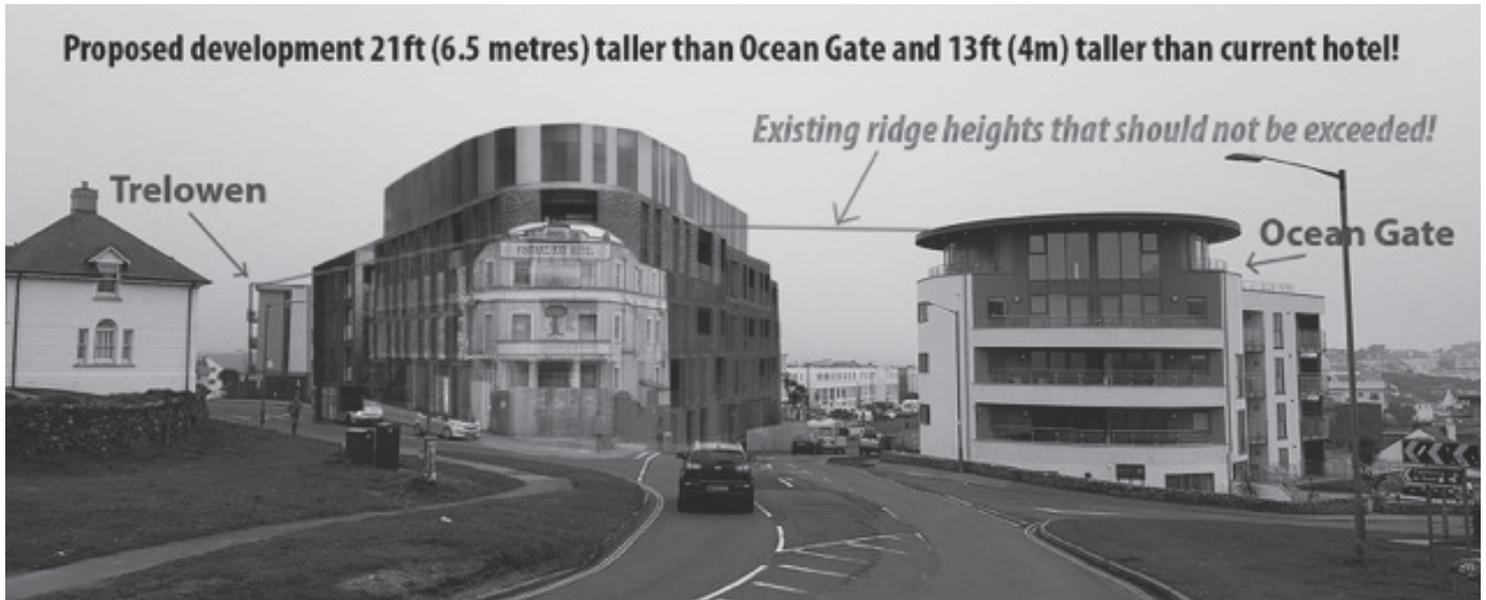


THE GATEWAY TO PENTIRE ~ What's New?

MAKE YOUR OPINION COUNT. SUBMIT YOUR COMMENTS ONLINE TO
CORNWALL COUNCIL BEFORE **JUNE 1ST**

Go to: <http://planning.cornwall.gov.uk> Planning REF: PA 17/00962



What changed?

Before: Height was excessive

After: Height remains excessive

New: Shiny metal Penthouse to dominate the area, visible from far and wide

Hello Everyone,

Greetings to you lovely people of Pentire. In case you were wondering what's been happening regarding Fistral Bay Hotel, here is a little summary of the latest. This is delivered to your mailbox solely with the intent to simply present the facts in an honest and neutral fashion. In case you haven't had time to do the research yourself all this is available to read online.

So what's new?

-On the bright side, you may be aware that the Newquay Town Council Planning Committee unanimously rejected the last proposed plan at their last meeting on March 27th. A further 100 objections by local residents submitted to Cornwall Council echoed these strong feelings. Your opinion made a difference.

