

AG10 - Planning Comments – 28 February 2024

Planning Portal Comments:

Application 2

PA24/00762 | Small single storey rear extension, room in roof extension and internal Ground Floor redesign. | 7 Manewas Way Newquay Cornwall TR7 3AJ

Mr Michael Rogers

Comment submitted date: Sun 25 Feb 2024

Dear Mr Follis

I refer to the above planning application at 7 Manewas Way, Newquay, TR7 3AJ

I am deeply concerned with the construction works which have been and are being carried out on the Porth Veor Estate.

The Estate was constructed with planning permission in approximately 1964 with the sole purpose that it should be predominately detached private bungalows, with constraints on height, height of boundaries and privacy. Over the last ten years this has been changed, where bungalows are now being developed and becoming houses. This is making the Estate more ad hoc, with many properties losing their privacy and view, although I know view does not come within the planning remit.

As far as the property at 7 Manewas Way is concerned, I feel that as the height of the roof is being increased with large windows and doors, these will look over our garden and into our bedrooms and conservatory. The boundary wall between gardens are restricted to approx 1 metre. Most people on this Estate have temporary boarding fences or shrubs. But the extension will look over the adjacent properties if these are cut down or removed.

As such, the height of the extensions will be detrimental to the area. The height of the boundaries should also be considered with this application.

I request that a site visit should be carried out by a planning officer.

Mr Nigel Bennetto

Comment submitted date: Tue 20 Feb 2024

Rebecca Bennetto
41 Arundel Way,
Newquay, Cornwall,
TR7 3AG

20/02/2024

Cornwall Council, Planning and Sustainable Development
Penwinnick Road, St Austell, PL255DR

For the attention of Matthew Follis

Dear Mr Matthew Follis,

Proposed alterations Small single storey rear extension, room in roof extension and internal Ground Floor redesign. | 7 Manewas Way Newquay Cornwall TR7 3AJ

We wish to make you aware of a strong objection that we have with regard to the proposed development of 7 Manewas Way, application number referenced above.

Planning Portal Comments:

As an immediate neighbour to the site of the proposed development, we are of the view that the proposed development will have a serious impact on our standard of living.

Our specific objection is as follows:

1. Detrimental impact upon our right to privacy.

The architectural configuration of the proposed development, notably the inclusion of a 'room in roof extension' featuring a sizable window and patio double door window, raises concerns regarding privacy. These design elements overlook both our property and neighbouring residential areas, potentially compromising the privacy of occupants. This is particularly pertinent to our entitlement to undisturbed enjoyment of garden spaces.

Furthermore, the proposed development threatens to entirely diminish the privacy afforded to our north-facing rooms, including those of our children's bedrooms, as well as our garden area.

This design does not afford adequate privacy for the occupants of the building or of adjacent residential properties, particularly with regard to our right to the quiet enjoyment of garden amenities.

In conclusion we would like to request that a site visit is made by a Planning Officer at the earliest convenience, to ensure that there is no ambiguity on the overlooking issues.

Sincerely,

Mr and Mrs Bennetto

Countryside Access Officer

Comment Date: Fri 16 Feb 2024

Thank you for consulting Countryside Access Team in respect of the ramifications of the Planning Application upon the Rights of Way network.

I can confirm that Countryside Access Team in its role as Highway Authority for Public Rights of Way has NO OBJECTION to the proposals.

However, to emphasize the Authority's duties to Assert and Protect the highway under the Highways Act 1980 I would be grateful if you would append the relevant parts of the text below to the Decision Notice should planning permission be granted.

It appears unlikely that the proposed development would have any direct affect upon the public right of way. Notwithstanding, the text below should be included as an Advice Note appended to any planning consent to ensure that the applicant is aware of their obligations as follows:

- ' No building materials must be stored on the right of way
- ' Vehicle movements must be arranged so as not to interfere with the public use of the way
- ' The applicant should ensure they have private access rights to drive motor vehicles on Public Footpaths, Public Bridleways and Restricted Byways where there is presently no recorded public vehicular right of way
- ' The safety of members of the public using the right of way must be ensured at all times
- ' No additional barriers are to be placed across the right of way, for example gates.
- ' There must be no reduction of the available width of the right of way for use by members of the public
- ' No damage or alteration must be caused to the surface of the right of way
- ' Wildlife mitigation fencing must not be placed across the right of way.

Planning Portal Comments:

If the Council's policies and guidelines are not heeded, we will take such action as may be necessary including direct enforcement action and prosecution. The Council has a statutory duty to ensure Public Rights of Way (PROW) are always open and members of the public are not inconvenienced in their use of PROW where development work has taken place.

It appears unlikely that the proposed development would have a direct affect upon a public right of way. It does, however, appear that a public right of way will be used as access to the development site both during the works and after its completion. The text below should be included as an Advice Note appended to any planning consent to ensure that the applicant is aware of their obligations as follows:

It is noted that access to the site during construction works and after the completion of the permitted development is by means of a Public Path (Footpath, Bridleway or Restricted Byway). The applicant must ensure that they have a right to drive a private motor propelled vehicle (MPV) over any path, track or way that supports a Public Path.

A person that drives an MPV along a path, track or way that supports a Public Path without lawful authority may commit an offence under the Road Traffic Act 1984 Section 31. The owner of the land can only grant lawful authority.

In addition, it is common for occupiers of properties where access is by means of a path, track or way that supports a Public Path to desire to improve the surface of that way to facilitate use by Motor Vehicles. Such works may not require to be authorized by the grant of planning consent, but occupiers will also need to ensure that they have the consent of the owner of the land for the works.

