

Cornwall Council

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Application number: PA22/10572

Agent:

Euan Kellie Property Solutions
Euan Kellie Property Solutions
Neo
9 Charlotte Street
Manchester
M1 4ET

Applicant:

Mr Simon Ismail
Unit 3 Birchwood One Business Park
Dewhurst Road
Warrington
WA3 7GB

**Town And Country Planning Act 1990 (As Amended)
Town And Country Planning (Development Management Procedure) (England)
Order 2015**

Grant of Conditional Planning Permission

CORNWALL COUNCIL, being the Local Planning Authority, **HEREBY GRANTS CONDITIONAL PERMISSION**, subject to the conditions set out on the attached schedule, for the development proposed in the following application received on 28 November 2022 and accompanying plan(s):

Description of Development:	Full Planning Permission for residential development (Use Class C3), car and cycle parking, landscaping; and all ancillary works including demolition of all existing buildings and structures.
Location of Development:	Land At Hotel Bristol Narrowcliff Newquay Cornwall TR7 2PQ
Parish:	Newquay

YOUR ATTENTION IS DRAWN TO THE ATTACHED NOTES.

DATED: 8 March 2024

Louise Wood - Service Director Planning and
Housing (Chief Planner Officer)

CONDITIONS:

- 1 The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans Referred to in Consideration of this Application".

Reason: For the avoidance of doubt and in the interests of proper planning.

- 2 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: In accordance with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

- 3 The proposed surface water drainage systems shall be in accordance with the principles set out in the Renaissance Structural and Civil Engineering Flood Risk Assessment Ref NNQ-REN-00-XX-RP-C-00001 and Drainage Strategy Ref NNQ-REN-00-XX-RP-C-00002 (dated November 2022).

No development approved by this permission shall be commenced until details of a scheme for the provision of surface water management has been submitted to and approved by the Local Planning Authority. The details shall include:

1. A description of the foul and surface water drainage systems operation.
2. Details of the final drainage schemes including ground investigation and testing results, calculations and layout.
3. A Construction Phase Surface Water Management Plan.
4. A Construction Quality Control Plan.
5. A plan indicating the provisions for exceedance pathways, overland flow routes and proposed detention features.
6. A timetable of construction.
7. Confirmation of who will maintain the drainage systems and a plan for the future management and maintenance, including responsibilities for the drainage systems and overland flow routes. The plan must include a drawing which clearly indicates the management responsibility for each drainage element, and schedule of maintenance.

The Developer must inform the Local Planning Authority of any variation from the details provided and agree these in writing before such variations are undertaken.

The surface water drainage systems shall fully manage surface water flows resulting from the developed site up to the 1 in 100-year peak rainfall event plus a minimum allowance of 50% for the impacts of climate change. Surface water flow rates discharged from the site will be agreed with South West Water Ltd prior to the commencement of works and shall seek to achieve betterment on the current situation.

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The approved scheme shall be implemented in accordance with the timetable so agreed and the scheme shall be managed and maintained in accordance with the approved details for the lifetime of the development.

Reason: To prevent the increased risk of flooding and minimise the risk of pollution of surface water by ensuring the provision of a satisfactory means of surface water control and disposal and in accordance with Policy 26 of the Cornwall Local Plan 2010-2030. A pre-commencement condition is required because the proposal relates to the construction phase.

- 4 The development shall be constructed in accordance with the principles of the submitted 'Stage One Geo-Environmental and Coastal Stability Assessment' (Report No.13885). Other than works of demolition, no development shall take place until a comprehensive ground investigation has been undertaken to establish the impact of the development on the stability of the cliff area adjacent to the application site and how this may be impacted by historical mine workings together with a detailed scheme for any land resilience / mitigation measures identified involving stabilisation works and method of footings / foundations / piling to serve the development. Once approved the development shall be undertaken in accordance with the approved details and the results/recommendations of the ground investigation.

