

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
NTC Planning & Licensing Committee – 19 June 2024

Central & Pentire	Porth & Tretherras	Trenance	Whipsiderry
Application 01	Porth & Tretherras		
Type	Planning Permission		
Reference	PA24/02415		
Proposal	Demolition of existing Villa, part demolition of the hotel, change of use to retained parts of the hotel including alterations, extensions to create holiday restrictive self-contained apartments. Together with proposed new build holiday restrictive dwellings, 12 number in total. Plus, a new dwelling (Unit 12) retaining "open market" unrestricted use (in lieu of demolition of "The Villa") together with associated car parking, general landscaping, and reinstatement of the "Barrow".		
Location	Glendorgal Villa, Glendorgal Hotel, Lusty Glaze Road TR7 3AD		
Applicant	Mr Seamus Redmond Blue Chip Hotels Ltd		
Town Council Response	<p>OBJECTION: Cllrs agreed that whilst there are many beneficial elements included within the current proposals, it was impossible to ignore the local objections and comments submitted by statutory consultees. In objecting to this application, significant weight is given to the objections raised by the CPA the LLFA and the Environment Agency. In line with Newquay Neighbourhood Plan policy CC2 - Development in Locations Vulnerable to Coastal Change - the Town Council would not be able to support the development of Plots 4-8 in Key Area 1. It is also noted that the proposals for surface water management have failed to demonstrate they would not impact coastal stability.</p> <p>When considering the comments submitted by the Historic Environment Planning team, Cllrs noted the observations agreed and were fully supportive of the view that a scheme causing less harm to this non-designated heritage asset should be identified.</p>		

Similarly, the Town Council fully supports the objection made by The Ramblers, who have concluded the proposals would be harmful to the enjoyment of this sensitive landscape.

When considering Cornwall Council's Climate Emergency DPD, Cllrs noted the proposals would fall short of many of the requirements set out in Policy C1 – Climate Change Principles; the proximity of development to the cliff edge, along with the proposals for surface water management are consider likely to exacerbate the effects/impacts of climate change and potential coastal change. The proposals would also appear at odds with the conservation of the town's natural and historic environment and cultural heritage.

Application 02	Newquay Central & Pentire
Type	Householder Application
Reference	PA24/03758
Proposal	Proposed Extension and Alterations (including balcony)
Location	17 Jubilee Street TR7 1LA
Applicant	Mr Jason Hicks Replan
Town Council Response	NO OBJECTION: There were no known local objections to the proposals and Cllrs noted the applicant had received a positive response from the LPA when submitting these plans through the Pre-Application Advice service.

Application 03	Trenance
Type	Application for Tree Works
Reference	PA24/04005
Proposal	Works to trees subject to a Tree Preservation Order - felling of 1 dead Pine and to fell a group of approximately 6 dead Elm trees.
Location	Open Space At Gannel, Newquay
Applicant	Mrs Joanne Pascoe Cormac Ltd

Town Council Response	SUPPORT: Cllrs noted the comments submitted by the Tree Officer and were happy to support the proposed works.
Application 04	Trenance
Type	Planning Permission
Reference	PA24/02953
Proposal	Erection of 8 new dwellings, the sidings, Trevemper Road Newquay (Amended design PA22/09546)
Location	Land South West Of Trevithick Gate, Trevemper, Newquay
Applicant	Mr Adam Randal SIDINGS DEVELOPMENTS LIMITED
Town Council Response	<p>OBJECTION: Cllrs recalled the Town Council's objection to the initial application PA22/09546 in January 2023, which had been largely informed by consultee comments relating to the treatment of surface water, safe vehicular access to and from the A392 and the potential for contaminated land. Cllrs were encouraged that the amended layout had taken on board local comments regarding the proximity to existing dwellings.</p> <p>When considering this amended design, Cllrs were reminded of their recent SUPPORT for application PA24/02470 - Land South Of Trevithick Lodge Trevemper TR8 4QD - and concluded the proximity of the application site to the A392 presents similar issues that seem likely to require similar mitigations against the potential excess noise associated with this busy section of road; an acoustic design statement would appear appropriate. Likewise, the proximity of the nearby Biomass Boiler would suggest the need for input from the Environment Agency. Cllrs also agreed that, given the original response from Highways to PA24/02470 (dated 14 Dec 2022), confirmation should be sought that safe vehicular access to and from the A392 can be achieved. Should permission</p>

be granted, Cllrs questioned whether the current 40mph speed limit along this stretch of road should be reviewed. In line with Newquay Neighbourhood Plan policy G2(e), the applicant is encouraged to explore opportunities for including high levels of environmental sustainability, such as renewable energy sources and rainwater harvesting, as part of the overall design.

As an additional sustainability measure, Cllrs would also ask that opportunities for 'grey water recycling' be considered for inclusion wherever possible within the scheme.

