

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 – January 31

Central & Pentire	Porth & Tretherras	Trenance	Whipsiderry
Application 01	Porth & Tretherras		
Reference	PA23/00141		
Proposal	Proposed dormer extensions and internal alterations		
Location	1 Lewarne Crescent TR7 3JW		
Applicant	Mr And Mrs Colin Beasley		
Grid Ref.	183441 / 62391		
Town Council Response	<p>NO OBJECTION: Members recalled their objection to the previous proposals for this property (PA22/07424). The addition of dormer windows was considered far more in keeping with the character of the Lewarne Estate and the retention of the dwarf wall and green verge was welcomed. When comparing the elevations there was some uncertainty at whether the ridge height was being raised, but it was felt that a modest increase could be accommodated without any cause for concern. Reassurance is sought that there would be no access from the first floor onto the flat roof, other than for maintenance purposes. Whilst the intention to extend the bungalow into a multigenerational dwelling is understood, Members wished to reiterate their view that the property does not appear suitable for subdivision resulting in the creation of a new, separate address.</p>		
Application 02	Central & Pentire		
Reference	PA22/11389		
Proposal	Certificate of Lawfulness of an Existing Use for continued use as a single dwelling house. The whole plot		
Location	10 Carclew Avenue TR7 1RH		
Applicant	Mr Paul Smith		
Grid Ref.	181491 / 61516		

Town Council Response	NO OBJECTION: Members agreed to raise No Objection to this application, subject to confirmation that the Officer is satisfied with the evidence that has been provided.
Application 03	Porth & Tretherras
Reference	PA23/00165
Proposal	Proposed rear extension with a loft conversion and rear dormer with balcony over the new extension
Location	Location 34 Arundel Way Newquay Cornwall TR7 3AG
Applicant	Mr Christopher Kemp
Grid Ref.	182579 / 62516
Town Council Response	SUPPORT: Members agreed there would be no harm to the existing street scene and were satisfied that the plot size was suitable for the scale of development proposed. When considering the rear facing balcony there was some concern that the adjacent properties could possibly experience a level of overlooking that would impact their residential amenity. Members would therefore request confirmation from the Case Officer that any loss of privacy is minimal at worst.
Application 04	Central & Pentire
Reference	PA22/10302
Proposal	Proposed community facility and place of worship. New build on vacant site without compliance with condition 2 of decision notice PA21/06849 dated 23/09/2021
Location	Avalon Vale 14 Pargolla Road Newquay Cornwall
Applicant	Rev'd Clare Anderson Mid Cornwall Methodist Circuit
Grid Ref.	181563 / 61509
Town Council Response	SUPPORT: Members welcomed the new design and layout, viewing it as a clear improvement on the previous permission. It was noted that the reflective garden and outdoor space to the rear of the site appear to be accessible by stairs only – Members felt the addition of a low gradient

	ramp would greatly benefit any users of the building who may struggle with stairs. Members also felt the landscaping elements of the proposals could have been described in greater detail. Confirmation is requested as to the extent of the proposed dropped kerb – Members are keen to see as much of the green verge kept as possible.
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Application 05	Porth & Tretherras
Reference	PA23/00270
Proposal	Replacement side extension, garage, and driveway; proposed loft conversion with raised roof; internal alterations and associated works
Location	86 Bonython Road TR7 3AL
Applicant	Mr And Mrs George and Molly Spencer
Grid Ref.	182826 / 62353
Town Council Response	NO OBJECTION: Members noted the creation of a recessed balcony and additional fenestration on the east elevation, facing Praze Road. Although there is some distance across Praze Road to the nearest property, Members would request confirmation from the Officer that there would be no negative impact on the residential amenity of the neighbouring property at no.88. Likewise, confirmation is sought that the increased ridge height would not negatively impact the property immediately opposite at no.61. Newquay Neighbourhood Plan Policy G2(e) encourages the applicant to explore any opportunities where high levels of environmental sustainability could be integrated into the works, including renewable energy sources and rainwater harvesting, where possible.