Reason: In the interests of cliff stability and to avoid any intervention to the cliffs in accordance with Policy CC2 of the Newquay Neighbourhood Development Plan 2019 and CC1 and CC2 of the Cornwall Council Climate Emergency Development Plan Document 2023.

- 5 Prior to any development above slab level or six months from the implementation of this permission whichever is the sooner, the Biodiversity Management Plan to ensure that there is a minimum 10% net gain in biodiversity for a minimum 30-year period as a result of the development shall be submitted to, and agreed in writing by, the Local Planning Authority.

The impact of the development shall be assessed in accordance with the relevant DEFRA biodiversity metric as applicable to the area in which the site is situated, and the Biodiversity Management Plan shall include:

- a Proposals for on-site biodiversity net gain (full details of which will be provided in relation to each phase of development).
- b A BNG Management and Monitoring plan for all on-site and off-site biodiversity net gain, including 30-year objectives, management responsibilities, maintenance schedules and a methodology to ensure the submission of monitoring reports in years 2, 5, 7, 10, 15, 20, 25 and 30 from commencement of development, demonstrating how the BNG is progressing towards achieving its objectives, evidence of arrangements and any rectifying measures needed.

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The development shall be implemented in full accordance with the requirements of the approved Biodiversity Management Plan and shall be retained for a minimum 30-year period.

Reason: In the interest of ensuring measurable net gains to biodiversity, and in accordance with the aims and intentions of Policy 23 of the Cornwall Local Plan Strategic Policies 2010 - 2030 and paragraph 180 of the National Planning Policy Framework 2023.

- 6 The development hereby approved shall be constructed in accordance with the recommendations and mitigation methods within the submitted Ecological surveys (RESULTS OF UPDATED BAT EMERGENCE SURVEYS FOR NARROWCLIFF REGENERATION PROJECT, NEWQUAY, CORNWALL, Spalding Associates (Environmental) Ltd, July / September 2023) and (ECOLOGY SURVEYS FOR NARROWCLIFF REGENERATION PROJECT, NEWQUAY, CORNWALL, July-September 2022, Spalding Associates (Environmental) Ltd).

Reason: To enhance biodiversity on site and in accordance with Policy 23 of the Cornwall Local Plan 2010-2030 and paragraph 180 of the National Planning Policy Framework 2023.

- 7 The development shall be constructed in accordance with the landscaping details outlined/detailed within drawing numbers '3127-PLA-XX-XX-M2-L-2001 REV P03' '3127-PLA-XX-XX-M2-L-0001 REV P04' '3127-ID-003-01' '3127-PLA-XX-XX-M2-L-1001' '3127-PLA-XX-XX-M2-L-2002' '3127-PLA-XX-XX-M2-L-5001' '3127-PLA-XX-XX-M2-L-6001' and 'ES APPENDIX 08.2'.

Any protection measures proposed shall be completed in accordance with the approved scheme before the development hereby permitted commences and shall thereafter be retained until it is completed. Notice shall be given to the Local Planning Authority when the approved scheme has been completed.

All planting, seeding or turfing comprised in the approved scheme of landscaping shall be carried out in the first planting and seeding seasons following the first occupation of any part of the building or the completion of the development, whichever is the sooner. Notice shall be given to the Local Planning Authority when the approved scheme has been completed.

Any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species as those originally planted.

Reason: In the interests of visual and residential amenity and in accordance with the aims and intentions of Policies 2, 12 and 23 of the Cornwall Local Plan 2010-2030.

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- 8 Before the first occupation of any part of the development hereby approved, a total equal or in excess of 10%/14 parking spaces will be equipped with fast EV charging, with 5%/7 parking spaces allocated for disabled bays and an additional total equal or in excess of 140 cycles in dedicated cycle store/s at ground floor level/s shall have been provided. The layout and storage provision shall remain as such thereafter.

Reason: To ensure a suitable mix of parking and to encourage sustainable travel in accordance with Policy 27 of the Cornwall Local Plan 2010-2030 and Policy T1 of the Cornwall Council Climate Emergency Development Plan Document 2023.

