# Councillors frustrated as plans for Hotel Bristol redevelopment spark housing debate



Newquay councillors have expressed their frustration regarding a proposal from Cornwall Council that would allow property developer Salboy to avoid constructing promised affordable housing as part of the redevelopment of the Hotel Bristol. Instead, Salboy has proposed making a £2.17 million financial contribution to Cornwall Council.

The contentious redevelopment plan involves demolishing the existing Hotel Bristol, located on Narrowcliff in Newquay, and replacing it with a combination of 176 flats and a 40-bedroom hotel. This ambitious project, put forth by the Manchester-based developer, has faced significant resistance from local stakeholders, including the Newquay Town Council, which voiced strong objections alongside over 700 local residents.

Despite widespread opposition, Cornwall Council's planning department granted approval for the development last year without putting the decision to a full planning meeting, a move that has drawn criticism from various quarters. Many argue that such a substantial application should have been more thoroughly debated and scrutinised by local councillors.

As the project progresses, Salboy has now encountered delays related to the required relocation of Narrowcliff Surgery to a larger facility in Nansledan, which has hindered their ability to begin construction. In a recent statement regarding the situation, Councillor Olly Monk, Cornwall Council's portfolio holder for housing, pointed out that the developer appears unwilling to pause the project until the surgery’s relocation is finalised.

Cornwall Council has made it clear that the proposed financial contribution of £2.17 million is tied to a Section 106 agreement, which stipulates that the funds are intended to be used for the provision of affordable or social housing in Newquay. The suggestion has ignited a fierce debate among locals about the potential implications of this decision.

Residents have taken to social media to express their concerns. Commenter Jeannie Scowen voiced her frustration, stating, "Ditching affordable housing but still making a huge profit?! With the volume of housing they have projected on that plot plus previous sites in Newquay, they owe Newquay affordable housing." Similarly, Mark Franks commented on the trend of prioritising wealthier developments in Cornwall, suggesting that this may lead to long-term consequences for the region.

David Springett further advocated for stricter adherence to planning conditions, while others concurred, emphasizing that developers should be held to their original agreements to provide affordable housing. The sentiment among many members of the community is that financial contributions are insufficient compared to the tangible benefits of actual affordable housing developments.

As the discussions continue, tensions remain high over how to best address the housing crisis in Cornwall, particularly with regard to the integration of affordable housing in new planning agreements. The situation at the Hotel Bristol redevelopment encapsulates a broader debate about balancing development interests with community needs and promises made to local residents.

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

## References

* <https://www.voicenewspapers.co.uk/news/huge-newquay-development-approved-behind-closed-doors-670765> - This article corroborates the information about the controversial redevelopment of the Hotel Bristol, including local opposition and the approval process by Cornwall Council.
* <https://www.newquay.gov.uk/press/newquay-town-council-decides-against-judicial-review> - The article supports the details about the redevelopment and the town council's response to the decision, although it doesn't directly address the issue of affordable housing.
* <https://www.noahwire.com> - This source provides the context and background for the article but doesn't specify individual arguments about affordable housing.
* <https://www.cornwall.gov.uk/planning-and-building-control/planning-applications> - This source can provide information on planning policies in Cornwall but does not directly address the Hotel Bristol development or the specific issue of affordable housing.
* <https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/920441/Planning_Practice_Guidance.pdf> - This document provides guidance on UK planning practices, which can relate to the process behind development approvals like the Hotel Bristol project.