

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 Meeting 06 November 2024

Central & Pentire	Porth & Tretherras	Trenance	Whipsiderry
Agenda Item 9.i	Whipsiderry		
Type	Discharge of conditions		
Reference	PA24/07791		
Proposal	Application to re-discharge Condition 2 of Planning Approval C2/07/00913.		
Location	Land At Former Paradise Cove Hotel, Alexandra Road TR7 3NA		
Applicant	Mr Keith Jones – Teign Consulting		
Town Council Response	<p>OBJECTION: Cllrs continue to accept that nobody can say for certain why over 9.5m of the cliffs at Whipsiderry have fallen into the sea since the commencement of the applicant’s stabilization works.</p> <p>Furthermore, it is fully recognised that Cllrs do not possess the professional expertise to comment on technical matters relating to the geology and proposed engineering solutions.</p> <p>However, following the unprecedented cliff falls and the subsequent destabilisation that has changed the nature of the cliff line at Whipsiderry Bay, the Town Council is highly surprised at the absence of any Risk Management assessment or strategy within the documents submitted.</p> <p>The Town Council will refuse to support any aspect of a planning application that involves interference with the cliff line. This is made clear in the Newquay Neighbourhood Plan and is backed up by policies in the CC Climate Change DPD. There is a very good reason why Newquay’s coastline has been designated a Coastal Change Management Area and the applicant needs to accept this.</p> <p>Cllrs agreed that the notion that the rock anchors need to be trialled first, (Page 8 - Detailed Schedule for the Cliff</p>		

Stabilisation Works at The View, Porth) indicates the applicant is less than 100% confident that a stabilisation solution has been found and in no way suggests the current approach could be considered to discharge Condition 2 of Planning Approval C2/07/00913.

Application 01	Trenance
Type	Application under Section 73 of TCP Act
Reference	PA24/07828
Proposal	Ground floor extension to front and rear elevations; extension to first floor dormer to rear elevation with associated internal alterations; and additional parking area to driveway without compliance with condition 2 of decision notice PA23/02186 dated 24.05.2023
Location	10 Gresham Close TR7 2LF
Applicant	Mrs Jacqueline Lloyd
Town Council Response	SUPPORT: Cllrs agreed that the current proposals represented only a minimal change to the application they had supported in April 2023.

Application 02	Trenance
Type	Householder Application
Reference	PA24/07921
Proposal	Rear ground floor infill extension to adjoin to neighbouring party wall. Amendments to fenestration. New dormer to create loft room with roof terrace and associated privacy screening.
Location	38 St Johns Road TR7 1JT
Applicant	Mr & Mrs Wilkins
Town Council Response	OBJECTION: Cllrs noted there had been a high number of local objections to this application, which repeatedly draw attention to this property operating solely as commercial tourist accommodation owned and run by a Limited Company. With this in mind, the Town Council would request that the Case Officer confirms whether the Householder Application route is in fact correct for a

property that effectively operates as a 'for-profit' enterprise rather than a residential household.

In terms of the proposed enlargement of this holiday property, the Town Council have every sympathy for the near neighbours who are currently being failed by the lack of regulation/protection surrounding C3 dwelling houses that have been given over to tourist accommodation.

When considering the application documents, Cllrs voiced concerns that the Proposed Site Plan fails to show the full extent of the rear garden, making it difficult to assess whether an adequate amount of amenity space would remain following the proposed works.

When considering the proposed roof terrace, Cllrs expressed strong concerns at the potential loss of privacy that will be experienced by neighbouring properties on either side of no38. The roof terrace, which would appear to create new views at the second floor level, has the potential to noticeably reduce the levels of privacy currently enjoyed by dwellings to the immediate east on St Mary's Road. The proposed section drawing (north) shows the balcony screening is at two heights; there are no measurements shown on the plans but it is presumed that the section with a lower height is intended to afford attractive sea views for the guests paying to stay at no38. These holiday makers will, by design, find their view drawn northwards towards the direction of Towan Beach, meaning they will be looking across the rear gardens/amenity spaces of neighbours to the north of no38, reducing the levels of privacy these residential dwellings currently enjoy. The lower height screening (which is really just a balustrade) would also appear to allow views back towards the rear windows of no36.

	In terms of the increased scale and mass of the works to the rear, Cllrs voiced concerns that the proposed extension would have an overbearing relationship with the adjacent residential dwellings either side of no38, potentially resulting in unacceptable levels of overshadowing/loss of light to their rear windows of these households.
Application 03	Trenance
Type	Planning Permission
Reference	PA24/07714
Proposal	Change of use from C4 HMO to Sui Generis HMO.
Location	12A Atlantic Road TR7 1QJ
Applicant	Mr Henry Meacock, St Petros
Town Council Response	NO OBJECTION: Cllrs noted the local objections posted against this application - however, it was felt the concerns raised, whilst serious, were outside the scope of the planning process. Cllrs also noted that Newquay Neighbourhood Plan policy H3 – HMOs, is directed towards new Houses of Multiple Occupation, rather than existing HMO properties, and were therefore satisfied that policy H3 was not being breached.
Application 04	Porth And Tretherras
Type	Householder Application
Reference	PA24/07800
Proposal	Raising the eaves and ridge height to increase habitable accommodation at first floor with dual gable. Double storey extension to front elevation to existing building line. Single storey extension to rear to create outbuilding.
Location	22 Chester Road TR7 2RH
Applicant	Mr & Mrs Bellman
Town Council Response	OBJECTION: Cllrs agreed that, whilst the proposed changes to the appearance of No22 may not be wholly out