Occupiers are also required to obtain the consent of the Council as highway authority for any work that they undertake which affects the surface of the path, track, or way. This includes work that disturbs the existing surface as well as work to improve a path, track, or way by means of placing new material on top of the existing surface.

Application 3

PA24/00493 | The annual use of land for the Boardmasters Festival with camping, habitat mitigation and ancillary uses and the construction of two additional pedestrian accessways together with works to widen three existing accessways (to include hedgerow removal). | Trebelsue Farm TR8 4AN

Public Comments:

Ms Louise Searle

Comment submitted date: Tue 27 Feb 2024

I wholeheartedly support the Boardmasters expansion. The event brings crowds from all over the country, with world class entertainment and a much needed boost to the local economy. Festivals are a great experience for young and old and a few more thousand people isn't going to make that much of an impact. The benefits the town enjoys from this event far outweighs the problems encountered with traffic. Look at the Isle of Wight festival or Reading Festival, they're both 90,000+ people and located in/near the town but they've learnt to deal with it for the few days the event is on.

I understand how people living close to the event site must sometimes feel frustrated during this period but with proposed improved traffic management these problems can be resolved for the better. The bus service to the Boardmasters site and into Newquay is great, the buses are frequent and it works really well.

Mrs Gemma Toy

Comment submitted date: Mon 26 Feb 2024

Planning Portal Comments:

I would like to express our support for this application. Our company Crew2u Limited has been involved with Boardmasters Festival since it commenced. We are a family owned Cornish company who specialise in event construction support. We work all over the world on major events such as the Olympics/ Soundstorm Saudi Arabia/ Formula One. Boardmasters means so much to us, it is so nice to see a large scale event in our home county and how it has made its mark on the festival scene from humble beginnings. I have personally seen how much joy this festival brings to people and have noted how there are many people travelling down to this event because of the beautiful location.

This festival forms a large part of our work in the UK summer season and this in turn has enabled our business growth by creating more job opportunities. We have because of this invested in lots of training courses with local training providers again contributing to the local economy. This significant part of our work has enabled us to give Cornish young people the opportunity for worldwide travel, some of whom had never left the county before.

It has been such a pleasure watching this festival evolve over the years and being part of it. We have enjoyed the festival as a family from when our children were babies and have always agreed that the festival is well organised and safe. The organisers work closely with us and many other companies and always consider feedback and solutions based on experience of other large scale events. There will always be an issue with traffic attending large scale events. We have seen this in every country of the world. But like every responsible event organiser each year Boardmasters seek to improve this year on year, and need to be given the opportunity to do this.

The growth of Boardmasters festival would be so beneficial to companies like us to aid continued growth and the economy of Cornwall as a whole, as we have already seen. The people of Cornwall get to see numerous artists for a reasonable price, with some artists that would not necessarily play to a lesser audience elsewhere in Cornwall. I have noted a significant increase in the amount of people travelling to this festival combining the festival with a holiday in Newquay which is fantastic.

I would urge you to enable growth for this festival so Cornwall is not left behind in terms of large scale events.

Mr Mark Jennings

Comment submitted date: Mon 26 Feb 2024

My business is The View @ Watgate Bay Campsite and I strongly OBJECT against this planning application that will have a direct and negative impact on my business and the majority of other local businesses in this area. For the key reasons I have set out below:

1. Closure of the B3276 will have a detrimental impact on the traffic network along the airport road going out towards the A359 junction. Turning right out of the T-junction for Newquay already creates heavy traffic and can take approximately an hour to get into town. Closure of the road for the whole 5 days will have a huge impact and deter others from trying to get into Newquay, so Newquay will lose out on potential custom due to this inconvenience.

South West Water and electric companies are not allowed to close roads, so why would Boardmasters be any different.

Within Watgate Bay there are: 5 large Touring and Camping campsites, Watgate Bay Hotel, self catering apartments, air bnb's that have guests arriving and departing. During the Summer holidays our arrivals are from 1pm and departures are by 11am on a Friday, Saturday and Sunday only - having the B3276 open during the day does assist for this additional traffic flow coming in and out of Watgate Bay during this time.

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Closing of the B3276 would mean that my business will suffer in getting supplies delivered as it will do for the other businesses too. The suppliers will refuse to deliver if it will take them extra time to get to us due to heavy traffic. Currently our suppliers try their best to deliver early in the mornings to get around being delayed in traffic, as the traffic builds up during the day.

If an accident or breakdown occurs along the airport road, there is no other diversion that can be put in place.

To ask my staff to make the much longer journey and time to get to work, is unfair to ask this of them. I employ seasonal staff so they do not have the option of taking holiday pay during this period, being it is our peak time.

2. New Yellow area for car-parking - Going through Tregurrian Village the road is extremely tight and at one point, is only suitable for 1 vehicle at a time; which inevitably will create traffic and congestion going down to Watergate Bay on the B3276. The houses in Tregurrian are right on the road edge and there are no foot paths, so for the residents it will be unsafe to have the level of traffic passing through the village from the newly proposed yellow car parking area. People will start to look at other routes and then head down the single track lane that passes 3 campsite entrances. Safety of my guests and others would be put at risk.

3. Increase current boundary by 44.7 hectares - this is scary - the festival has grown and grown in size and it is definitely at the point where it has reached its maximum in what the area itself is able to offer for the event. If they are now seeking permission to expand out over the other side of Watergate Bay, indicates clearly that the festival has just outgrown its current site and should look for another site that is more suitable for their plans to accommodate the overall size of the festival.

The problems we already encounter from its current size is lack of water and water pressure; the internet services/phone signals are affected for the whole duration and for running a business this is virtually impossible to manage.