- 9 A) No demolition/development shall take place/commence until a programme of archaeological work including a Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions, and:

1. The programme and methodology of site investigation and recording
2. The programme for post investigation assessment
3. Provision to be made for analysis of the site investigation and recording
4. Provision to be made for publication and dissemination of the analysis and records of the site investigation
5. Provision to be made for archive deposition of the analysis and records of the site investigation
6. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation

B) No demolition/development shall take place other than in accordance with the Written Scheme of Investigation approved under condition (A).

C) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (A) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

D) The archaeological recording condition will normally only be discharged when ALL elements of the WSI including on site works, analysis, report, publication (where applicable) and archive work has been completed.

Reason: The site is in an archaeologically sensitive area where there is a strong likelihood of buried archaeological features and remains and the requirements are in accordance with the provisions of Policy 24 of the Cornwall Local Plan Strategic Policies 2010-2030. A pre-commencement condition is necessary in this instance due to the need to ensure that a programme and methodology of site

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investigation and recording of archaeological features, structures and artefacts is undertaken prior to or during the early stages of major physical works on site.

- 10 Prior to the first use of any part of the development hereby approved, details of external lighting shall be submitted to and approved by the Local Planning Authority. Any lighting strategy should seek to comply with the relevant sections of BS 5489:2020. The lighting shall be installed in accordance with the approved details and retained as such thereafter.

Reason: In the interests of visual amenity and to ensure the scheme is evenly lit in accordance with Policies 2, 12 and 13 of the Cornwall Local Plan 2010-2030.

- 11 Prior to the first use of the development hereby approved, details of a suitable and fit for purpose CCTV system shall be submitted to and approved to the Local Planning Authority. As part of this submission, all car/cycle parking spaces should be covered as well as main entrances into the blocks/internal communal foyers and also the staffed reception space. The system shall be installed in accordance with approved details and retained as such thereafter.

Reason: To design against anti-social behaviour in accordance with Policies 12 and 16 of the Cornwall Local Plan 2010-2030.

- 12 The development hereby permitted shall not commence until a Construction Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Plan as outlined in Section 7 of the RPS Air Quality Assessment (Dated 21/11/22) shall include, but not be limited to, dust mitigation measures, details of roles and responsibilities, monitoring and reporting, emergency responses, community and stakeholder relations and training.

The plan shall also include a construction noise assessment that includes provisions for the control of construction noise (with respect to best practice guidance including BS5228-1:2009+A1:2014) and require replacement of tonal vehicle reversing alarms for less noise intrusive measures and include the operation and delivery hours of the site.

The development shall be carried out strictly in accordance with the approved Construction Environmental Management Plan unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the development is undertaken in a manner which reduces any potential adverse impact upon the residential amenities and currently enjoyed by existing and future residents and businesses in accordance with Policy 13 of the Cornwall Local Plan 2010-2030. A pre-commencement condition is required because the condition relates to the construction phase.

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- 13 No development, other than demolition of any buildings or structures, shall commence until an assessment of the risks posed by any contamination shall have been submitted to and approved in writing by the local planning authority. This assessment must be undertaken by a suitably qualified contaminated land practitioner, in accordance with British Standard BS 10175: Investigation of potentially contaminated sites - Code of Practice and the Environment Agency's Land contamination risk management (LCRM), (or equivalent British Standard and Land contamination risk management if replaced), and shall assess any contamination on the site, whether or not it originates on the site. The assessment shall include:
- a) a survey of the extent, scale and nature of contamination;
 - b) the potential risks to:
 - o human health;
 - o property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes;
 - o adjoining land;
 - o ground waters and surface waters;
 - o ecological systems; and
 - o archaeological sites and ancient monuments.

Reason: To ensure that the health risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with the aims and intentions of Policy 16 of the Cornwall Local Plan Strategic Policies 2010 - 2030.

A pre-commencement condition is required in this case because it is essential to establish before any works takes place the nature and extent of any ground contamination in order to safeguard the health of workers taking part in the development of the site and to ensure the appropriate design and subsequent safe occupation of the development.

