

# **Newquay Town Council – Planning & Licensing Committee**

## **Important Information**

### **COVID\_19 – changes to the way our meetings work**

The virus responsible for the COVID-19 outbreak has meant we've had to change the way we do some things at the Town Council. We have now returned to face-to-face meetings in the Council Chambers at Marcus Hill – however, we are still observing social distancing measures wherever possible. Please see the Public Information document on the meeting page for further information.

#### **Commenting to the Town Council**

**Cornwall Council** operates as both our Local Planning Authority (LPA) and our Licensing Authority, and in the first instance they are the decision maker for all planning and licensing matters across the county. However, **Newquay Town Council** acts as a statutory consultee for all planning applications within the town and frequently comments on local licensing applications. If you have views regarding such matters, you can bring these to the attention of our Planning & Licensing Committee and we will consider them when making our own response.

**Written Questions or Representations** for the Town Council's Planning & Licensing Committee should be submitted either by emailing [office@newquay.town](mailto:office@newquay.town) or by writing to the Planning & Licensing Administrator at *Newquay Town Council, Municipal Offices, Marcus Hill, Newquay TR7 1AF*.

**Attending Meetings** - Members of the Public can attend our meetings, subject to venue capacity limitations and ongoing COVID measures. We welcome spoken representations and questions for the committee, but these must relate to the business listed on the agenda for that meeting (see our Public Info document for more detail).

Should you wish to attend a meeting of the Planning & Licensing Committee we would be grateful if you could let us know in advance. Please either email [office@newquay.town](mailto:office@newquay.town) or use the phone details at the bottom of this page.

We also provide a live stream of our meetings on the Newquay Town Council Facebook Page: [www.facebook.com/newquaycouncil](https://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

### EXT Planning & Licensing Committee Meeting 15 January 2025

Central & Pentire	Porth & Tretherras	Trenance	Whipsiderry
<b>Agenda 9.02</b>	<b>Whipsiderry</b>		
<b>Type</b>	Certificate of Lawful Existing Use/Development		
<b>Reference</b>	<a href="#">PA24/09174</a>		
<b>Proposal</b>	Certificate of lawfulness for existing use of Flat 7 as a permanent residence		
<b>Location</b>	Flat 7 Zenith Watergate Road Newquay		
<b>Applicant</b>	Mr Ian Hamer		
<b>Town Council Response</b>	<b>NO OBJECTION - Cllrs were unaware of any evidence that would contradict the assertion made by the Applicant in their recently submitted written declaration. It was therefore agreed to raise No Objection to this application, subject to confirmation that the Officer is satisfied with the evidence provided.</b>		
<b>Application 01</b>	<b>Central &amp; Pentire</b>		
<b>Type</b>	Planning Permission		
<b>Reference</b>	<a href="#">PA24/09216</a>		
<b>Proposal</b>	Change of Use from guesthouse to single dwelling house. Elevations / external appearance of building will not change.		
<b>Location</b>	Trewinda, 17 Eliot Gardens TR7 2QE		
<b>Applicant</b>	Mr Mark Thake		
<b>Town Council Response</b>	<b>SUPPORT: Cllrs are aware of an undetermined application associated with this address that seeks a Change of Use from guesthouse to single dwelling house – PA24/05500. Having seen evidence of the efforts to market the property, provided as supporting information for PA24/05500, Cllrs were satisfied the Applicant has already demonstrated the existing use is no longer viable, as required under Newquay Neighbourhood Plan Policy</b>		

	<b>E1. Given there would be no changes to the external appearance of the building, conversion to residential use appears relatively unproblematic and would be welcomed.</b>
<b>Application 02</b>	<b>Central &amp; Pentire</b>
<b>Type</b>	Householder Application
<b>Reference</b>	<a href="#">PA24/09046</a>
<b>Proposal</b>	Installation of window in downstairs kitchen
<b>Location</b>	Far Horizons, Tower Road TR7 1LZ
<b>Applicant</b>	Miss Kylie Cooper-Jones
<b>Town Council Response</b>	<b>NO OBJECTION: Cllrs agreed the proposed window was quite suitable in terms of size and location and would have minimal impact on neighbouring properties.</b>
<b>Application 03</b>	<b>Trenance</b>
<b>Type</b>	Householder Application
<b>Reference</b>	<a href="#">PA24/08159</a>
<b>Proposal</b>	Proposed front and rear extensions and alterations to driveway for new parking area.
<b>Location</b>	7 Anthony Road TR7 2AS
<b>Applicant</b>	Mr Jake Varley
<b>Town Council Response</b>	<b>OBJECTION: Cllrs appreciated that efforts had been made to reduce the area of the existing raised garden that would be lost to create the proposed new parking area. However, it is felt the proposals would set a precedent for further removal of the raised front gardens and Cornish stone walls that characterise Anthony Road. Local comments concerning the impact of the front and rear extensions were noted and Cllrs would ask for confirmation regarding any potential impact to the residential amenity of the neighbouring property at no. 7.</b>

