

# **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 – 30 August 2023

| Central & Pentire            | Porth & Tretherras   | Trenance | Whipsiderry |
|------------------------------|--|----------|-------------|
| <b>Application 01</b>        | <b>Central &amp; Pentire</b>   |          |             |
| <b>Type</b>                  | Householder Application  |          |             |
| <b>Reference</b>             | <a href="#">PA23/06508</a>   |          |             |
| <b>Proposal</b>              | Demolition of garage & shed. New single storey side and rear extensions with remodelled front gable and internal alterations. New parking arrangement to the front of the dwelling with planting.  |          |             |
| <b>Location</b>              | 44 Hilgrove Road TR7 2QT   |          |             |
| <b>Applicant</b>             | Mr J Wood  |          |             |
| <b>Town Council Response</b> | <b>SUPPORT: Cllrs welcomed the proposed improvements to this property and agreed the updated appearance would benefit the Hilgrove Road area. 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 possible, high levels of environmental sustainability should be integrated into any permitted works and the applicant is encouraged to explore the opportunity of including renewable energy sources and rainwater harvesting as part of the overall design.</b> |          |             |
| <b>Application 02</b>        | <b>Porth &amp; Tretherras</b>  |          |             |
| <b>Type</b>                  | Householder Application  |          |             |
| <b>Reference</b>             | <a href="#">PA23/05427</a>   |          |             |
| <b>Proposal</b>              | Replacement of existing conservatory with a single-storey rear extension and loft conversion to provide a new first floor level.   |          |             |
| <b>Location</b>              | 11 Trerice Drive TR7 2RL   |          |             |
| <b>Applicant</b>             | Mr & Mrs T. Bazeley  |          |             |
| <b>Town Council Response</b> | <b>NO OBJECTION: Cllrs agreed the plot size was large enough to accommodate the proposed extension whilst still leaving an adequate amount of amenity space for the property. The</b>  |          |             |

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|                              | <p>design and scale of the extension, including materials, are considered quite acceptable. It was felt unlikely the proposal would result in unreasonable levels of overbearing or overshadowing. Cllrs noted the dormer extension appears to only accommodate a bathroom, so agreed to raise No Objection subject to confirmation there would be no significant loss of privacy to neighbouring properties.</p>  |
| <b>Application 03</b>        | <b>Central &amp; Pentire</b>   |
| <b>Type</b>                  | Householder Application  |
| <b>Reference</b>             | <a href="#">PA23/06539</a>   |
| <b>Proposal</b>              | Ground floor rear extension  |
| <b>Location</b>              | 88 Penmere Drive TR7 1NG   |
| <b>Applicant</b>             | MR AND MRS P PARTRIDGE   |
| <b>Town Council Response</b> | <p><b>NO OBJECTION:</b> Cllrs agreed the plot size was large enough to accommodate the proposed extension whilst still leaving an adequate amount of amenity space for the property.</p> <p>The design and scale of the extension, including materials, are considered quite acceptable. It was felt unlikely the proposal would result in unreasonable levels of overbearing or overshadowing. Cllrs noted the proposals included an increase in fenestration to the rear of the property so agreed to raise No Objection subject to confirmation there would be no significant loss of privacy to neighbouring properties. 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 possible, high levels of environmental sustainability should be integrated into any permitted works and the applicant is encouraged to explore the opportunity of including</p> |

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|                              | renewable energy sources and rainwater harvesting as part of the overall design.  |
| <b>Application 04</b>        | <b>Porth &amp; Tretherras</b>   |
| <b>Type</b>                  | Non-Material Amendment  |
| <b>Reference</b>             | <a href="#">PA23/06427</a>  |
| <b>Proposal</b>              | Non-Material Amendment (1) to Application No. C2/09/00202 dated 9th April 2009 for an Extension use as hobby room, namely, to increase length of existing balcony and to remove existing dining room window and replace with french doors.  |
| <b>Location</b>              | 47 Lusty Glaze Road TR7 3AE   |
| <b>Applicant</b>             | Mr T Davies   |
| <b>Town Council Response</b> | <b>OBJECTION: Cllrs could see no relationship between the proposed works and those permitted under C2/09/00202. It was agreed these works could not be considered acceptable as a non-material amendment.</b>   |
| <b>Application 05</b>        | <b>Whipsiderry</b>  |
| <b>Type</b>                  | Outline Planning Permission with all matters reserved   |
| <b>Reference</b>             | <a href="#">PA23/06278</a>  |
| <b>Proposal</b>              | Outline Application for 1 new dwelling with all matters reserved.   |
| <b>Location</b>              | Land North Of 5 Lower Barn Court Priory Road, St. Columb Minor TR7 3HX  |
| <b>Applicant</b>             | Miss Ellie and Amy Eccles   |
| <b>Town Council Response</b> | <b>OBJECTION: Cllrs understood that the proposed development would be outside the Settlement Boundary described under Newquay Neighbourhood Plan G1. Proposals for development outside the settlement boundaries will only be permitted around the Newquay Town boundary to meet a clearly evidenced local need for affordable homes and treated as exception sites led by 100% affordable housing. Cllrs agreed the proposals would not meet these criteria and would have negligible impact on the provision of housing across the town. It was noted that the application site includes an area of the red line site</b> |

approved under PA14/05053, which had been allocated to a garage and parking for the Lower Barn Court dwellings. This would appear to result in a loss of parking to the existing Lower Barn Court dwellings. It was also noted that the landscaped courtyard adjacent to Priory Road, which had been agreed under PA14/05053, had not been built to plan as it is clearly a fully paved hardstanding. Cllrs were undecided as to whether this unexpectedly paved courtyard should be considered as mitigating the proposed loss of parking to the rear of Lower Barn Court, or whether it should be looked at more closely by Planning Enforcement as a significant deviation from the plans agreed under PA14/05053.

