# Newquay residents divided over conversion of guest house to HMO



Residents of Newquay, a popular seaside town in Cornwall, are expressing notable concerns regarding the conversion of a local guest house into a house of multiple occupation (HMO). The planning committee of Cornwall Council has recently approved the transformation of the well-known Trewinda Lodge, situated near renowned attractions such as Tolcarne Beach and Great Western Beach, into a seven-bedroom HMO, a decision that has sparked extensive debate within the community.

Local residents are increasingly worried that the ongoing shift of guest houses into HMOs is detrimental to the character of Newquay. One resident voiced their frustrations during the council meeting, stating, "There are already a large number of HMOs in this area in what is a quiet residential neighbourhood. I do not think it is fair to add another one. This is one of the prettiest tree-lined roads in Newquay that is about to be ruined." Concerns about over-tourism and the oversaturation of HMOs have been prevalent, with many locals arguing that these changes could irreparably alter the town's charm.

Contrarily, a segment of the community supports the conversion, highlighting a significant demand for long-term affordable housing options for young professionals in Newquay. One supporter, living near Trewinda Lodge, remarked, “I believe the idea of turning it into a HMO is a brilliant idea. In today's current climate there is a high demand for affordable housing, especially for young people. This will hopefully help out local Newquay people, keeping them close to the town for jobs, transport links, etc.” The need for accommodating young residents is echoed in comments from Cornwall Live, revealing a split in opinions on the housing crisis in the area.

Furthermore, Joanna Kenny, chair of Newquay Town Council's planning committee, acknowledged the community's concerns but indicated that despite personal objections, "we can't find any planning reason to object." She further referenced parking issues in the area, noting that Eliot Gardens does not possess enough street parking to meet the current demand, particularly during the summer months.

Tom Jones, the applicant for the conversion, also expressed his motivations for pursuing the change, citing personal challenges in finding affordable accommodation in Newquay. He conveyed that this experience led him to establish his business with the intention of providing solutions to the ongoing housing crisis in the region.

As Newquay grapples with the implications of tourism and housing affordability, the discussion surrounding Trewinda Lodge serves as a vital reflection of the broader challenges facing similar communities throughout Cornwall.

Source: [Noah Wire Services](https://www.noahwire.com)

## References

* <https://www.cornwall.gov.uk/housing/private-housing/houses-in-multiple-occupation/> - This URL provides information on Houses of Multiple Occupation (HMOs) in Cornwall, including the legal definition and licensing requirements, which supports the context of the Trewinda Lodge conversion.
* <https://www.trivago.com/en-US/oar/bed-breakfast-trewinda-lodge-newquay?search=100-635421> - This URL confirms the existence of Trewinda Lodge in Newquay, a guest house that has been approved for conversion into an HMO.
* <https://planforfalmouth.info/wp-content/uploads/2019/07/cornwall-site-allocations-dpd-cabinet-version-for-web.pdf> - This document discusses planning and development in Cornwall, which relates to the broader context of housing and development challenges in the region, including Newquay.
* <https://www.cornwall.gov.uk/council-and-democracy/council-meetings-and-decisions/planning-committee/> - This URL provides access to Cornwall Council's planning committee meetings and decisions, which would include discussions on HMO conversions like Trewinda Lodge.
* <https://www.cornwall.gov.uk/housing/private-housing/houses-in-multiple-occupation/report-a-concern-about-an-hmo/> - This page allows residents to report concerns about HMOs, reflecting the community's ability to engage with and monitor HMO developments in their area.
* <https://www.cornwall.gov.uk/environment/planning/planning-policy/allocations-dpd/> - This URL provides information on Cornwall's planning policy and allocations, which informs how developments like HMOs are assessed and approved in the region.