

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 – 15 February 2023

| Central & Pentire | Porth & Tretherras | Trenance | Whipsiderry |
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| Application 01 | Trenance |
| Reference | PA23/00218 |
| Proposal | Construction of a new detached dwelling to the rear of 14, Penina Ave, Newquay |
| Location | Land West Of 3 Wych Hazel Way Wych Hazel Way |
| Applicant | Mr Micheal Lackey |
| Grid Ref. | 181832 / 60639 |
| Town Council Response | <p>NO OBJECTION: Members would want to see a drop kerb added to the plans and agreed this should be in place before any works are started. The matter of demonstrating safe and suitable access appears not to have been addressed, despite the Officer's recent pre-application advice (PA22/01677/PREAPP). Members would ask for confirmation that there would be no loss of privacy to no.2 Wych Hazel Way. It was noted there had been several public objections to the current proposals. Of particular interest were comments relating to the impact the scheme would have on the drainage of the plot and given the sloping topography, its overall stability. Reassurance is sought that this site is suitable for the proposed level of excavation and development, and that effective management of surface water can be achieved.</p> |
| Application 02 | Porth & Tretherras |
| Reference | PA22/11359 |
| Proposal | PROPOSED EXTENSION OF DWELLING & NEW ANCILLIARY BUILDING |
| Location | 21 Lusty Glaze Road TR7 3AE |
| Applicant | MR A DUMPLETON |
| Grid Ref. | 182663 / 62626 |

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| Town Council Response | NO OBJECTION: Members noted the public comment objecting to the ridge height of the proposed Games Room – however, it is clear this does not exceed the ridge height of the main building and, given the modest footprint, it was felt unlikely to harm the character of the area. Whilst the remodelling of the roof is considered extensive, it was felt the design would be in keeping with the building and the character of the existing street scene. Members requested confirmation from the Case Officer as to whether the driveway and front terraces would benefit from permitted development rights and whether they would form a permeable/porous surface once built. |
| Application 03 | Porth & Tretherras |
| Reference | PA23/00311 |
| Proposal | Proposed extensions including first floor extension and alterations (amended design to approved application PA22/01340) |
| Location | 15 Greenbank Crescent TR7 3JX |
| Applicant | Mr Tony Good |
| Grid Ref. | 183274 / 62521 |
| Town Council Response | NO OBJECTION: Members recalled their support for PA22/01340 , as approved by the LPA in April 2022. The public comment in support of the current application was noted and Members agreed the proposed increase in ridge height would not be excessive for the location. It was felt the addition of a first-floor level would be unlikely to harm the residential amenity of neighbouring properties, but confirmation from the Case Officer, particularly with regard to the rear-facing views at first-floor level would be appreciated. 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 |

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| | possible, high levels of environmental sustainability should be integrated into the works - in this case, the applicant is encouraged to explore the opportunity of including renewable energy sources, along with features such as bird/bee boxes etc. as part of any works that take place. |
| Application 04 | Trenance - Sarah |
| Reference | PA23/00281 |
| Proposal | Demolition of existing double garage. Construction of a games room with a home office over, within the pitched roof, on the same footprint as the existing garage (Re-submission of withdrawn application PA22/09625) |
| Location | 12 Chyverton Close TR7 2AR |
| Applicant | Mr Andy Nions |
| Grid Ref. | 180969 / 60910 |
| Town Council Response | OBJECTION: Members recalled the withdrawn application PA22/09625 and remain satisfied that the loss of the garage is unlikely to add to local parking pressures. Whilst the proposed ridge height has been reduced compared to that detailed in PA22/09625, Members still consider the scale and appearance would be at odds with the well-defined design that characterises this section of Chyverton Close. When looking up or down Chyverton Close it is clear the proposed pitched roof would be incongruous with the existing flat roof garages. The overall appearance of the games room/home office mimics that of a dwelling house, which would harm the existing street scene by creating an impression of cramped development in an otherwise spacious residential setting. Newquay Neighbourhood Plan Policy G2(c) seeks to ensure that any tiered effect of roof heights up and down hills is maintained. |

