

PADSTOW TOWN COUNCIL

Minutes of the Planning Committee meeting held on Tuesday 10 April 2018 commencing at 7.00 pm in the Council Chamber, Station House, Station Road, Padstow

Present: Councillors K Freeman (Chair), F J Bealing, R Higman and H M Saunders

In attendance: Mrs K Pemberton (Town Clerk), Mrs S Daly (Support Officer and Minute Taker) and 1 member of the public

P2017/96 **Apologies:** Were received from Councillors A Rickard and Mrs T Walter

P2017/97 **Announcements:** There were no announcements

P2017/98 **Declarations of Interest:** Councillor K Freeman declared an interest in agenda item 6 ii i) PA18/01501 The Golden Lion Lanadwell Street Padstow PL28 8AN.

Councillor F J Bealing declared and interest in agenda item 6 ii d) PA18/02308 Land East Of Padstow Garage Treceus Industrial Estate Padstow Cornwall.

P2017/99 **Public Participation:** 1 member of the public attended the meeting and addressed committee in support of application 6 ii e) PA18/02342 Little Treravel A389 Between Greenlane and Padstow Road Padstow PL28 8LB reasons included:

- Considers development will provide both safer access to the property and the necessary visibility;
- Will increase amenity for neighbour as vehicular access to adjoining property will benefit from widened verge and increased sight lines;
- Annex designed to be visually discreet;
- Overall development is comparable to size of existing structure, making good use of the space without overdeveloping and is in accordance with relevant planning policy;
- Current structure is visually poor, development will make use of materials such as slate, stone and render;
- Annex complies with Cornwall Councils Annex Guidance Note of February 2018;
- The main building and annex will be retained by the same ownership and share access;
- Siting of windows has been given careful thought;
- Garage is sensitively sited and hidden from view of neighbouring house;
- Alternative route within the site will be provided to temporarily link with footpath. No adverse comments received form Town and Country or local ramblers in this regard.

P2017/100

RESOLVED that the **minutes** of the meeting held on **Tuesday 13 March 2018** were a true record of the meeting and they were signed by the chair.

P2017/101

Planning

i. The following Cornwall Council planning decision were noted:

a) **PA17/11257 90 Boyd Avenue Padstow** – Application to remove local connection on a S52 Agreement. **REFUSED**

b) **PA17/12107 West Haven Dobbin Road Trevone Padstow** – Extension and remodeling of the house.

APPROVED

c) **PA18/00974 Trerethern Farm Padstow PL28 8LE** - Certificate of lawfulness existing use for the Demolition of dwelling house and construction of replacement detached dwelling house and provision of new access driveway, ref. PA11/03182, granted planning permission on 3rd June 2011: Confirmation of commencement

Granted (CAADs and LUs only)

d) **PA17/09680 Sea Dragon (formerly the Patch) Dobbin Road Trevone Padstow** – Alterations and first floor extension to the property to include a first floor balcony to bedroom 1 on the north-east elevation and Juliet balconies to bedrooms 2 and 3 on the south-west elevation. **APPROVED**

e) **PA18/00562 St Austell Brewery Co Ltd The Shipwrights North Quay Padstow PL28 8AF** – Listed Building consent for the replacement of spiral staircase in bar with standard staircase. Also removal of first floor office and ladies toilet, and create new W.C. and office **APPROVED**

f) **PA18/00945 Basement Café 11 Broad Street Padstow PL28 8BS** – To replace existing umbrellas with a more robust covering to the outside dining area allowing comfortable all year round dining **APPROVED**

g) **PA18/01873 Mos Eisley Parkenhead Lane Trevone Padstow PL28 8QH** – Non – Material Amendment (No 1) for Roof Material amended to Slate, North Eastern Elevation amended remove overhang above front porch and simplify construction, Central roof light on North west elevation amended to Eaves style roof light, Additional roof light added to south eastern elevation and work shop window amended to (PA17/09752) Construction of a new dwelling **APPROVED**

ii. It was RESOLVED to make the following response to planning applications:

a) **PA18/01970 21 Boyd Avenue Padstow PL28 8ER -** Demolition of existing rear extension and construction of replacement rear extension.

SUPPORTED

b) **PA18/02313 14 Porthilly View Padstow PL28 8DH –** Removal of hedge and construction of a metre high wall with a metre high fence on top (overall height not to exceed two metres).

NOT SUPPORTED - Out of character with open plan development area. Demarcation between plots is greenery, would prefer this remain.

c) **PA18/02093 Prideaux Place Tregirls Lane Padstow PL28 8RP -** Application for Listed Building Consent for Fire Alarm Installation Works.

SUPPORTED

Councillor F J Bealing left the meeting.

d) **PA18/02308 Land East Of Padstow Garage Treceus Industrial Estate Padstow Cornwall –** Change of use from Class B2 (food preparation) to Class B1, for the purposes of road vehicle maintenance and repairs, MOT testing and valeting with associated administrative space.

SUPPORTED

Councillor F J Bealing returned to the meeting

e) **PA18/02342 Little Treravel A389 Between Greenlane and Padstow Road Padstow PL28 8LB -** Proposed replacement dwelling-house, garage accommodation, construction of an annexe and new access – Proposed replacement dwelling-house, garage accommodation, construction of an annexe and new access.
SUPPORTED – subject to i) successful alteration of footpath; ii) satisfying Planning Policy 7.1 by ensuring annex is tied to main development indefinitely via a section 106; iii) noting the 2 objections received; and iv) Highways being satisfied with access

f) **PA18/02655 3B Trelawney Road Padstow PL28 8EQ –** Erection of a second storey to existing side extension, porch and associated modifications.

SUPPORTED

g) **PA18/02484 Padstow Petrol Station, Treceus Industrial Estate, Padstow PL28 8RW –** Installation of

two rapid electric vehicle charging stations. Existing spaces will become two EV charging bays, along with associated equipment.

SUPPORT - in principle; concern possibly blocks access to commercial unit at Land East of Padstow Garage.

NB: Maybe being built on land which has right of way for access.

h) **PA18/02777 6 Porthilly View Padstow PL28 8DH –** Alterations to bungalow including removal of previous extensions and raised decking

Concern that raising roof height may set a precedent but no objections to ground floor level.

It was RESOLVED that Councillor R Higman be elected chairman for item 6.ii i) and Councillor K Freeman left the meeting.

i) **PA18/01501 The Golden Lion Lanadwell Street Padstow PL28 8AN –** Variation of condition 4 in relation to decision notice PA17/07805 dated 01/11/2017: obscure glassing to first floor south elevation.

SUPPORTED

Councillor K Freeman returned to the meeting whereupon he resumed the chair.

P2017/102

Enforcement Cases

i) The following Cornwall Council new enforcement cases were noted:

a) EN18/00406 Land North of Polpennic Drive, Polpennic Drive Padstow

P2017/103

National Planning Policy Framework (NPPF)

Consultation: A copy of comments received from Councillor Saunders in respect of the consultation was tabled for the meeting.

RESOLVED that i) Councillor H M Saunders and Councillor K Freeman revise the comments into a draft response, in consultation with the Town Clerk; ii) the draft be circulated to all members of the planning committee for comment and iii) that this then be taken to the next meeting of the Full Council.

P2017/104

Date of Next Meeting: 22 May 2018 at 7pm was noted

Meeting closed at 7.38 pm