- 14 No development shall take place where (following the risk assessment) land affected by contamination is found which poses risks identified as unacceptable in the risk assessment, until a detailed remediation scheme shall have been submitted to and approved in writing by the local planning authority. The scheme shall include an appraisal of remediation options, identification of the preferred option(s), the proposed remediation objectives and remediation criteria, and a description and programme of the works to be undertaken including the verification plan. The remediation scheme shall be sufficiently detailed and thorough to ensure that upon completion the site will not qualify as contaminated land under Part IIA of the Environmental Protection Act 1990 in relation to its intended use.

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Reason: To ensure that the health risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with the aims and intentions of Policy 16 of the Cornwall Local Plan Strategic Policies 2010 - 2030.

A pre-commencement condition is required in this case because it is essential to establish before any works takes place the nature and extent of any ground contamination in order to safeguard the health of workers taking part in the development of the site and to ensure the appropriate design and subsequent safe occupation of the development.

- 15 The approved remediation scheme in condition (14) shall be carried out and upon completion a verification report by a suitably qualified contaminated land practitioner that demonstrates the effectiveness of the remediation shall be submitted to and approved in writing by the local planning authority before the development is occupied or if phased, before each phase is occupied.

Reason: To ensure that the health risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with the aims and intentions of Policy 16 of the Cornwall Local Plan Strategic Policies 2010 - 2030.

- 16 Any contamination that is found during the course of construction of the approved development that was not previously identified shall be reported in writing immediately to the local planning authority. Development on the part of the site affected shall be suspended and a risk assessment carried out and submitted to and approved in writing by the local planning authority. Where unacceptable risks are found remediation and verification schemes shall be submitted to and approved in writing by the local planning authority. These approved schemes shall be carried out before the development is resumed or continued

Reason: To ensure that the health risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with the aims and intentions of Policy 16 of the Cornwall Local Plan Strategic Policies 2010 - 2030.

- 17 Prior to the operation of the gym, climbing wall, cinema room and spa, relevant acoustic assessments together with a scheme for mitigation for those uses shall be submitted to and approved in writing by the Local Planning Authority. The

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assessments will be required to demonstrate with any associated mitigation that noise levels in adjoining and interconnecting spaces accord with the Cornwall Councils Development Sound Standard, BS 8233:2014 and Professional Practice Guidance on Gym Acoustics. Once approved, the details shall be fully implemented prior to the first use of the respective areas, and any mitigation shall be retained thereafter.

Reason: In the interests of neighbouring and on-site amenity in accordance with Policy 12 of the Cornwall Local Plan 2010-2030.

- 18 The development hereby approved shall be implemented in full accordance with the approved plans as set out within Noise Impact Assessment (Noise Impact Assessment (NIA) by Hann Tucker Associates reference 29719/NIA1 and dated 1 June 2023).

Reason: In the interests of good design and neighbouring and on-site amenity in accordance with Policy 12 of the Cornwall Local Plan 2010-2030.

- 19 Prior to the construction of the development hereby approved, a scheme for the incorporation of one bat box, bird box or bee brick per unit shall be submitted to and approved in writing by the Local Planning Authority. Such details shall include the location and specific details of each feature. The approved features shall be installed prior to the occupation of the relevant unit to which they relate and shall thereafter be maintained as such.

Reason: To accord with policy G1(10) of the Climate Emergency Development Plan Document 2023 and Policies 1, 2 and 23 of the Cornwall Local Plan Strategic Policies 2020-2030.

- 20 The development hereby permitted shall be carried out in accordance with the energy efficiency measures detailed in the approved Energy Statement (Narrowcliff Regeneration Newquay, Energy Statement, P1692-ES-001 REV B, Novo, May 2023). The agreed measures shall be implemented with the construction of each unit and thereafter retained and maintained.

Reason: To secure the sustainable energy and construction details in accordance with Policy C1 of the Climate Emergency Development Plan Document 2023.