-Very little else is new. Queensbridge has spent time, effort and money to revise and this should be acknowledged, however, the key issues have not been resolved. In essence it is the old plan, minus 3 metres and just reworded and polished up a bit. Regardless of this, the plan is considered a new submission, so opinions need to be voiced again and sent to Cornwall Council. But the good news is that re-submitting your opinion will be much easier, no need to re-invent the wheel. **If you have an opinion for or against, it is very important to please submit it once again to www.planning.cornwall.gov.uk ref no PA17/00962 or by mail.**

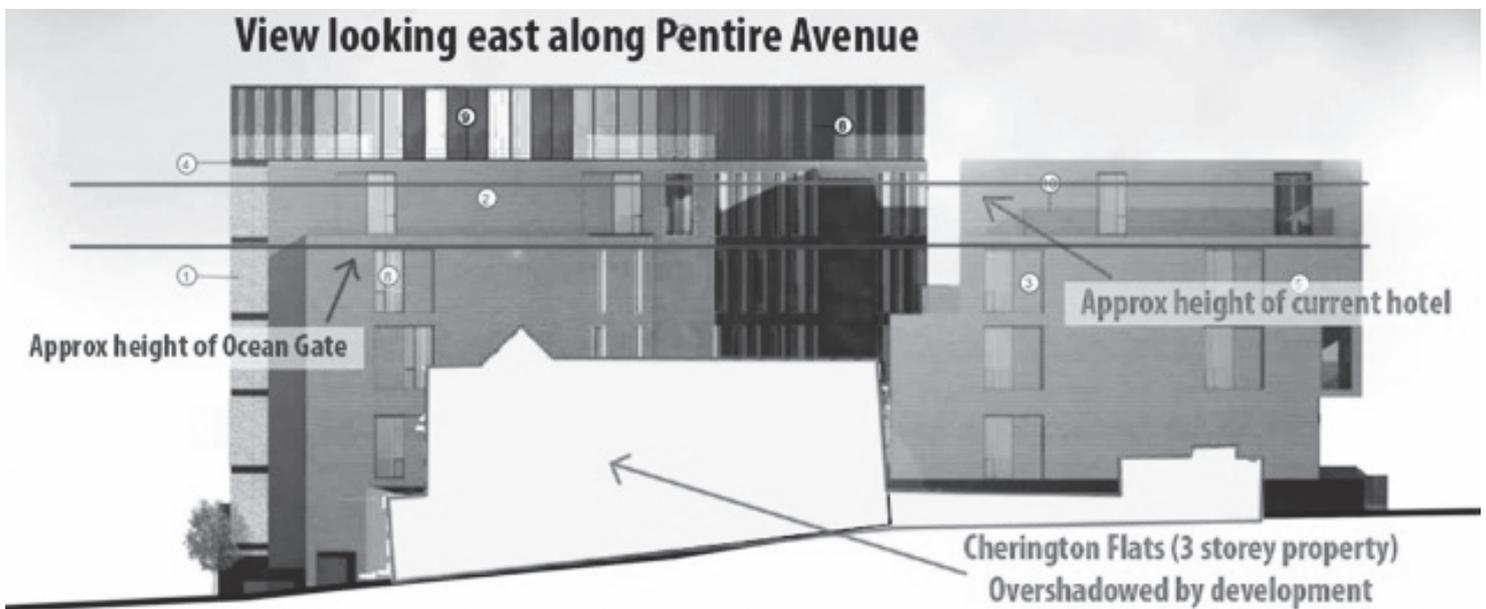
-You may or may not have received a flyer recently distributed by Queensbridge showing select parts of the revised proposal. Just to make it perfectly clear, after confirming with Cornwall Council, although it has been written to *give the illusion of an endorsement* by Cornwall Council, this is **FALSE**.

-Additional documentation has been posted to the Cornwall Council website which may give you a better, more realistic impression of the new plan currently being discussed although the computer generated images are more misleading than ever. Look at the scale drawings instead and refer to the AOD (relative height), this gives a more accurate height comparison than the fancy images. Resident opinions are beginning to pop onto planning.cornwall.gov.uk already, and makes for some interesting reading...

-You may remember having been asked to submit opinions on the Newquay Neighbourhood Survey in hopes of **initiating the process of establishing a height restriction by-law** for new construction as directed by local councilors. While we are waiting to further the by-law limiting roof heights on the Pentire Headland it is all the more important that this does not set a new precedent.

If you were you concerned with **size, height, scale and density** before, you can still be concerned, this has NOT changed by much.