4. The Additional Mitigation areas (marked in yellow (5,4,15,65)) are directly adjoining and opposite my business and are also just down the lane from the entrance of my business. The new mitigation areas are surrounding my business!! Previous planning has been applied for to hold a drive in cinema/camping/music events on Leans field, which was not granted and proven that the access, public footpath, safety issues, safeguarding, environmental aspects, lighting, noise level and protection of the corn bunting birds are not suitable for any events/camping which is exactly the same reasons why this planning application should not be granted; it would also have a direct impact on my business during the Summer holidays which is the time of year when we are able to make the majority of our income being that we are only open for 6 months of the year. All the campsites, self catering units, Hotel etc in the area, bring in the tourism to this area and the festival only hinders and deters families that are looking for a Summer holiday in Newquay during this time.

The additional footfall/traffic this side of Watergate Bay along Trevarrian Hill road, created by the new Mitigation areas (1,2,3,12,15,65) - this road will still be open and there are no foot paths and it is extremely dangerous to walk down the hill via the road; the coast path will get damaged if used as the main foot path down to the festival. The cliffs are already crumbling and in some areas the path is very close to the edge.

5. Alterations to remove hedgerow - why would we even be considering to allow alterations and removal of 12m of Cornish hedgebank, just for a 5 day festival that takes place once a year.

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The licence was not agreed for their plans to increase the numbers that was proposed over the next couple of years, so surely there is no need to extend the current boundary of site. The festival is already overwhelming and uncontrollable which was highlighted during the licence meeting. To allow this planning application would allow the festival to dominate the area without consideration for the true effects on the local businesses and residents.

The Council still has a responsibility to make the area safe for all holiday makers and locals to reside and continue with their lives without detrimental disruption.

I understand they are a business too and are striving for growth in their business; however to what consequence are you going to allow the growth of a 5 day festival that disrupts the tourism area for the majority of the summer holidays(36 days - approx. 5 weeks of the 6 weeks main holiday season) surely they need to accept that growth means a new location now as they have out grown the current site and are now looking at dominating the whole of Watergate Bay. The festival started at a reasonable total of 20,000 in numbers and was manageable compared to a growth now of 58,000 in numbers over the past 10 years.

To allow this application to close the B3276 for the 5 days will pave a way for the Organisers to continue to pursue to increase their numbers in 2026. As they will have covered the issue of safety in crossing the road which was raised and addressed in the license application this year. It is common knowledge that their end goal is to have 75,000 in numbers attending the festival in the future. I strongly believe the festival growth has reached its max now and for this application to not be granted.

I am more than happy for anyone to come and make a site visit here @ The View to see the proximity of these new mitigation areas directly next door to my business.

Mr Samuel Karkeek

Comment submitted date: Sun 25 Feb 2024

I am writing to express the support of WAX Watergate and Newquay Sports Centre for the proposed traffic management plan for the upcoming Boardmasters Music Festival. As two of the closest businesses to the event site, we believe that this proposal represents a logical and necessary step towards improving traffic flow and ensuring the success of the festival.

While we understand that the proposed road closure may require our team commuting from Newquay to travel further, we view this as a manageable inconvenience considering the benefits it brings. Historically, the roads have been closed in the evenings during the festival period, so the additional morning commute for around 50% of our team over five days is a minor adjustment.

The revenue generated by the festival is crucial for our venues to remain operational throughout the year. Boardmasters not only sustains our established business but also enables us to diversify into new ventures, such as 'WAX Events Co'. In 2024, this subsidiary is projected to employ between 20-40 staff, organizing approximately 50 events across Cornwall.

We have observed the proactive efforts of the Vision Nine team in addressing issues and enhancing the festival experience year after year. Our ongoing communication with the festival management team has been constructive, and we appreciate their genuine interest in ensuring that all local businesses benefit from the event.

Moreover, the benefits of Boardmasters extend beyond the festival's duration. It plays a significant role in showcasing Cornwall on a global platform, attracting international brands to the region. Through Boardmasters, we have forged partnerships with leading brands that were previously beyond our reach.

While we acknowledge that an event of this scale inevitably causes some disruption, we firmly believe

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that the advantages far outweigh the challenges for both our businesses and our employees.

Thank you for considering our perspective on this matter. We look forward to continued collaboration and the successful implementation of the traffic management plan for Boardmasters Music Festival.

Mr Will Ashworth

Comment submitted date: Sat 24 Feb 2024

I am writing on behalf of Watergate Bay Hotel and Sands Resort.

Boardmasters undoubtedly benefits some local businesses, generates good awareness of the Newquay area nationally and is enjoyed by many. However, it does also have significant negative impacts on the lives of local people and the ability of many local businesses to trade successfully.

We are writing to object on the basis of:

- 1) the significant impact on the road network
- 2) the proposed closure of the B3276
- 3) the route proposed to the new Yellow car park
- 4) the expansion of the overall Boardmasters site

1) Road network

Boardmasters' negative impact on the road network has grown year on year despite detailed transport strategies put in place by the organisers to mitigate the impact. The scale of disruption is very significant for locals, businesses and visitors alike. Boardmasters have said that 2023 was the 'peak car year' and have submitted a transport strategy to support this. This is commendable, but I don't believe it is credible given their previous transport strategies have not been effective in reducing car numbers and disruption on the road network. The remoteness of the site and the young demographic means that many parents insist on delivering their children directly to the festival by car.

Fundamentally, the road infrastructure in the area is not capable of dealing with the volumes of traffic generated by the event. For instance, on the first day of the 2023 festival the queues on the A3059 heading towards Newquay were approximately 4 miles long, meaning it took 60 mins to access the St Columb Minor and Porth areas which caused significant local disruption.