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| Application 05 | Trenance |
| Reference | PA23/00235 |
| Proposal | Retrospective use as a self-contained unit with proposed extension and renovation works |
| Location | 128 Mount Wise TR7 1QP |
| Applicant | Mr M Whitrow |
| Grid Ref. | 180633 / 61397 |
| Town Council Response | NO OBJECTION: Whilst concerns exist that the apartment may currently offer a lower standard of accommodation, it is understood that the use of this former garage/store as residential accommodation has already been permitted by the LPA and that a CLEUD is not required. Therefore, the proposed improvements to the existing accommodation are welcomed, subject to confirmation from the Case Officer that there will be no adverse impact on neighbouring properties or any reduction in the parking provision for 128 Mount Wise. Members would not consider this dwelling unit suitable as a separate address, but the understanding is that it will remain as one of the x3 2-bed apartments previously approved under PA22/05783. |
| Application 06 | Porth & Tretherras |
| Reference | PA22/07217 |
| Proposal | Full planning application for 50 homes, including access and associated works (revised plans) |
| Location | Land At Bedowan Meadows Newquay Cornwall |
| Applicant | PCL Planning |
| Grid Ref. | Not Given |
| Town Council Response | OBJECTION: Members noted several public objections raising concerns over the pressures that seem likely to be placed on local infrastructure. In addition to frequently asked questions about the provision of Health and Education services, residents have strongly questioned the capacity of the existing sewer system to serve further |

residential development in this part of the town. Anecdotal observations offered by residents suggest the system already requires a high level of ongoing maintenance and Members feel that further comment is required from Southwest Water in order to clarify the capacity of the existing infrastructure. Members remain concerned that the width of the existing spur from Bedowan Meadows will fail to allow the free flow of traffic required for a development of this size. It is felt this proposed single access road is too narrow and would result in an overly busy junction, which in turn would have a negative impact on the flow of traffic through neighbouring roads, some of which are utilized as public transport routes. Until the capacity of the proposed junction can be clearly demonstrated as capable of allowing a free flow of private vehicles alongside larger emergency and public service vehicles, Members agreed they would not be able to support the proposed scheme.

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| Application 07 | Porth & Tretherras |
| Reference | PA22/07305 |
| Proposal | New-build mixed use scheme comprising of 9 residential apartments and 3 ground floor commercial units (revised plans) |
| Location | 8 Chester Road Newquay TR7 2RX |
| Applicant | Mr Leech |
| Grid Ref. | 182416 / 61965 |
| Town Council Response | NO OBJECTION: The reduction in scale and mass is welcomed and Members are now satisfied that there should be no loss of privacy to existing properties. Having further considered the proposed level of onsite residential parking provision, concerns still exist that the development will add to local parking pressures. However, it is accepted that other solutions, such as subterranean parking, would make |

the scheme unviable. If the Case Officer is satisfied the provision for the commercial units meets the LPAs own guidelines, then Members agreed they would cease to base their objection on policy H4 of the Newquay Neighbourhood Plan (NNP). It was noted that drawings on pages 24 & 25 of the Design & Access Statement indicate opportunities for urban tree planting as part of the scheme. However, there is some uncertainty as to Town Council's expected role in undertaking such a planting scheme. In relation to NNP policy D4 - Public Realm Design - Members agreed that a firm proposal detailing the applicant's intention for urban tree planting is required; currently, this aspect of the design seems somewhat open-ended. Concerns are raised as to the potential for road traffic noise to impact future residents but were reassured by the applicant that an appropriate standard of glazing would be used to mitigate against this.

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| Application 08 | Central & Pentire |
| Reference | PA22/10654 |
| Proposal | Listed building consent to replace front door, resize block-built fireplace and to make alterations to window layouts and first floor internal layout. Replace vent on front elevation with Grade II Listed plaque. Demolish outhouses and re-landscape rear garden. |
| Location | 2 Deer Park TR7 1HP |
| Applicant | Ms Debra Alexander |
| Grid Ref. | 180686 / 61944 |
| Town Council Response | OBJECTION: The Town Council agreed they would not be able to support the works in their current form. The recommendations put forward by the CC Historic Environment Planning team would need to be acted upon before this objection is withdrawn. |