of keeping with some of the larger neighbouring properties, the increase in scale and mass seems likely to create an overbearing relationship with the neighbour at No20. Concerns were raised that there may be a potential loss of light and/or overshadowing effect, coupled with a possible loss of outlook for that neighbour. This left Cllrs agreeing that before they could support this application, they would need firm reassurance from the Case Officer that this ambitious proposal would not harm the residential amenity currently enjoyed by the occupiers of no20.

Application 05	Porth And Tretherras
Type	Householder Application
Reference	PA24/07772
Proposal	Replacement of flat roof with pitch roof to create room in the loft space and new single storey back entrance
Location	15A Manewas Way TR7 3AJ
Applicant	James Harrison
Town Council Response	<p>NO OBJECTION: Cllrs recalled their previous objection to proposed works at this address (since withdrawn) and noted that the current application has set out to address concerns raised around the earlier schemes and their impact on neighbouring properties, including no15 and 15B Manewas Way. Cllrs agreed to raise No Objection to the current application, subject to confirmation from the Case Officer that the site is able to accommodate this level of development without harming the residential amenity of neighbouring properties.</p> <p>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</p>

	part of the overall design. If this application were approved, Cllrs felt the scheme would benefit from the addition of bee / bird boxes.
Application 06	Porth And Tretherras
Type	Planning Permission
Reference	PA24/02415
Proposal	Change of use of existing Villa to holiday restricted dwelling, part demolition of the hotel, change of use to retained parts of the hotel including alterations, extensions to create 3 holiday restrictive self-contained apartments. Together with proposed new build holiday restrictive dwellings, 7 number in total. The new dwelling (Unit 12) retaining "open market" unrestricted use (in lieu of change of use of "The Villa"). Total new units on site 10, together with removed cliff loop road, associated car parking, general landscaping, and reinstatement and conservation of the "Barrow".
Location	Glendorgal Villa Glendorgal Hotel Lusty Glaze Road TR7 3AD
Applicant	Mr Seamus Redmond Blue Chip Hotels Ltd
Town Council Response	Due to the time constraints resulting from a particularly busy agenda, an extension has been sanctioned by the Case Officer and the application will be included on the agenda for consideration at the next Planning & Licensing Committee meeting, scheduled for 20 November 2024.
Application 07	Porth And Tretherras
Type	Application under Section 73 of TCP Act
Reference	PA24/07983
Proposal	Variation of Condition 2 (approved plans) of Application No. PA18/04752 dated 19th July 2018 (Nine houses (980 m2) with associated garages and outbuildings, access and landscaping) without compliance with Condition 1 of Decision Notice PA21/03566 dated 29th November 2021
Location	Land South Of Gusti Veor House TR8 4JU
Applicant	Mr Paul Hoffmann C G Fry and Son

Town Council Response	SUPPORT: Cllrs were satisfied the changes applied for were minimal and would be in keeping with the existing permission, PA21/03566.
Application 08	Porth & Tretherras
Type	Householder Application
Reference	PA24/08073
Proposal	Proposed side and rear single storey extension including formation of terrace area.
Location	31 Lewarne Crescent TR7 3JW
Applicant	Mr And Mrs P Eyles
Town Council Response	<p>NO OBJECTION: Cllrs felt the proposed side and rear single-storey extensions appeared to be reasonably modest additions, but noted there had been two local objections to this application posted on the Planning Register. However, there was some uncertainty as to whether the concerns voiced would be considered 'material planning considerations' or not. Cllrs agreed to raise No Objection to the proposals, subject to confirmation from the Case Officer that there would be no harm to the residential amenity of neighbouring properties.</p> <p>The absence of any surface water management strategy was noted and Cllrs would expect further details to be provided to South West Water's satisfaction.</p>
Application 09	Central & Pentire
Type	Planning Permission
Reference	PA24/06379
Proposal	Demolition of car repair workshop to provide for a mixed use development of three commercial units and twelve flats (three of which to be holiday use only)
Location	Tower Garage, Tower Road TR7 1LY
Applicant	Oasis Developers Ltd