2) Planned closure of B3276

The plan to close the B3276 for the entire duration of the festival is completely unacceptable. It is a vital link road between the coastal communities who use it for commuting, services and as an essential route for the visitors to and from the Newquay area during the commercially vital summer season. Furthermore, in order for our team to service our two businesses, they will have to take a 12.5 mile detour taking an additional 25 minutes.

In the same way that utility companies are not allowed to disrupt the road network during the tourist season, why should Boardmasters be able to do so in such a significant way.

3) Proposed new route to the yellow car park

The proposed route past Newquay Airport to the new yellow car park on the Watergate Bay side of the festival will inevitably create congestion problems in Tregurrian, at the pinch point where the road narrows to a single car width.

4) Expansion of Boardmasters site

The application significantly increases the area Boardmasters will be able to use for the festival. This is aligned with their view that they could grow the festival up to 75,000 people (subject to licencing). This is a 41% increase on 2023 licenced numbers.

Watergate Bay Hotel and Sands Resort are the two businesses closest to the Boardmasters festival. We

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employ over 300 team members in year-round jobs and the festival is already causing significant logistical difficulties, safety concerns and adding unnecessary cost. Any growth in numbers, let alone a 41% increase, will make it harder for us to operate successfully in our peak season. Together with the increased disruption on the road network, that will affect everyone, I do not believe the festival should be allowed to grow further.

Mrs Sarah Eriksson

Comment submitted date: Sat 24 Feb 2024

I object for some key reasons, and based on feedback from many Porth locals.

While there are some economic benefits from Boardmasters, the road closure will in fact have a negative impact on local businesses and residents needing to travel on the road from Porth to Watergate. The volumes of pedestrians should be better managed by bus transport, and stop ripping off the festival goers with over priced travel, forcing many to walk.

The traffic will be forced onto other roads, and this was noticeable last year with the bad weather forcing many exiting the event down all the side roads. Porth Beach Road was seriously impacted - as a single track road, it was overwhelmed and blocked for many hours.

The ones that do walk and stop at Porth Beach made a considerable amount of mess, both littering, broken glass, drugs and human excrement and vomit. It's unsafe and unpleasant for children on this family beach, during this time. The organisers do very very little to keep the beach respectable - with no noticeable presence through the whole weekend last year - or signage / extra bins to deal with the revellers.

Mr Paul Batten

Comment submitted date: Sat 24 Feb 2024

Our key concerns are:

1 We will be lit up like a Christmas Tree by all of the flood lights in the car parking surrounding us (including the noise from the generators). The back of our house and garden is already illuminated under the current arrangements.

2 Previous experience tells us that all sorts of waste (including human) gets thrown over the security fence, the other side is our property/garden in the new proposal.

3 The noise from the car park is relentless even when everyone is in, car horns, music, shouting at all hours with people go to and fro from their vehicles.

4 We already have to hunker down for several days and are effectively hemmed in as the single track lane to Higher Trewince (our only access/egress) is adjacent to Treloy Crash gate. When the green gate opens for campers it makes going out and returning impossible (the opposite on the Monday when everyone leaves). Whilst there is security at the end of the lane during the day this is of varying effectiveness and we get festival goers entering our property at all hours, especially the early hours) trying to turn around - we have to result to locking our driveway gate and being extra vigilant for trespassers.

5 During the period of the festival I have to either work from home or take holiday, this is because journey times are impossible and working from home is virtually impossible as everyone is connected to our phone mast (no reception) and our broadband grinds to a halt as the fibre optic line installed by Superfast Cornwall is inundated by the festival connections.

6 under the new proposal we will have complete loss of privacy with vehicles parked on agricultural land

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directly behind our garden (bounded by a stock fence) and alongside our garden parked on agricultural land (bounded by a post and rail fence). We are effectively surrounded on 3 sides of our property with the new proposal and severely restricted with freedom of movement.

Ms Laura Henshall

Comment submitted date: Fri 23 Feb 2024

I have to travel that road to get to my place of work. No need for it to get closed all day. The previous hours have worked well. Leave as it is please and give some support to the local residents who need to work.

Mr DAVID HUNTER

Comment submitted date: Fri 23 Feb 2024

I am writing to wholly object to aspects of this application.

I object to the closing of the B3276 for the whole duration of the festival; this is just a high-handed attitude to attempt to assert control of the area at the expense of the local and travelling public.

I object to the removal of a Cornish hedge and the implications for bio-diversity, local field planning and all wild life on the site area; especially the late-nesting Corn Buntings on site.

I object to this planned expansion on the grounds of increased noise, traffic control, local theft and a certain increase in litter on the site and surrounding area, particularly Porth and Watergate beaches.

I urge you to consider these objections if imposing planning conditions upon this application.

Mr Nick Webb

Comment submitted date: Fri 23 Feb 2024

The Boardmasters is a fantastic asset for Cornwall and for Newquay in particular.

The organisers have worked tirelessly to build a national brand that brings 10's of thousands of people from all over the country to enjoy themselves here on the Cornish coast.

It goes without saying that we as a town need to accommodate them, so it is busier and it is noisier than usual, but in return, visitors to Boardmasters bring a huge amount of input to the towns economy and a huge amount of positive publicity.

The site at Treblesue Farm has proved to be a huge success, right on the edge of town with incredible views of the coast. In addition some restructuring to the site must happen to allow better access for the public between the site and the town. It is not surprising that these works need to be done and I for one fully support any work that the organisers propose to keep ticket holders as safe as possible during the event. I therefore fully support the proposed use of the site and the additional accessways. I have run many events in Cornwall and can say from experience that this is a very well planned and very well run event. I wish them all the best as they continue to grow the event.

