

## **AG6.i Public Question RE: PA22/11258**

### **Headland Hotel Headland Road TR7 1EW**

Dear Sir

I understand that you are the planning officer for Newquay Council and it has been suggested that I write to you about the above application on behalf of the 18 apartment owners here.

We note that the Council made the following comments on 30<sup>th</sup> January 2023.

#### ***Newquay Town Council***

***Comment Date: Mon 30 Jan 2023***

***NO OBJECTION:*** *Members fully applaud the intention to reduce the carbon footprint of the Hotel through investment in renewable energy sources. However, whilst the visual impact on the listed asset may be limited, concerns exist that the installation of the proposed PV array may cause harm to the wider, locally valued landscape. Public comments have drawn attention to some inconsistencies within the application documents, and Members agreed that whilst there is a lack of detail on the height of the low-profile framing system, then there will be some uncertainty as to the level of visual impact likely to result. Newquay Neighbourhood Plan (NNP) policy LE4, Protection of Views and Vistas, seeks to preserve the beauty of the town's valued landscapes and, given the importance of the location, **a visual impact assessment appropriate to the size and scale of the proposal should be provided. In addition, Members would encourage further investigation of measures that could break up the visual bulk of the array to make it less intrusive on the landscape. Concerns also exist that the public would be able to access the array and, if this were the case, there needs to be some consideration of how this could be safely managed/prevented.***

You will see that a number of us have also since made representations, because this huge 900 sq. m solar array is literally right in front of our building, Fistral Blue on Headland Road.

We note that no commercial justification has since been provided by the applicant for the **industrial size** of the array.

This is not a suitable location for a commercial/industrial solar array because it is a **valued landscape** in the Neighbourhood Plan.

It is also on the main entrance to a listed building and is much taller than the Cornish wall next to it and will be visible right along the PROW leading to Towan Headland/Little Fistral, from Pentire Headland, Coastguard hut and Huers Hut.

The applicants have clearly not done what Newquay Council requested and therefore we would like to request that Newquay Council make contact with the planning officer, Samantha Hewitt, to raise your concerns and use the 5 day protocol to change your 'no objection' decision to 'object'.

Our ward councillor, Louis Gardner, is supporting us in our objection and has advised the planning officer that he will call this application into planning committee if she recommends it, which now seems to be scheduled for 31<sup>st</sup> July 2023.

But technically, since Newquay Council returned a '*no objection*' rather than an 'objection', the planning officer does not have to revert to yourselves if she is inclined to support the application.

Therefore we would like to request that you make contact and if necessary request a 5 day protocol letter outlining the reasons why you now object and reversing your decision since the necessary information has not been lodged.

Many thanks.