

**PA20/03842 Conversion of existing hotel building to provide a 14 bedroom hotel with restaurant (A3 use class) and retail shop (A1 use class) and demolition of existing buildings/structure and erection of 25 residential apartments/houses, together with access, highway remediation, car parking infrastructure, landscaping and ancillary works**  
**Pendower Beach House Hotel Rocky Lane Ruan High Lanes Truro Cornwall TR2 5LW**

Due to the restrictions placed on the Council as a result of the Coronavirus pandemic, this response represents the opinion of members of Gerrans Parish Council identified through a consultation process and will be ratified at the next appropriate meeting of the Council.

Gerrans Parish Council maintains a strong opposition to this application for the reasons explained in our original response. We will not repeat all the details from that submission here but they still apply and we do not consider the issues raised have been addressed.

We continue to believe that a development of this size is completely out of character with the natural beauty of the Roseland and would cause significant harm to the landscape and environment of this highly protected area of the AONB.

We re-iterate our opinion that a regeneration of the hospitality facility would be a positive step but the addition of the residential element would be a desecration of this very special coastal and ecological environment. There is no evidence that this would be necessary, desirable or of economic benefit.

In summary the grounds for our five overarching objections remain:

- 1 Impact on the Area of Outstanding Natural Beauty (AONB) and landscape character.
2. Sustainability and viability
- 3 Scale and appropriateness
- 4 Environmental, geological and ecological impact
- 5 Traffic issues