Mr STEVEN ENGLAND

Comment submitted date: Fri 23 Feb 2024

Boardmasters has become an iconic event and a real draw for the counties and Cornwall's young people. As well as being an amazing place to watch bands the festival provides many jobs and much needed investment into the region. Our office in Newquay overlooks the train station road and main footpath in town so we see the amount of people coming into town to shop whether that is in the supermarkets or other outlets in town. It provides an incredible and reliable boost, especially in times when the cost of living is hitting hard, as students save up for it as an annual 'must do'.

If you grew up in Cornwall you will know how incredible hard and expensive it was to get out and see bands at a music event of this stature, usually 100s of miles up country. And how lucky local young people are to be able to go and see likes of Stormzy and Sam Fender without having to travel hours. It is a massive bonus for those who live in one of the poorest areas of Europe.

From surfing point of view it is the biggest longest running event in the UK and the only chance our

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young local surfers have of competing against and watching the worlds best on home beaches and gaining qualification points. The alternative is going abroad, which again is really expense.

This year there is a very very good chance of Cornish surfers completing a clean sweep of the events international titles. It could be incredible

As a local business who will have a store on site the event also offers great opportunity to get our product in front of thousands of visitors, and helps us employ more staff for this period.

Through Carve and SurfGirl magazine we have been media partner of Boardmasters since it was launched and they have always listened to our views and input. We particularly like the fact they imply local poe where they can and have given £1000s back to local people and causes through the Boardmasters Foundation .

Last year I personally attended the festival for the first time since 2019 and I was really impressed not only by the organisation, but also the atmosphere and behaviour of the attendees. The crowds were amazing! Also the clean up after the festival is pretty amazing.

My 18 year old daughter went and I had no worries that she would have a good time and be safe! Unlike some other festivals...

It is an incredible event for Cornwall for many reasons, and if there are issues raised I am sure the event organisers will listen and do their best to address them.

Mrs Kirsty Price

Comment submitted date: Fri 23 Feb 2024

I am writing on behalf of Cornwall Chamber of Commerce in support of this application

The Boardmasters festival has significant positive impact on hundreds of businesses in Cornwall and raises the profile of Cornwall as a whole. The festival creates increased employment within the Duchy not only during the festival but throughout the year. We have seen many supplier businesses grow as a result of the festival in past years and are keen to see this continuing.

The event generates £40 million into the local and wider economy of Cornwall, and our member businesses report an increased tourism spend not only during the festival but also on the lead up.

It provides our young people, who are geographically isolated, with an opportunity to see, and be inspired by, internationally renowned musicians, artists and athletes.

The festival's charity arm, the Boardmasters Foundation has donated over £436,000 to support individuals, groups, charities and organisations who are instrumental across culture and community projects in Cornwall.

In conclusion we feel that granting this application is a positive action for Cornwall's businesses.

Yours sincerely,

Kim Conchie DL FRSA

CEO, Cornwall Chamber of Commerce

Mrs Emma Stratton

Comment submitted date: Fri 23 Feb 2024

I am concerned for all the environmental impact of this extension to the Board Master's festival if they are removing hedges and disturbing more habitat from the endangered corn bunting and sky lark nesting habitat.

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I am also concerned that the road closure for 5 days will have a significant cost for local working people and families who have to divert to a different and longer route to get to school, work or to go about their normal life. The extra carbon this creates from longer journeys and the inconvenience and additional traffic this causes, is causing more environmental damage and an increase in the carbon footprint of the site.

I do not believe it is in the interests of Cornwall to expand the festival into additional green land or to increase the road closure as it has a significant negative environment on the local community and environment.

Mrs Hendrika Metcalfe

Comment submitted date: Thu 22 Feb 2024

Do we really need to destroy natural habitats and hedgerows for a festival which lasts less than a week? Isn't the festival big enough? Doesn't it already have a big enough impact on nature, traffic and the residents in the area? I strongly object to this application. Please think about the natural world before money!

Ms Elaine Uff

Comment submitted date: Wed 21 Feb 2024

I object due to the wildlife and nesting birds in the area. The corn buntings are on the red endangered list and will be effected by all the over development of an already over sized festival for the area to handle.

Mrs Andreyia Bennett

Comment submitted date: Wed 21 Feb 2024

I object to the planning the event is already too big for the town . It negatively affects my business my staffs ability to get here.

Though this expansion will also directly affect the corn bunting fields. The effect of the event on the bird's is unknown moving straight to mitigation isn't an acceptable solution . The rubbish and incipient impact of this event is huge. They say they have rubbish pickers out , if that is true they are not doing a good job !

Miss Faye Lovelady

Comment submitted date: Wed 21 Feb 2024

I object to the proposed expansion of the festival into the next fields.

They may have the license but not permission to use the extra space. Some of the fields they want to expand into are the cornbuntings and skylark habitat. They are late nesters so still nursing young whilst the festival is being set up and during the event. They get round this by saying they mitigate to other fields, which just means they allocate other fields for them. The birds of course don't know to go there. Corn buntings are on the red list. Of course it's not just cornbuntings that struggle but every bit of wildlife whilst the festival is being set up and during.

Mrs Eugenie Walker

Comment submitted date: Sat 17 Feb 2024

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I object to the expansion of the festival. It already felt way too big last year with the infrastructure struggling to cope and the awful traffic jams on the entry and exit days. The local area cannot cope with the sheer numbers of kids who come for it.

More importantly is the environmental aspect which seems to be overlooked in every article I read.

Nothing seems to be put in place with regards to the effects it has on the wildlife in the area. The corn buntings can't just go off and choose another field neither can the barn owl that is often seen around the road from Watergate to Porth.