- **Before: 80 flats =133 bedrooms =260 people =80 parking spaces =225+ car movements/day**
- **AFTER: 74 flats =117 bedrooms =228 people =80 parking spaces =225+ car movements/day**
- **Before: 59.5m AOD, relative building height/7 storeys + 2 below ground = 9**
- **AFTER: 56.9m AOD, relative building height/ 6 storeys + 2 below ground = 8**
- **This means that the building is still 6.5 meters/19.5 feet taller than Ocean Gate and 4.5 m/ 13.5 feet taller than the current Fistral Bay building as it stands now.**



Queensbridge document pg 9:

Site locale character –

The road layout within the vicinity of the site would remain unchanged. The storey height of built form on the site would increase with the new development, and the street frontage presence would extend towards the site boundary. **The proposed storey height would exceed that of surrounding buildings** and provide further definition to the existing cluster of apartment buildings at the eastern end of Pentire Avenue. The rest of the area: The largest building in the vicinity of the site is Ocean Gate which lies directly opposite the site on Pentire Avenue and comprises a five storey apartment block. A mix of 2 to 3 storey detached housing with pitched roofs predominantly located on the streets set back from Esplanade Road and along Pentire Road, and 4 to 5 storey blocks predominantly located along Esplanade Road.

URBAN APPEARANCE:

The developers are still committed to ‘urbanizing the area’ and hope to forge the way ahead changing Pentire to an “Urban Ideal” as stated in the documents below:

Queensbridge p. 5

“The scale of recent developments fronting onto the golf course has been **increasing in size and scale** and the proposed development would **continue this trend**. Use of quality materials would **enhance the urban character**.”

Queensbridge p. 4:

“Whilst Pentire and Newquay exist because of, and still benefit from their coastal location they **are very much urban in form and context**. The site lies within the **urban area of Pentire**, west of Newquay an area of mixed style detached mid to late 20th century development which is largely characterised by the coastal views available to the north across Fistral Bay and to the south across the River Gannel.”

“The Visions and Objectives for the area are “...to conserve the undeveloped sections of coast and improve the appearance of the tourist areas, restoring and repairing in keeping with the landscape character that makes this area such a popular destination.”

KEY ISSUES:

- **The proposal does not keep to local height, scale or mass of adjacent structures**
- Although stepped back, in many places still built out to within inches of the building plot line
- 36ft taller than the immediately neighbouring property
- 2 stories of under-croft parking **dug or blasted to a depth of 6.9m (22.6ft)**
- Party Wall negotiation: no discussions have been initiated with the owners at the Tre Lowen complex on the southern boundary which is >4 meters from possible structure. (source: Design and Access Part 1-8)
- **BEFORE: 80 flats =133 bedrooms =260 people =80 parking spaces =225+ car movements/day**

- **AFTER: 74 flats =117 bedrooms =228 people =80 parking spaces =225+ car movements/day**
- The hired transport consultant estimates the building will generate an **additional 225 vehicle movements/day** and has stated it will cause no impact or pressure on the current intersection, roadway or air quality. This remains a *misleading desk study of number crunching and does not reflect the already dangerous reality of the existing intersection*. (source: Traffic Statement Pdf)
- A question worth asking the Council is: **what is the contingency plan** if the 2 storey under-croft parking does not go through due to geological obstacles (hitting granite)? This has occurred on Pentire before, the solution was to simply *raise the building height via a minor amendment that was not public knowledge*. What does that do to planning, parking, height?
- Height no higher than Ocean Gate is respectful to the natural environment, and does not mar the coastline. Taking it down one more storey quite possibly may achieve this objective and would be welcomed improvement.

NEW TO PONDER:

1. **Gabion Safety** Gabions are steel cages filled with big, heavy rocks that you have probably already seen around town. The steel tends to rust, buckle and break and then the rocks fall out. This is the material proposed for the façade. It looks nice, many manufacturers show a lifetime of less than 60 years for the product.
2. **Lawton Close Lane** Have you been asked your opinion regarding if/when your private lane becomes controlled by the developer for access to their parking garage? With access from both directions it is likely that this quiet lane will turn into quite a busy thru street.
3. **Penthouse** plans for an urban shiny metal exterior will be very obtrusive and significantly mar the coastline, glare into nearby windows and be an eyesore that doesn’t blend in with the area.
4. **Car Park Excavation** What happens if the excavation hits granite? Will the plan for the two storey underground car park be abandoned or will it **RAISE** the building up two storeys? This has already happened on Pentire a couple of times. How does this affect the validity of the planning application?
5. **Construction Disturbance to Residents:** What are the plans to minimize undue health hazards like noise, dust and road closures during the demolition and excavation?
6. **Tre Lowen Homeowners** Have you been contacted regarding monitoring your unit for structural faults? Have you contacted the developer?
7. **Dangerous Intersection** More cars = More danger to an already dangerous daily situation. This needs action.

SAVE THE DATE:
2pm
MONDAY JUNE 12