Application 06	Whipsiderry
Reference	PA22/10705
Proposal	Change of use former chapel to vestry as owners flat with tented internal letting of main chapel,

Location	St Columb Minor Methodist Church, Church Street, St Columb Minor
Applicant	Mrs Michelle Braddock MiTime Ltd
Grid Ref.	183917 / 62150
Town Council Response	<p>SUPPORT: Members are aware that the Chapel has remained empty and largely unmaintained for over two decades and as a result has fallen into a state of continued decay. It was noted that the current owner has commenced repair works detailed and conditionally approved under PA22/07142, and Members welcomed the broad intention to secure a viable commercial future for the building. The demolition of the extension to the east is seen as a significant improvement and Members were supportive of this aspect of the proposals. Similarly, the use of a section of the building as the owner's accommodation would appear to be a positive step towards ensuring a future for the building. It is understood the proposed construction of a new level floor built over the pews is intended to facilitate the tented internal letting of the main chapel, whilst also addressing comments on conservation and heritage arising from previous plans for the building. However, Members agreed they do not have the expertise to judge the impact and acceptability of this aspect of the proposals; support for this aspect of the scheme is therefore heavily dependent on a positive response from consultees, including the Historic Environment Planning team and Historic England. Members were uncertain about what reasonable provision had been made to ensure the building and its facilities would be accessible for all.</p>
Application 07	Whipsiderry
Reference	PA22/10706

Proposal	Listed Building Consent for: Change of use former chapel to vestry as owners flat with tented internal letting of main chapel, demolish extension to east
Location	St Columb Minor Methodist Church, Church Street, St Columb Minor
Applicant	Mrs Michelle Braddock MiTime Ltd
Grid Ref.	183917 / 62150
Town Council Response	<p>SUPPORT: Members are aware that the Chapel has remained empty and largely unmaintained for over two decades and as a result has fallen into a state of continued decay. It was noted that the current owner has commenced repair works detailed and conditionally approved under PA22/07142, and Members welcomed the broad intention to secure a viable commercial future for the building. The demolition of the extension to the east is seen as a significant improvement and Members were supportive of this aspect of the proposals. Similarly, the use of a section of the building as the owner's accommodation would appear to be a positive step towards ensuring a future for the building. It is understood the proposed construction of a new level floor built over the pews is intended to facilitate the tented internal letting of the main chapel, whilst also addressing comments on conservation and heritage arising from previous plans for the building. However, Members agreed they do not have the expertise to judge the impact and acceptability of this aspect of the proposals; support for this aspect of the scheme is therefore heavily dependent on a positive response from consultees, including the Historic Environment Planning team and Historic England. Members were uncertain about what reasonable provision had been made to ensure the building and its facilities would be accessible for all.</p>
Application 08	Central & Pentire

Reference	PA23/00332
Proposal	Install a replica tiled roof and new frames
Location	48 Penmere Drive Newquay Cornwall TR7 1QQ
Applicant	Ms Reynolds
Grid Ref.	180143 / 61216
Town Council Response	SUPPORT: Members agreed there would be no harm resulting from the proposed works and were happy to offer their support for this application.

Application 9	Central & Pentire
Reference	PA23/00176
Proposal	Change the use of 61 Pentire Avenue from the existing Use Class C1 (hotel) to Use Class C3 (residential) by sub-dividing the building to create four no. self-contained apartments with parking
Location	Ravensbury Hotel 61 Pentire Avenue
Applicant	Neil Whitehall Lanwood Capital Ltd
Grid Ref.	179444 / 61386
Town Council Response	OBJECTION: Members noted the Marketing Statement included in the application documents and were satisfied that appropriate efforts had been made to find a buyer for the property. The loss of this building as a hotel is accepted and the principle of sub-division as a means of retaining and improving the existing building is therefore welcomed. In terms of the external appearance, Members were satisfied the proposed changes were fully in keeping with the adjoining property and would be unlikely to harm the character of the immediate area. However, whilst the reasoning behind the shortfall in off-street parking provision was understood, Members were concerned that this would inevitably add to local parking pressures, especially during the summer season. Having studied the floor plans, Members went on to question whether Flats 3&4 should be considered as one-bedroom dwellings. In addition to the designated bedroom, both flats benefit from a well-sized room, described on the plans as a Study, and each has its own additional (en-suite?) bathroom; Members agreed that, despite the applicant's description, this layout would almost certainly see Flats 3&4 being

utilised as two-bedroom accommodation. In turn, this would see the parking provision fall even further short of the levels required under Neighbourhood Plan policy H4. In terms of access, Members queried whether reasonable provision had been made to ensure the building and its facilities would be accessible for all. It was noted that the only access to the first and second floors was via stairs, whilst there also appears to be no form of disabled access from the car park to the main building. Viewing the south-facing elevations, concerns are also raised at the potential for overlooking that would result from the proposed terraces at the first and second-floor levels. Members agreed there were positive aspects to the overall scheme, but would not be able to support the current set of plans.