Turning down the lights is utterly pointless when there are still flood lights on for the majority of the night. I would like to see a proper study into the effects the festival has on the local fauna before allowing an increase in numbers.

Mrs Imogen Michaux

Comment submitted date: Fri 16 Feb 2024

I object to this application. The festival is at maximum capacity already. Increasing the size of it would mean vital habitat being destroyed of the vulnerable corn bunting that nest there. This is one of very few habitats where this species nest and should be protected. The current festival size probably does enough damage on neighbouring fields to the nesting birds and other wildlife. The noise pollution is immense - this site is already not a good place for a festival of this size. The noise can be heard for miles around, the effects to wildlife is yet unknown. The noise affects the local people having been heard last year in Crantock, so does the road closure making it impossible for locals to get in and out of town, let alone if there is an emergency. The pressure this festival puts on the town is huge and does not need to be any bigger. The organisers are only thinking of their pockets and profits and do not seem to have a care for anything else. Making it bigger should not be allowed.

Ms Fiona Thompson

Comment submitted date: Wed 14 Feb 2024

This is a terrible idea. The destruction of wildlife filled hedgerows for an event of this type is ludicrous. We need to be preserving our wildlife not destroying habitat. Please do not allow this application to pass.

Mr Phil McVey

Comment submitted date: Tue 13 Feb 2024

I object to this application as it threatens one of the last remaining breeding locations in Cornwall of the Red Listed Corn Bunting.

I have read the application thoroughly and particularly the Ecological Appraisal and Surveys, and the proposals for Biodiversity Net Gain. Despite the offsetting proposed it is clear that the application will directly affect fields used by Corn Buntings, and any loss of such land should not take place. The Corn Bunting is specifically mentioned in the report "State of Nature Cornwall 2020" (Cornwall Wildlife Trust, Cornwall Council and The University of Exeter) as being on the brink of disappearing from Cornwall.

At a time when nature is under even greater threat, the UK remains in the bottom 10% of least biodiverse countries, and we have lost 73 million birds over the past 50 years, to reduce even further the opportunities for our wildlife is not acceptable.

Ms Sally Brown

Planning Portal Comments:

Comment submitted date: Tue 13 Feb 2024

I wish to object to the work proposed with regards to paths and the removal of a hedgerow and allowing the expansion of Boardmasters.

All that for an event that only takes place once a year. Definitely no hedgerows should be destroyed. Removing a hedge so people can make money is total disregard for the environment and biodiversity of the area.

The farmland around Watgate Bay is home to corn buntings which are on the red list.

Are not the "powers that be" trying to preserve our wild life? Not destroying it the name of greed and money.

Also there is the south west footpath that goes from the site to Porth and round to Lusty Glaze to the Barrowfields. There is the footpath past the sandy lodge towards the Trevelgue road which comes out at Porth and joins up with the one above. That is two footpaths from the site that go to Newquay so another one is not needed.

Newquay suffers congestion and chaos during Boardmasters as it is with local and emergency services struggling. Cornwall is full to capacity in the summer and last year during Boardmasters, the A&E department was overwhelmed.

With the request for the expansion there would be huge concerns about emergency evacuation, crowd management, welfare facilities being "overwhelmed" and traffic chaos. A recipe for disaster.

Mr Steve Church

Comment submitted date: Mon 12 Feb 2024

The South West Coast Path Association is the charity that promotes and supports the South West Coast Path National Trail, provides information on the route for users and raises funds for improvements. The Association has no objection to this application on condition that the route of the SWCP and all affected access paths to it remain available for public use for the duration of the event and during preparation and clearance works.

Steve Church Planning Advisor, Cornwall South West Coast Path Association.

Miss Michele Jelf

Comment submitted date: Mon 12 Feb 2024

I object to this application on ecological grounds as the area covered by this application includes one of the last remaining sites for Corn Buntings in Cornwall.

Corn Buntings are now on the Red list of endangered birds due to the steep decline of numbers and are now extinct in many areas where they were once prolific. Using this site will have a great and possibly irreversible impact on these birds.

Consultee Comments:

Devon & Cornwall Police Architectural Liaison Officer

Comment Date: Tue 27 Feb 2024

Re Planning Application PA24/00493 | The annual use of land for the Boardmasters Festival with camping, habitat mitigation and ancillary uses and the construction of two additional pedestrian accessways together with works to widen three existing accessways (to include hedgerow removal). | Trebelsue Farm Newquay Cornwall TR8 4AN.

Planning Portal Comments:

Dear Mr Evans,

Thank you on behalf of Devon and Cornwall Police for the opportunity to comment on this planning application.

I note that the plans are described as indicative at this time due to the nature of the event.

I assume that even with the proposed increase in the overall site size that the site boundary will still be suitably fenced?

I also note the detailed proposals regarding pedestrian access including the new gates as shown. Because of the nature of the event, then if as stated in the DAS, it is felt that this will improve visitor experience and safety then this is welcome.

General points would be to ensure that all pedestrian routes are clearly marked as such and there is enough stewarding/security to facilitate movements of large numbers of people especially when it is dark. I assume all the areas covered will have temporary lighting and where necessary CCTV arrangements in place?

Yours sincerely,

Martin Mumford
Police Designing Out Crime Officer
27/2/24

This report is based upon the plans provided and in accordance with the principles of CPTED (crime prevention through environmental design) and SBD (Secured By Design) the UK national Police crime prevention initiative

If the measures advised are implemented then hopefully this will reduce the opportunities for crime and disorder but Police cannot offer any guarantee of this

Cornwall Council Lead Local Flood Authority

Comment Date: Mon 26 Feb 2024

The Lead Local Flood Authority (LLFA) has reviewed the details provided to support this application.