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| Application 09 | Central & Pentire |
| Reference | PA22/10280 |
| Proposal | Replacement of existing UPVC French doors and top light with aluminium, replacement of existing UPVC bay windows and removal of block work under windows, replace central bay window with French doors and toplight in aluminium, replace side bay windows with longer windows in aluminium |
| Location | Flat 2 Surfs View 3 Island Crescent Newquay |
| Applicant | Mr Joseph Jackson Sea Jackson Ltd |
| Grid Ref. | 181145 / 61759 |
| Town Council Response | NO OBJECTION: Members felt that replacing the central bay window with French doors would be unlikely to cause undue harm to the overall character of 3 Island Crescent. Members agreed to raise no objection, subject to confirmation that the Case Officer was happy the works would be sympathetic to the existing building. |
| Application 10 | Central & Pentire |
| Reference | PA23/00330 |
| Proposal | Proposed change of use and alteration works to the first and second floor levels to create 6 self-contained apartments |
| Location | 43 Bank Street TR7 1DJ |
| Applicant | Mr Neerave Shah Samyak Properties |
| Grid Ref. | 181008 / 61655 |
| Town Council Response | OBJECTION: Members noted inconsistencies with the size of the proposed apartments quoted in the Design & Access Statement and those described on the floorplans. Until the proposals can be shown to comply with nationally described spaces standards the Town Council would not be able to support the proposed conversion. Given the location and proposed entrance arrangements, Members queried whether the view of the Police Architectural Liaison Officer should be sought. |
| Application 11 | Central & Pentire |
| Reference | PA23/00659 |

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| Proposal | Proposed 3no. parking spaces |
| Location | 1 King Edward Crescent |
| Applicant | Mr Mark Haddrell |
| Grid Ref. | 180631 / 62171 |
| Town Council Response | OBJECTION: Whilst Members were aware that this application was effectively the resubmission of approved permission which had recently lapsed, concerns were raised about the loss of a street parking space on King Edward Crescent and the loss of biodiversity resulting from the section of cornish wall that would have to removed. |
| Application 12 | Central & Pentire |
| Reference | PA23/00752 |
| Proposal | Application for Consent to Display an Advertisement, namely the siting of a non-illuminated temporary fascia sign. The sign is a black dibond aluminium composite sheet with Superdry logo printed in Pantone Orange |
| Location | Superdry 36 - 38 Bank Street |
| Applicant | MRS AMANDA MEEK SUPERDRY |
| Grid Ref. | 180959 / 61619 |
| Town Council Response | NO OBJECTION: Members noted the temporary nature of the signage applied for and would encourage any application for a permanent replacement to be informed by appendix 2 of Cornwall Council's Shopfront Design Guide. |
| Application 13 | Whipsiderry |
| Reference | PA22/10697 |
| Proposal | Demolish flat roof extension to listed former church. Form new dwelling on site of demolished extension |
| Location | St Columb Minor Methodist Church Street |
| Applicant | Mrs Michelle Braddock |
| Grid Ref. | 183917 / 62150 |
| Town Council Response | OBJECTION: Members were satisfied that the demolition of the flat roof extension would be a significant improvement to the existing site (see Town Council response to PA22/10705 dated 07 Feb 2023). However, it was felt that |

the potential impact of the new dwelling on adjacent properties to the immediate east and west of the site has not been fully explored in the application documents. Members would be interested to know if the Heritage Officer considers the close proximity of the proposed new dwelling would detract from significant aspects of this Grade II listed building, in particular the windows that would face the new dwelling. Aldritt Close sits to the immediate east of the site and Members raised concerns that the scale and mass of the build would harm the residential amenity of these flats. When considering previous proposals for the site, Members have raised concerns at the potential loss of natural light and outlook that would result from constructing a multi-storey building so close to the flats. Members queried whether the proposed amenity space for the new dwelling would be adequate for a dwelling of this size.

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| Application 14 | Whipsiderry |
| Reference | PA22/10698 |
| Proposal | Listed Building Consent to demolish flat roof extension to listed former church and form new dwelling. |
| Location | St Columb Minor Methodist Church Church Street |
| Applicant | Mrs Michelle Braddock |
| Grid Ref. | 183917 / 62150 |
| Town Council Response | OBJECTION: (as per PA22/10697) Members were satisfied that the demolition of the flat roof extension would be a significant improvement to the existing site (see Town Council response to PA22/10705 dated 07 Feb 2023). However, it was felt that the potential impact of the new dwelling on adjacent properties to the immediate east and west of the site has not been fully explored in the application documents. Members would be interested to know if the Heritage Officer considers the close proximity of the proposed new dwelling would detract from significant aspects of this Grade II listed building, in particular the windows that would face the new dwelling. Aldritt Close sits to the immediate east of the site and Members raised concerns that the scale and mass of the build would harm the residential amenity of these flats. When considering previous proposals for the site, Members |

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