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| <b>Application 06</b>        | <b>Whipsiderry</b>  |
| <b>Type</b>                  | Lawful Development Certificate  |
| <b>Reference</b>             | <a href="#">PA23/06403</a>  |
| <b>Proposal</b>              | Certificate of Lawfulness for existing use to confirm status of property is residential use   |
| <b>Location</b>              | 2 Porth Valley Cottage Bungalows, Trevelgue Road TR8 4AT  |
| <b>Applicant</b>             | Mrs Sue Robinson  |
| <b>Town Council Response</b> | <b>OBJECTION: Having considered the application documents available via the Planning Register, Cllrs agreed that, on the lack of evidence in front of them, they had no alternative but to object to this application for a Certificate of Lawful Existing Use.</b> |

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| <b>Application 07</b> | <b>Trenance</b>  |
| <b>Type</b>           | Certificate of Lawfulness  |
| <b>Reference</b>      | <a href="#">PA23/06181</a>   |
| <b>Proposal</b>       | Certificate of Lawfulness for an Existing Use for the siting of shipping containers for Class B8 and Class E use |
| <b>Location</b>       | C Hive Prow Park, Treloggan Industrial Estate TR7 2SX  |
| <b>Applicant</b>      | Baylor Julian  |

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| <b>Town Council Response</b> | <p><b>OBJECTION:</b> Whilst considering the current application purely on its merits, Cllrs noted there is an ongoing history of applications for Lawful Development Certificates and retrospective works, including PA22/05334 - Retrospective change of use of land for parking, storage and the siting of storage containers, associated with the Prow Park site. Cllrs agreed it is regrettable that the applicants repeatedly see fit to engage with the planning system in this 'after the event' fashion, not least because there have been occasions where Newquay's residents have not had the opportunity to engage in the usual 21-day consultation period prior to works being carried out. When considering the argument outlined in the Supporting Statement, Cllrs noted there was no "full suite of dated aerial imagery" or accompanying evidence provided amongst the application documents. Likewise, the Statement refers to a Statutory Declaration that doesn't appear to be available on the Planning Register. Based upon the absence of meaningful evidence, Cllrs agreed they had no option but to object to this application for a Certificate of Lawful Existing Use and Development.</p> |
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| <b>Application 08</b>        | <b>Porth &amp; Tretherras</b>  |
| <b>Type</b>                  | Householder Application  |
| <b>Reference</b>             | <a href="#">PA23/06756</a>   |
| <b>Proposal</b>              | Raising of roof and extension of loft. Construction of a storage building to front of dwelling, addition of a further off-road parking space and dropping of kerb.                   |
| <b>Location</b>              | 23 Century Court TR7 3JP   |
| <b>Applicant</b>             | Miss Fern Daniels  |
| <b>Town Council Response</b> | <p><b>OBJECTION:</b> Cllrs were sympathetic to the intention behind this application but felt the proposed increase in mass would be at odds with the neighbouring dwellings and</p> |

existing street scene. Whilst it was noted there are other properties in the vicinity that have benefitted from an increased ridge height, the mid-terrace position of no.23 was felt to make it less suitable for such works. Given the tight layout, there were some concerns the extension may lead to an overbearing relationship with properties on either side and on all sides to the rear. Although the proposed windows are quite modest, Cllrs would ask for confirmation from the Case Officer that the new, first-floor south-facing views would not result in a loss of privacy to neighbouring properties. Cllrs were concerned that the storage building proposed for the front of no.23 would appear quite out of character with a street scene largely characterized by dwelling houses that are set back from the public highway and which benefit from open front gardens. The local precedent for off-street parking is clearly well established; however, Cllrs wished to make it clear that non-permeable hard landscaping will not generally be supported. It was noted that no details of the surface treatment for the hard standing had been provided.

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| <b>Application 09</b>        | <b>Central &amp; Pentire</b>  |
| <b>Type</b>                  | Approval of Details Reserved by Condition   |
| <b>Reference</b>             | <a href="#">PA23/06855</a>  |
| <b>Proposal</b>              | Submission of details to discharge condition no. 3 in respect of decision notice no. PA22/10654 dated 28/03/2023.   |
| <b>Location</b>              | 2 Deer Park TR7 1HP   |
| <b>Applicant</b>             | Not Given   |
| <b>Town Council Response</b> | <b>NO OBJECTION: Cllrs were happy to raise No Objection of the submitted details, subject to a positive response from the Historic Environment Planning Team.</b> |