The Environment Agency should be consulted in relation to Flood Risk as this is beyond our remit. The LLFA has no comments to make with respect to sustainable drainage systems.

Jackie Smith
Principal Sustainable Drainage Officer

Highway Development Management - East

Comment Date: Mon 26 Feb 2024

Following an assessment of the submitted plans and information, I have the highway comments below.

A Transport Assessment (TA) has been submitted to support the application following pre-application advice to better understand the traffic impacts of the proposed expansion.

A music festival has taken place at the site since 2005 with the most recent festivals authorised through a 2020 permission (PA19/09719) which grants temporary use of the land for the festival up to and including 2024.

Planning Portal Comments:

The temporary use covers a site area of 184.5 hectares with the proposal seeking an expansion to 229.2 hectares.

A total of 30 hectares of land has the potential to accommodate car parking for the event which is an equivalent approximation of 15,000 spaces, 2022 data within the TA identifies 5,200 car parking tickets were sold therefore I consider that the site has sufficient excess capacity to accommodate the uplift in vehicles associated with the expansion and avoid overspill onto the local highway network.

A proposed £50 re-entry fee for vehicles seeking to exit and re-enter the site while the festival is underway will seek to contain trips within the site, limiting the main impact on the local highway network to peak arrival and departure days.

An Access and Event Management Plan will be retained as part of the expansion to detail and refine the finer points of access into the festival. This could be secured through this planning permission via condition however the day-to-day operation of the plan will be largely governed by separate licensing legislation, the requirements set out in the Highways act and the Safety Advisory Group on which highways representatives have an input.

The Access and Event Management Plan adopts the same principles as were agreed for previous festivals, including access strategies and vehicular routing. As it was previously utilised and given consent by the Local Planning Authority/Local Highway Authority, it forms a strong fall-back position, where the question at hand applies to the additional impact associated with the uplift in trips as a result of the expansion and increased number of festival users. This is in the main governed by the Council's events licencing process which sets the threshold for ticket sales year on year, it is understood to have been capped at 58,000.

Additional mitigation measures for this application included a lit footpath from Porth to the site, a road closure implemented for the main crossing point on B3276 for the duration of the festival (Thursday to Sunday) with emergency access only, and additional pedestrian access points into the festival with further crossing point on the B3276 and two new accesses.

Existing mitigation measures included a shuttle bus service from the site to Newquay Rail Station/Fistral Beach, charter coaches, the promotion of access via rail travel and a Framework Travel Plan. The Construction Management Plan for the build/break phases of the festival is proposed to run as per previous editions of the festival.

It is acknowledged that the festival causes impacts on the local highway network however those impacts are temporary in nature with specific peaks focusing on the main arrival and departures days. A number of sustainable transport measures are proposed which seek to mitigate the overall impact and as previously stated the Councils event licencing process sets the threshold for ticket sales year on year, which is understood to have been capped at 58,000.

On this basis the increase in users from the fall-back position would be an additional 5,000 people, while no analysis has been provided in the TA as to the likely breakdown in mode of transport for these users, it is likely that given the sustainable transport measures listed, a significant proportion of them would utilise the options available, such that the additional vehicular impact would be within the lower percentiles of the existing traffic flows associated with the festival.

The uplift to 58,000 has also been approved and highways impact considered through the separate legislation governing the festival.

I have no highways objection to this application subject to the following conditions applied to the

Planning Portal Comments:

application as per previous permissions.

Prior to the commencement of the festival each year a Traffic Management Plan shall be submitted to and approved in writing by the Local Planning Authority.

The details should be submitted 3 months prior to the festival taking place. The festival shall be carried out in strict accordance with the traffic management plan.

Reason: To ensure highway safety in accordance with Policy 27 of the Cornwall Local Plan.

Within the application site area hereby approved, the following highways measures should be undertaken: a temporary surface at the field entrance to prevent mud being deposited on the adjoining highway; a one way traffic system within the site; adequate car parking for visitors and operators of the event; space for queuing vehicles waiting to exit the field after each event performance. These measures shall be provided for the duration of the periods subject to this permission, including preparation and clearance of the site.

Reason: To minimise disruption to the free flow of traffic using the B3276 and in the interest of highway safety in accordance with Policy 27 of the Cornwall Local Plan.

Coast Protection Authority

Comment Date: Thu 22 Feb 2024

We, acting as the Coast Protection Authority, have no comment to make with regards to Planning Application PA24/00493 on the following grounds:

- o All activity outlined in the proposal takes place outside of the Coastal Vulnerability Zone
- o The activities outlined are for a festival and therefore temporary use, unlikely to impact long-term erosion risk at this location.

Countryside Access Officer

Comment Date: Tue 20 Feb 2024

Thank you for consulting the Countryside Access Team in respect of the ramifications of the Planning Application upon the Rights of Way network.

I can confirm that Countryside Access Team in its role as Highway Authority for Public Rights of Way has NO OBJECTION to the proposals.

It is understood that temporary diversion and closure orders will be applied for via Streetworks.

Education Infrastructure

Comment Date: Mon 19 Feb 2024

I can confirm that no education contribution will be sought for this application.

Public Protection Noise And Odour Planning Consultations

Comment Date: Fri 16 Feb 2024

JD on behalf of Community Protection - SR24_001741

Having looked at this application there are no objections from Community Protection on this matter. Following the guidance of the NPPF we should not look to duplicate conditions or controls under Planning where they suitably exist elsewhere. This event is controlled and managed by way of event Licensing and conditions under that regime. As such there are no comments in respect of this application.

Site Allocations DPD

Planning Portal Comments:

Comment Date: Thu 15 Feb 2024

Thank you for consulting the Delivery Team. The application does not fall within a Site Allocation, so on this occasion we don't have any comments.