Application 05	Central & Pentire
Type	Planning Permission
Reference	PA24/03811
Proposal	Extensions and external alterations to two existing apartments, and replacement of existing rear extensions (containing 5 apartments/studios) with three new apartments.
Location	17 Trenance Road TR7 2LT
Applicant	Mr G Langley
Town Council Response	<p>NO OBJECTION: Cllrs agreed this scheme of alterations and replacement extensions would improve the existing street scene and the quality of accommodation this site offers. However, it was noted there is currently no recycling/bin store included within the current plans and it is felt this omission would have to be addressed as part of any permission granted.</p> <p>Cllrs wholly welcomed the intended improvements in energy efficiency, which, compared to the existing dwellings, appear to be significant. The inclusion of more Bird and Bee Boxes is encouraged. Cllrs were aware that there are no current plans to replace the existing tarmac parking surface - however, should such an opportunity</p>

	present itself, Cllrs would be highly supportive of non-permeable surfaces being considered.
Application 06	Whipsiderry
Type	Planning Permission
Reference	PA24/04042
Proposal	This application is for the construction of a single storey residential garage/storage building.
Location	Land Rear Of Harriet House, Harriet Close TR7 3FT
Applicant	Mr Peter Carr-Jones
Town Council Response	OBJECTION: Cllrs raised concerns that the scale, mass and siting of the proposed garage/storage may harm the residential amenity currently enjoyed by the residents of Harriet House. Cllrs had hoped for a little more explanation as to how the land to the rear of Harriet House had become annexed from the property and felt it was unclear from the documents submitted who would benefit from this construction. The application form indicates there would be no loss of parking, but the proposed building doesn't appear to have been designed to accommodate a car and yet would see the loss of an offroad parking space.
Application 07	Porth & Tretherras
Type	Householder Application
Reference	PA24/04136
Proposal	Proposed First Floor Infill Extension & Associated Works
Location	Loch Lomond, 106 Henver Road TR7 3BL
Applicant	Mr Andy Rickard
Town Council Response	SUPPORT: The scale and appearance of the proposal, including the materials to be used, are considered quite suitable for this project. Cllrs could see no issues with overlooking of neighbouring properties. In line with Policy H1 of the Newquay Neighbourhood Plan (Replacement

	Dwellings and Extensions), Members were happy to support this application.
Application 08	Trenance
Type	Non Material Amendment
Reference	PA24/03587
Proposal	Non Material Amendment (4) to Application No. PA21/05621 dated 27 th September 2021 for Reserved matters application following outline approval (allowed on appeal) of PA14/03927 dated 25th January 2016 for the construction of 173 dwellings including appearance, landscaping, layout and scale with variation of condition 4 of decision PA18/10371 dated 26/11/2019, namely, removal of upper floor balconies and replace with full height windows with top openable windows to Plots 1-12 and 82-87
Location	Land North West Of Trevithick Manor Between A392 And Trevemper Road - Trevemper Road TR7 2HS
Applicant	L Downs - Wain Homes (South West) LTD
Town Council Response	SUPPORT: Given the reasons provided, Cllrs agreed they were fully in support of the proposed changes.
Application 09	Porth & Tretherras
Type	Planning Permission
Reference	PA24/04068
Proposal	Extension and alterations to Music Department.
Location	Newquay Tretherras School, Trevenson Road TR7 3BH
Applicant	C Ridehalgh - Cornwall Education Learning Trust (CELT)
Town Council Response	SUPPORT: Cllrs expressed their strong support for the provision of this new facility, which it is hoped will benefit students for years to come. In line with Neighbourhood Plan policy G2(e) Cllrs queried whether the applicant had explored opportunities for including high levels of environmental sustainability, such as renewable energy sources and rainwater harvesting, as part of the overall design.

	As an additional sustainability measure, Cllrs also encouraged incorporating bird and bee boxes into the build and requested that opportunities for 'grey water recycling' be considered within the scheme.
Application 10	Porth & Tretherras
Type	Non Material Amendment
Reference	PA24/04179
Proposal	Non Material Amendment (1) to Application No. PA23/09516 dated 22 nd January 2024 for Proposed two storey side extension with single storey extensions to front and rear elevations with associated internal alterations. New access paths from driveway and terraces to rear; new open front porch with new front door; new corner window to dining area, namely, to replace the truncated south wall with 2 sliding doors meeting at an apex with a single straight wall containing 1 sliding door
Location	2 The Coppice Porth Way TR7 3NL
Applicant	Mr Nick Phillips
Town Council Response	SUPPORT: Cllrs agreed the changes were minimal and would be unlikely to harm neighbouring properties or the surrounding area.
Application 11	Porth & Tretherras
Type	Non-Material Amendment
Reference	PA24/04299
Proposal	Non-material amendment to decision PA23/09035 dated 28.12.2023 to add cladding to side gables elevations and stone facing to front of existing garage with parapet wall over.
Location	14A Alexandra Road TR7 3ND
Applicant	Mrs M Parton
Town Council Response	SUPPORT: Cllrs agreed the changes were minimal and would be unlikely to harm neighbouring properties or the surrounding area.