- 21 Prior to the first occupation of any first floor flat within block 2/Phase 1b, the screening at first floor level to the southern elevation of Block 3 shall be constructed in accordance with drawing no '0003-SP-XX-XX-DR-A-0509 P4' and '0003-SP-XX-ZZ-DR-A-2103 P1' and retained as such thereafter.

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Reason: To protect the amenities of future occupiers and those to the neighbouring property at Barrowfields Hotel and in accordance with Policy 12 of the Cornwall Local Plan 2010-2030.

- 22 Prior to the first use of any part of the scheme, wind mitigation measures shall be put in place in accordance with details, including a timetable for implementation, that have previously been submitted to and approved in writing by the Local Planning Authority. These details shall accord with approved drawing 3127-PLA-XX-XX-M2-L-0001 REV P04 and include 28 x wind screens distributed along the primary façade fronting onto Narrowcliff, ranging from 2.0m to 3.5m tall and 1.25m wide to 3.0m wide, Deciduous Trees, Planters with shrubs positioned along the length of the site fronting to Narrowcliff, 1.2m Hedges distributed along the primary façade fronting onto Narrowcliff and 1.5m high 50% porous parapets to accessible roof terraces / balconies. These measures, except those that solely include landscaping, shall be retained as such thereafter.

Reason: To protect against on-site amenity and safety and in accordance with the aims and intentions of Policies 12 and 13 of the Cornwall Local Plan 2010-2030.

- 23 Prior to the first use of the development hereby approved, a detailed overheating assessment for dwellings in Façade Zone 1 and 2 is to be carried out incorporating a scheme of mitigation and submitted to and approved by the Local Planning Authority. The development shall be completed in accordance with the approved details and mitigation and maintained thereafter.

Reason: In the interests of good design and neighbouring and on-site amenity in accordance with Policy 12 of the Cornwall Local Plan 2010-2030.

- 24 Prior to the first use of the development hereby approved, a waiting restriction on the highway, as shown on approved site layout plan 'SK22294-103 Rev A', shall be implemented and retained thereafter.

Reason: To ensure safe and suitable access in accordance with Policy 27 of the Cornwall Local Plan 2010-2030.

Informative: A Traffic Regulation Order may be required.

- 25 Prior to the first use of any part of the development hereby approved the access and parking arrangements shall be constructed in accordance with submitted drawing 'SK22295-102 Proposed Site Access General Arrangement' and retained as such thereafter.

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Reason: To ensure safe and suitable access in accordance with Policy 27 of the Cornwall Local Plan 2010-2030.

- 26 Prior to the commencement of Phase 2 as shown in Plan ref: 0003-SP-XX-00-DR-A-0201, evidence of appropriate provision of a new medical surgery elsewhere in Newquay shall be submitted to and approved by the Local Planning Authority. No development of Phase 2 as shown in Plan ref 0003-SP-XX-00-DR-A-0201, including demolition of the existing medical surgery, shall occur until this new provision is completed and functional in full accordance with the approved details.

Reason: To ensure no loss of health centres occurs within the Parish/settlement in accordance with the aims and intentions of policies 4 and 5 of the Cornwall Local Plan 2010-2030.

- 27 The development shall be carried out in accordance with the mitigation measures as set out at Section 12 of the accompanying Environmental Statement dated (May 2023).

Reason: To ensure that the development takes place in accordance with the principles and parameters contained within the accompanying Environmental Statement.

- 28 Notwithstanding the details submitted in relation to materials, prior to any application of external materials final details of all materials shall be submitted to and approved by the Local Planning Authority. Details shall include, but are not limited to, images of all external materials and finishes, including those to facades and for detailing, and indication as to where materials shall be integrated within the design.

Reason: In the interests of the visual amenities of the area and in accordance with Policy 12 of the Cornwall Local Plan 2010-2030.