HSE Proxy

Comment Date: Wed 14 Feb 2024

From: Matt Batchelor [REDACTED]
Sent: 14 February 2024 12:56
To: Jayne Stimson <Jayne.Stimson@cornwall.gov.uk>
Subject: RE: Cornwall Council Planning Consultation reference PA24/00493 Area Team 5

Information Classification: CONTROLLED

Hi Jayne,

Due to the size of the application site, I have had to consult HSE by email. Please see their advice below:

Thank you for your email seeking HSE's observations on application PA24/00493.

HSE is a statutory consultee for certain developments within the consultation distance of major hazard sites and major accident hazard pipelines, and has provided planning authorities with access to the HSE Planning Advice Web App - <https://pa.hsl.gov.uk/> - for them to use to consult HSE and obtain HSE's advice.

However, this application does not fall within any HSE consultation zones. There is therefore no need to consult the HSE Land Use Planning (LUP) team on this planning application and the HSE LUP team has no comment to make.

Kind Regards

Matt Batchelor | Senior Technical Officer
Cornwall Council | Development Management – Regulatory Services
[REDACTED] 0300 1234 151
www.cornwall.gov.uk | 'Onen hag oll'

Consultees still to Comment:

- Ramblers Association (Cornwall)
- RSPB
- Cornwall Council Lead Local Flood Authority
- Highway Development Management - East
- Cornwall Fire And Rescue Service
- St Mawgan In Pydar Parish Council
- Emergency Management
- Government Pipelines And Storage System
- Environment Agency
- Cornwall Council Parking Services
- Devon & Cornwall Police Architectural Liaison Officer
- Newquay Town Council
- Colan Parish Council

Application 4

Planning Portal Comments:

PA24/00941 | Non-material amendment to decision PA14/02884 dated 28.11.2014 to amend the use of the area to the front of the property to off-road parking with new cross-over formed (part retro-spective). | 5-7 Lowen Brae Springfield Road Newquay Cornwall TR7 1RT

Highway Development Management - East

Comment Date: Mon 26 Feb 2024

Following an assessment of the submitted plans and information, I have the highway comments below.

The parking space would be within the 15m minimum junction separation distance and egress onto a four-arm crossroad junction.

Emerging visibility to the right, in a forward gear, is constrained by the building and there would be no emerging visibility of a pedestrian or child traversing the footway in this direction.

In addition, visibility over the majority of arms of the crossroad junction would be constrained by the alignment of the parking space relative to the junction.

Entry and exit in a forward gear cannot be secured with a lack of turning and unsighted reversing manoeuvres onto the highway would present a safety risk.

Based on the above, I consider that the application is contrary to Policy 27 of the Cornwall Local Plan in failing to demonstrate safe and suitable access.

RW

Application 7

PA23/10292 | Extend apartment block by a further three apartments without compliance with condition 2 of decision notice PA19/06004 dated 30/09/2019. | Trevilson 31 Pentire Avenue Newquay Cornwall TR7 1PB

Mr michael Wallis

Comment submitted date: Tue 27 Feb 2024

I am the next door neighbour to 31 Pentire Avenue. While I have no objection to the location of the new apartments, I am currently objecting to this application because of the location of the bin store. The bin store is located on the boundary line of 31 and 33 pentire avenue.

Bearing in mind that this is a binstore for 6+ apartments, this will impact our standard of living, due to the smell of the binstore, the risk of vermin and potential issues with seagulls.

Planning Portal Comments:

I would request that a new location is found for the binstore and that this area is used for car parking.

A binstore in this area is not acceptable!

Site Allocations DPD

Comment Date: Thu 22 Feb 2024

Thank you for consulting the Delivery Team. The application does not fall within a Site Allocation, so on this occasion we don't have any comments.

Application 8

PA23/08894 | Conversion of house into two flats | 25A Quintrell Road Newquay Cornwall TR7 3DY

Public Protection Contaminated Land Planning Consultations

Comment Date: Fri 26 Jan 2024

Thank you for consulting Environmental Protection, the following report has been reviewed:

Phase 1 by Ground Consultants Ltd ref: GCL24597_P1 dated: 19th January 2024

The report appears to conclude there is only a low risk of land contamination. We therefore have no objections to the application. The developer should however follow any recommendations provided in the report.

Planning ref: PA23/08894 Our ref: CL24_000059 MR

Mr Justin Cain

Comment submitted date: Thu 01 Feb 2024

Comments on Plot 25a Planning Drawings

- 1-Plot width on plans is not inline with drawings held at Land Registry.
- 2-Floor Plans inform incorrect layouts and dimensions which are inconsistent with information held at Land registry.
- 3-Floor plans are not in line with elevations.
- 4-Ground & 1st Floor plans are not consistent with what is on site.
- 5-Terraces on proposed drawings will impose on adjacent property. Viewing directly into property on both floors.
- 6-Extent of terrace will impact on the established hedge which is not fully within the plot dimensions of 25a, held at the land registry.
- 7-Party wall line incorrectly detailed.
- 8-Ground floor terrace/glazing line incorrectly drawn.
- 9-Existing Front Elevation RH Reveal does not represent the line of the party wall.
- 10-Glass balustrade is not in keeping with the locality.
- 11-Proposed floor plans do not represent documents held at the land registry, scaled dims are not inline with the footprint of the existing property.
- 12-Site Plan & Floor Plans do not reflect the existing property. The ground floor terrace is shown inline with the front of the neighbouring property in differently to projecting beyond the line of the neighbouring

Planning Portal Comments:
property which is misleading. 13-Ground & 1st Floor Plan do not incorporate the external terraces.