b>	Mr William Tamblyn
<b>Grid Ref.</b>	Not provided
<b>Town Council Response</b>	<b>SUPPORT: Members were happy to be led by the comments from the Tree Officer.</b>
<b>Application 07</b>	<b>Whipsiderry</b>
<b>Reference</b>	<a href="#">PA22/07359</a>
<b>Proposal</b>	Part retrospective permission for the siting of various buildings to support well-being activities and teaching
<b>Location</b>	Your Wellbeing Services Ltd Parkenbutts
<b>Applicant</b>	Sue Gray Your Wellbeing Services Ltd
<b>Grid Ref.</b>	183920 / 62486
<b>Town Council Response</b>	<b>NO OBJECTION: Members welcomed the aims and ethos behind the provision of 'well-being activities in this location. Local comments regarding the potential impact of noise and light resulting from activities delivered on the site were noted. Members would seek reassurance from the Officer that these concerns were addressed within any permission granted. The commitment to use recycled/upcycled material is seen as a positive but it was felt that the application perhaps lacked sufficient technical detail in terms of overall construction quality – particularly with regard to the classrooms. There was some uncertainty as to the level of toilet provision and whether separate adults and children's cubicles were proposed. Members agreed that further detail should be provided. It was felt that the proposed layout would largely respect the open</b>



	<b>character of the site and therefore would be unlikely to harm any nearby heritage assets.</b>
<b>Application 08</b>	<b>Central &amp; Pentire</b>
<b>Reference</b>	<a href="#">PA22/08216</a>
<b>Proposal</b>	Single-storey extension to rear with proposed balcony over
<b>Location</b>	9 Robartes Road TR7 2HG
<b>Applicant</b>	Mr & Mrs John & April Collins
<b>Grid Ref.</b>	Not Provided
<b>Town Council Response</b>	<b>NO OBJECTION:</b> Members noted that the proposed elevations had been updated to include a rear-facing balcony on the northeast elevation. This balcony had not been included in the original drawings and so had not been considered as part of the previous deliberations. Although 1.7m high obscured glazed privacy screens appear to have been included on the southeast and northwest elevations, some concern was raised that there may be a negative impact on the residential amenity of the neighbouring properties at no7 and no11. Having previously supported the single-storey extension to the rear, Members agreed they would raise no objection to the addition of the balcony, subject to confirmation from the Officer that there would be no unacceptable loss of light to no11 and no loss of privacy to either no7 or no11.

<b>Application 09</b>	<b>Trenance</b>
<b>Reference</b>	<a href="#">PA22/09625</a>
<b>Proposal</b>	New pitched roof over existing garage, conversion of garage to a games room with a home office over, within the pitched roof
<b>Location</b>	12 Chyverton Close TR7 2AR
<b>Applicant</b>	Mr Andy Nions
<b>Grid Ref.</b>	180969 / 60910
<b>Town Council Response</b>	<b>OBJECTION:</b> Members noted that no12 already benefits from a suitable level of off-street parking and agreed that the loss of the garage was unlikely to add to local parking pressures. However, the proposed increase in ridge height



was viewed as harmful to the overall existing street scene. Newquay Neighbourhood Plan Policy G2(c) seeks to ensure that any tiered effect of roof heights up and down hills is maintained. When looking up or down Chyverton Close it is clear the proposed addition of a first-floor level to the existing garage would be at odds with the existing tiered effect. The Newquay Character Study places Chyverton Close within character cell 17: Tregunnel Hill [Higher]. Increasing the ridge height of the garage to this extent is considered to be at odds with a key design principle identified for this area of the town, which seeks the retention of lower building heights.

<b>Application 10</b>	<b>Porth &amp; Tretherras</b>
<b>Reference</b>	<a href="#">PA22/09295</a>
<b>Proposal</b>	Erection of 6 dwellings and associated infrastructure
<b>Location</b>	An Hewas Gusti Veor
<b>Applicant</b>	Mr Paul Hoffmann C G Fry and Son
<b>Grid Ref.</b>	183644 / 61594
<b>Town Council Response</b>	<b>SUPPORT: Members were satisfied the proposals were in keeping with the wider development.</b>