- 29 Prior to the first use of the development hereby approved, a detailed Travel Plan shall be submitted to and approved in writing by the Local Planning Authority in line with Cornwall Council guidance: 'Travel Plans - Advice for Developers in Cornwall'. No part of the new development shall be occupied prior to implementation of those parts identified in the Approved Travel Plan as capable of being implemented prior to occupation. Those parts of the Approved Travel Plan that are identified therein as capable of implementation after occupation shall be implemented in accordance with the timetable contained therein and shall continue to be implemented in accordance with the approved details as long as any part of the development is occupied.

Reason: In order that the development promotes sustainable transport modes in accordance with the aims and intentions of Policy 27 of the Cornwall Local Plan

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2010-2030 and Policy T1 of the Cornwall Council Climate Emergency Development Plan Document.

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PLANS REFERRED TO IN CONSIDERATION OF THIS APPLICATION:

Existing 0003-SP-XX-XX-DR-A-0200 REV P1
Existing 0003-SP-XX-00-DR-A-0350 REV P1
Existing 0003-SP-XX-01-DR-A-0351 REV P1
Existing 0003-SP-XX-02-DR-A-0352 REV P1
Existing 0003-SP-XX-03-DR-A-0353 REV P1
Existing 0003-SP-XX-XX-DR-A-0550 REV P2
Existing 0003-SP-XX-XX-DR-A-0551 REV P2
Existing 0003-SP-XX-XX-DR-A-0552 REV P2
Existing 0003-SP-XX-XX-DR-A-0553 REV P1
Proposed 0003-SP-XX-00-DR-A-0200 REV P2
Proposed 0003-SP-XX-00-DR-A-0301 REV P3
Proposed 0003-SP-XX-01-DR-A-0302 REV P3
Proposed 0003-SP-XX-02-DR-A-0303 REV P3
Proposed 0003-SP-XX-03-DR-A-0304 REV P3
Proposed 0003-SP-XX-04-DR-A-0305 REV P3
Proposed 0003-SP-XX-RF-DR-A-0306 REV P1
Proposed 0003-SP-XX-XX-SH-A-0310 REV P2
Proposed 0003-SP-XX-XX-DR-A-0500 REV P2
Proposed 0003-SP-XX-XX-DR-A-0501 REV P1
Proposed 0003-SP-XX-XX-DR-A-0502 REV P1
Proposed 0003-SP-XX-XX-DR-A-0509 REV P4
Proposed 0003-SP-XX-XX-DR-A-0400 REV P1
Proposed 0003-SP-XX-XX-DR-A-0401 REV P1
Proposed 0003-SP-XX-XX-DR-A-0402 REV P2
Proposed 0003-SP-XX-XX-DR-A-2101
Proposed 0003-SP-XX-XX-DR-A-2103 REV P1
Proposed 3127-PLA-XX-XX-M2-L-2001 REV P03
Proposed 3127-PLA-XX-XX-M2-L-0001 REV P04
Proposed 3127-ID-003-01
Proposed 3127-PLA-XX-XX-M2-L-1001
Proposed 3127-PLA-XX-XX-M2-L-2002
Proposed 3127-PLA-XX-XX-M2-L-5001
Proposed 3127-PLA-XX-XX-M2-L-6001
Proposed ES APPENDIX 08.2
Proposed SK22294-103 Rev A
Proposed SK22295-102
Proposed 0003-SP-XX-00-DR-A-0201

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ANY ADDITIONAL INFORMATION:

