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Dear Sir/Madam,

Your ref:

My ref: PA22/06713

Date: 28 November 2023

**Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009**

I am writing to let you know that an appeal has been made to the Ministry of Housing, Communities and Local Government in respect of the following planning application:

MHCLG ref:	<b>APP/D0840/W/23/3328106</b>
Cornwall Council ref:	<b>PA22/06713</b>
Appeal start date:	<b>21 November 2023</b>
Proposal:	<b>New detached two-bed eco chalet as coastal path walkers accommodation</b>
Location:	<b>Land East Of Hotel California, Pentire Crescent, Newquay, TR7 1PU</b>
Appellant:	<b>Mr John Morgan</b>
Cornwall Council decision:	<b>REFUSED</b>

The appeal is to be decided on the basis of an exchange of written statements by the parties and a site visit by an Inspector.

You may view the documents relating to this case online at <http://planning.cornwall.gov.uk/online-applications> or at this office during normal working hours.

We have forwarded all the representations made to us on the application to the Planning Inspectorate and the appellant (unless they are expressly confidential). These will be considered by the Inspector when determining the appeal.

**If you wish to make further comments, or modify/withdraw your previous representation, you can do so online using the Planning Inspectorate website at: <https://acp.planninginspectorate.gov.uk>**

Development Management Service

Correspondence Address: Cornwall Council Planning Department, New County Hall, Treyew Road, Truro, TR1 3AY;

Tel: 0300 1234 151 [www.cornwall.gov.uk](http://www.cornwall.gov.uk)

**If you do not have access to the internet, you can send your comments to:  
The Planning Inspectorate, Nadia Hussain, Room 3/M, Temple Quay House, 2  
The Square, Bristol, BS1 6PN.**

All representations must be received by **26 December 2023**. Any representations submitted after the deadline will not usually be considered and will be returned. The Planning Inspectorate does not acknowledge representations. All representations must quote the MHCLG appeal reference.

Please ensure that you only provide information, including personal information belonging to you, that you are happy will be made available to others in this way. If you supply information belonging to a third party, please ensure that you have the permission to do so. More detailed information about data protection and privacy matters is available on the Planning Inspectorate Web Site.

You can get a copy of The Planning Inspectorate's booklet, "Guide to taking part in planning appeals" free of charge from this office or from GOV.UK at <https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal>

The Council's reason for refusing permission for this development is set out below:

The proposal, through its nature, scale and location, would incur an unreasonable impact upon the character of the site and wider area. The limited public benefits of the scheme have not been seen to outweigh this harm and as such the proposal do not represent sustainable development. The application is viewed to conflict with the aims and intentions of Policy G2, D1 and LE2 of the Newquay Neighbourhood Development Plan 2019, Policy 2, 5, 12 and 23 of the Cornwall Local Plan 2010-2030, Policy C1 of the Climate Emergency Development Plan Document and Paragraphs 8, 130 and 174 of the National Planning Policy Framework 2021.

In the absence of a mechanism to secure the provision of financial contributions to mitigate the recreation impact on the Penhale Dunes Special Area of Conservation for which there is evidence of an identified need, the proposal is considered to be contrary to policy 22 of the Cornwall Local Plan and Paragraphs 174, 180 and 181 of the National Planning Policy Framework 2021.

Should you require any further information in connection with this appeal, please telephone me.

Yours faithfully,

**Tazmin Burr**  
**Development Technical Officer (Appeals)**  
**Development Management Service**  
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