Application 10	Central & Pentire
Reference	PA22/09254
Proposal	Erection of a permanent sculpture depicting a surfer on a wave
Location	Killacourt Field The Crescent TR7 1DT
Applicant	Keogh
Grid Ref.	Not Given
Town Council Response	NO OBJECTION: Following the submission of further documents, Members agreed that, given its size and proposed location, the statue would be unlikely to harm the longer coastal views across the Harbour, Towan Beach and out to sea. Despite this, Members were uncertain whether the appearance of the proposed statue, fixings and associated works now reflects the design featured in the public consultation carried out in July 2022. It was noted that this is a decision for Town Cllrs to decide upon and so has been referred back to Full Council. Having considered the additional documentation, Members agreed they would raise no objection to the application, but that this position would be subject to firm reassurance from the LPA that the three recommendations detailed on page 5 of the current

	Slope Stability Appraisal, regarding the base plinth for the statue, can be met.
Application 11	Trenance
Reference	PA22/10757
Proposal	Proposed rear extension and conversion of garage
Location	3 Gresham Close TR7 2LF
Applicant	Mr Paul Baker
Grid Ref.	Not Given
Town Council Response	Due to time constraints an extension to the consultation deadline has been requested. If permitted, this application will be included on the agenda for an EXTRAORDINARY meeting of the Planning & Licensing Committee which is to be held on Thursday 09 February 2023 at 2pm in the Council Chambers, Municipal Offices, Marcus Hill, Newquay
Application 12	Trenance
Reference	PA23/00381
Proposal	Works to trees covered by a Tree Preservation Order, namely, Monterey Cypress. fell and remove. (TPO area C2/125 1997)
Location	Sunray Palm Gannel Road Newquay Cornwall
Applicant	Mr. Raimondas Budrikis
Grid Ref.	181126 / 60871
Town Council Response	Due to time constraints an extension to the consultation deadline has been requested. If permitted, this application will be included on the agenda for an EXTRAORDINARY meeting of the Planning & Licensing Committee which is to be held on Thursday 09 February 2023 at 2pm in the Council Chambers, Municipal Offices, Marcus Hill, Newquay
Application 13	Central & Pentire
Reference	PA22/10477
Proposal	Proposed workshop
Location	13 Riverside Avenue TR7 1PW
Applicant	Mr Tim Kellam
Grid Ref.	Not Given

Town Council Response	Due to time constraints an extension to the consultation deadline has been requested. If permitted, this application will be included on the agenda for an EXTRAORDINARY meeting of the Planning & Licensing Committee which is to be held on Thursday 09 February 2023 at 2pm in the Council Chambers, Municipal Offices, Marcus Hill, Newquay
Application 14	Central & Pentire
Reference	PA23/00413
Proposal	Non Material Amendment (1) to Application No. PA19/09202 dated 9 th January 2020 for Removal of 3 temporary modular style cabin classrooms to make room for a single storey extension comprising 6 classrooms, 2 teachers offices, 9 WCs (including 1 accessible), a plant room and 3 storage cupboards, namely, linear bricks omitted and replaced with Staffordshire blue standard sized bricks
Location	Treviglas Community College, Bradley Road TR7 3JA
Applicant	Mr Josh Toms Roseland Multi-Academy Trust
Grid Ref.	Not Given
Town Council Response	Due to time constraints an extension to the consultation deadline has been requested. If permitted, this application will be included on the agenda for an EXTRAORDINARY meeting of the Planning & Licensing Committee which is to be held on Thursday 09 February 2023 at 2pm in the Council Chambers, Municipal Offices, Marcus Hill, Newquay