<b>Application 04</b>	<b>Porth &amp; Tretherras</b>
<b>Type</b>	Planning Permission
<b>Reference</b>	<a href="#">PA24/02359</a>
<b>Proposal</b>	Construction of four one bedroom villas in a staggered terrace with retaining wall to the north.
<b>Location</b>	Porth Veor Manor Hotel & Restaurant, Porth Way TR7 3LW
<b>Applicant</b>	Mr Jeff Smith - Travelsmith Investments Ltd
<b>Town Council Response</b>	<b>SUPPORT: Cllrs are keen to support investment by local businesses and agreed the proposed villas would sit comfortably within the wider Porth Veor Manor site. Cllrs were aware that there are no current plans to replace the existing tarmac parking surface - however, should an opportunity present itself, Cllrs would be highly supportive of permeable surfaces being considered. In line with Newquay Neighbourhood Plan policy G2(e), the applicant is encouraged to explore opportunities for high levels of environmental sustainability, such as renewable energy sources and rainwater harvesting, to be included within the overall design. The addition of bee / bird boxes would benefit the scheme.</b>
<b>Application 05</b>	<b>Central &amp; Pentire</b>
<b>Type</b>	Planning Permission
<b>Reference</b>	<a href="#">PA24/09494</a>
<b>Proposal</b>	Internal reconfigurations to provide an increase in cafe seating provision (maintaining class E), including new roof construction to the existing single storey extension and insertion of roof lights.
<b>Location</b>	Cafe Cloud, 54 Fore Street TR7 1LW
<b>Applicant</b>	Caroline Robinson
<b>Town Council Response</b>	<b>SUPPORT: Cllrs are keen to support investment by local businesses and agreed the proposed reconfigurations would sit comfortably within the context of this site and its central location.</b>

<b>Application 06</b>	<b>Central &amp; Pentire</b>
<b>Type</b>	Application under Section 73 of TCP Act
<b>Reference</b>	<a href="#">PA24/05509</a>
<b>Proposal</b>	Variation of Condition 2 (approved plans) of Application No. PA22/04790 dated 20th February 2023 (Demolition of the existing 7 residential flats and the erection of 10 new residential apartments (Revised Plans)) without compliance with Condition 1 of Decision Notice PA23/07434 dated 1st February 2024
<b>Location</b>	Former Ocean Reach, 11 Esplanade Road TR7 1QA
<b>Applicant</b>	Mr Andy West Verto
<b>Town Council Response</b>	<b>NO OBJECTION: Whilst Cllrs recalled their previous objection to proposals for this site, the reduced scheme currently proposed would appear to satisfy many of the earlier concerns. However, Cllrs continue to question exactly what had happened at the rear of the site since the last permission was granted; the Town Council seeks reassurance that this development will not impact the property to the south of the application site.</b>

  

<b>Application 07</b>	<b>Porth And Tretherras</b>
<b>Type</b>	Householder Application
<b>Reference</b>	<a href="#">PA24/09619</a>
<b>Proposal</b>	Replacement conservatory and dormer to first floor.
<b>Location</b>	11 Manewas Way TR7 3AJ
<b>Applicant</b>	Mr and Mrs Brooks
<b>Town Council Response</b>	<b>SUPPORT: Cllrs felt it was unlikely the proposed replacement conservatory and first-floor dormer would result in any additional overbearing, overlooking or overshadowing of neighbouring properties. In line with Policy H1 of the Newquay Neighbourhood Plan (Replacement Dwellings and Extensions), Cllrs were happy to support this application.</b>

<b>Application 08</b>	<b>Central And Pentire</b>
<b>Type</b>	Planning Permission
<b>Reference</b>	<a href="#">PA24/09430</a>
<b>Proposal</b>	Extension and alteration to existing building containing 8 units of accommodation (3 no. studio flats, 4 no. 1 bedroom flats and 1 no. 2 bedroom flats) to create 6 units of accommodation (5 no. 2-bed apartments, 1 no. 1-bed apartment), including the replacement of the existing single storey extension with a three storey extension and associated works.
<b>Location</b>	17 Trenance Road TR7 2LT
<b>Applicant</b>	Mr G Langley
<b>Town Council Response</b>	<b>SUPPORT: Cllrs recalled their positive response to proposals for this site (PA24/03811) but appreciated the need to amend the scheme. It was felt the changes made were all positive and Cllrs welcomed the inclusion of a permeable parking surface. In line with Policy H1 of the Newquay Neighbourhood Plan (Replacement Dwellings and Extensions), Cllrs were happy to support this application.</b>

  

<b>Application 09</b>	<b>Porth &amp; Tretherras</b>
<b>Type</b>	Householder Application
<b>Reference</b>	<a href="#">PA24/09553</a>
<b>Proposal</b>	Minor amendments to previously approved planning application (PA24/04350), including extension to remove the terrace, redesign the balcony access, internal alterations, and associated works.
<b>Location</b>	Gwenna Cottage, Beach Road, Porth TR7 3LN
<b>Applicant</b>	Mr And Mrs Dixon
<b>Town Council Response</b>	<b>SUPPORT: Cllrs recalled their positive response to the previously approved planning application (PA24/04350) but appreciated the need to amend the scheme. In line with Policy H1 of the Newquay Neighbourhood Plan (Replacement Dwellings and Extensions), Cllrs were happy to support this application.</b>