- No development, demolition or site clearance procedures shall commence until a European Protected Species (EPS) Mitigation Licence with respect to bats has been obtained for the proposed work. It is an offence to deliberately capture, kill, disturb or injure EPS or to damage or destroy their breeding sites or resting places. This planning permission does not provide consent to undertake works that require an EPS licence. All bats and their roosts are fully protected under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) and are further protected under the Conservation of Habitats and Species Regulations 2017. Developers/ contractors will need to take further advice from Natural England on the need for a European Protected Species Licence to undertake works within the law. You can apply via; European protected species: apply for a mitigation licence (A12) - GOV.UK (www.gov.uk) Work shall be carried out strictly in accordance with the granted EPS Mitigation Licence.
- It is recommended the developer asks the consultant to undertake a review of the updated national coastal erosion mapping products when they are made publicly available in mid-2024 and decide whether these data then suggest more assessment is required.
- In accordance with the requirements of Article 35 (4) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 the Local Planning Authority hereby advises that it has taken into consideration the environmental information submitted with the Environmental Statement in its determination of this planning application.
- Please note that the proposed development set out in this application is liable for a charge under the Community Infrastructure Levy (CIL) Regulations 2010 (as amended). A CIL Liability Notice will be sent to the applicant, and any other person who has an interest in the land, under separate cover. The Liability Notice will contain details of the chargeable amount and how to claim exemption or relief, if appropriate - relief must be claimed and approved before the development commences. This development must not commence until the following forms have been submitted to the Council: CIL Form 2: Assumption of Liability and Form 6: Commencement Notice, otherwise surcharges will be applied. Please contact cil@cornwall.gov.uk or the Infrastructure Team with any queries. There are further details on this process on the Council's website at www.cornwall.gov.uk/cil.

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In dealing with this application, the local planning authority have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with a planning application, on this occasion this has included :

Discussions/negotiations ongoing with LPA throughout determination of planning application

Dedicated phone number of the case officer for the Applicant/Agent

Close liaison with the Town Council in accordance with the protocol.

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NOTES

Appeals to the Secretary of State

If the applicant is aggrieved by the decision of the local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then they may appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990. If you want to appeal, then you must do so within 6 months of the date of this notice (or 12 weeks from the date of this notice in the case of householder appeals made in relation to applications submitted on or after 6 April 2009). Appeals must be made to the Planning Inspectorate using a form which can be obtained from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at <http://www.planningportal.co.uk> . A copy of the completed appeal form must also be submitted to the Council.

Please Note:- If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal.

Further details are on [GOV.UK](http://www.gov.uk).

(<https://www.gov.uk/government/collections/casework-dealt-with-by-inquiries>).

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices

If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on Cornwall Council. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice. If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of service of the enforcement notice.

If this approval is for the erection of new buildings please refer to the note below.

Registering addresses for new properties prior to commencement

You must apply officially to register the name of any new street or the address of any new property through Cornwall Council's Street Naming and Numbering process. You are required to submit an application form, plan and appropriate fee all details of which can be found on our website at <http://www.cornwall.gov.uk/streetnaming>. Developers are advised to contact Street Naming and Numbering at the earliest opportunity for street naming as the process involves consultation with the local Parish, Town or City Council and can take several months to complete. For any further assistance please contact addressmanagement@cornwall.gov.uk or telephone 0300 1234 100.

Euan Kellie Property Solutions
Euan Kellie Property Solutions
Neo
9 Charlotte Street
Manchester
M1 4ET

Your ref:

My ref: PA22/10572

Date: 8 March 2024

Dear Sir/Madam

Full Planning Permission for residential development (Use Class C3), car and cycle parking, landscaping; and all ancillary works including demolition of all existing buildings and structures.

Land At Hotel Bristol Narrowcliff Newquay Cornwall

With reference to this planning application, I enclose the Decision Notice granting permission.

If conditions have been included that must be complied with before the commencement of the development, e.g. "No development shall commence before", and this is not done, the development cannot be validly commenced even if it is within the time limit set by Condition.

If details are required I look forward to receiving them. Application forms can be found on <http://planningportal.co.uk/>. Your attention is drawn to the fees to discharge planning conditions under The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012:

£145 (per request) for applications not falling within fee categories 6 or 7 (non-householder applications)

£43 (per request) where the request relates to an application for works to an existing dwelling, or within the curtilage of such, falling within fee categories 6 or 7 (householder applications only)

You may wish to take the opportunity to submit details to discharge more than one condition per request.

Yours faithfully

Samuel Fuller

**Development Officer
Development Management Service
Tel: 01872322306**

Development Management Service
Cornwall Council
Correspondence Address: Cornwall Council Planning Dept, New County Hall, Treyew Rd, Truro, TR1 3AY
planning@cornwall.gov.uk