Town Council Response	<p>OBJECTION: Whilst only one local objection was seen on the Planning Register, Cllrs agreed they had significant concerns at the overbearing relationship that aspects of the proposed development appear likely to have on the residential dwelling in question – namely an unacceptable loss of privacy, natural light and outlook. The scale of development proposed for the site is significant, and Cllrs questioned whether this level of density (including height and mass) could be considered to satisfactorily assimilate into the townscape.</p> <p>Cllrs were concerned at the proposed parking provision, noting that policy H4 of the Newquay Neighbourhood Plan would require 20 parking spaces. This area of the town is subject to significant parking pressures and Cllrs felt they could not support a scheme that would add to these existing stresses.</p> <p>Cllrs agreed they would welcome a mixed-use development on this site, but given the concerns raised by Consultees and existing neighbours, it seems clear this scheme needs to be refined.</p>
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Application 10	Central & Pentire
Type	Householder Application
Reference	PA24/07969
Proposal	Single storey front and side extension. Construction of new porch to rear. Loft conversion renovation to habitable living accommodation with construction of south facing double storey gable and new replacement dormer window with associated roof lights. Garage extension and conversion to new ancillary space.
Location	33 Pentire Crescent TR7 1PU
Applicant	Mr and Mrs Clarke
Town Council Response	Due to the time constraints resulting from a particularly busy agenda, an extension has been sanctioned by the Case Officer and the application will be included on the

agenda for consideration at the next Planning & Licensing Committee meeting, scheduled for 20 November 2024.

Application 11	Porth & Tretherras
Type	Planning Permission
Reference	PA24/08172
Proposal	Change of use of hotel to residential care home specialising in mental health.
Location	Godolphin Arms Hotel 86 - 88 Henvver Road TR7 3BL
Applicant	Mr John Westmore - Crescent Care Home Cornwall Ltd
Town Council Response	SUPPORT: When measuring the application against Newquay Neighbourhood Plan policies E1 (Safeguarding Existing Employment Sites) and E3 (Support the Visitor Economy) - Cllrs understood that the hotel has been on the market since November 2023 with little interest, and accepted the assertion that this current proposal represents the best opportunity to ensure a business continues operating at the site.

Application 12	Trenance
Type	Planning Permission
Reference	PA24/08122
Proposal	Proposed subdivision and conversion of existing garage to include a ground floor infill extension and first floor extension with new roof over to provide a 2-bed holiday accommodation.
Location	21 Mellanvrane Lane TR7 2LB
Applicant	Mr And Mrs Williams
Town Council Response	Due to the time constraints resulting from a particularly busy agenda, an extension has been sought from the Case Officer with a view to carrying this application forward for consideration at the next Planning & Licensing Committee meeting, scheduled for 20 November 2024.

Application 13	Trenance
Type	Planning Permission
Reference	PA24/07601

Proposal	Demolition and replacement of hotel with an aparthotel (C1 use class)
Location	Sutherland Hotel 29 Mount Wise TR7 2BH
Applicant	Terry Spencer Blakesley Estates (Newquay SU Ltd)
Town Council Response	<p>OBJECTION: Cllrs recalled raising a robust objection to the previous scheme to replace the hotel with an aparthotel (PA23/02832). Whilst the current proposals represent a reduced scheme when compared to this previous application, concerns persist that the aparthotel would still be too tall and would have a negative impact on adjacent buildings; it was commented that the current plans were still one storey too high. When looking at the street-facing elevation, Cllrs noted the building line would be brought forward compared to that of the existing hotel, raising concerns that the fronts of both the Glendevor Hotel and Ocean View apartments would experience a potentially unacceptable level of shading, particularly in the winter months. Cllrs would also seek reassurance that the dwellings at Abbey Mews, adjacent to the rear of the site, would not be overshadowed by the new development.</p> <p>Cllrs recalled the concerns raised by the Historic Environment Planning team and Historic England, in response to the previous scheme (PA23/02832), and agreed it would not be possible to support the current scheme unless these consultees were satisfied that any harm to the setting of the Church of St Michael is had been reduced to an acceptable level.</p>
Application 14	Central & Pentire
Type	Planning Permission
Reference	PA24/07545
Proposal	Proposed garage conversion to create additional dwellinghouse.

Location	Garage Building At Flat 14 Nansalsa Court Ulalia Road TR7 2PZ
Applicant	Barker
Town Council Response	<p>OBJECTION: Cllrs noted the local concerns recorded on the Planning Register and agreed that, due to the physical constraints, it seemed likely the natural limit for further development on the site had already been reached.</p> <p>Concerns were raised that the proposed parking arrangements were particularly tight and that the minimum space per vehicle (2.4m x 4.8m) could not be achieved, given that the small space in front of the existing garage would also have to accommodate the outdoor amenity space as well as an area for refuse and recycling storage.</p> <p>Cllrs noted there was just one window proposed for the first floor level, which faces west. Cllrs were unconvinced that the property would benefit from a suitable amount of natural light until somewhat later in the day.</p> <p>There was some concern that the nationally described minimum space standards (including internal storage space) had not been met and Cllrs would ask the Officer to look at this closely.</p> <p>Concerns were raised that the north facing dormer would appear bulky and unattractive and that the proposed changes to the roof would not sit comfortably with its surroundings. The potential for the new roof shape to overshadow the small gardens to the rear of the existing bungalow and the neighbouring property at number 15 is noted. There was some uncertainty as to what internal space would be created on the south side of the pitched roof as the proposed first floor plans don't appear to show this to its full extent. Cllrs were unconvinced that the elevations describe the proposals accurately, and it was</p>

felt that a 3D visualization would have been of great benefit when trying to communicate the overall scheme.