

PADSTOW TOWN COUNCIL

Minutes of the Planning Committee meeting held on Tuesday 12 February 2019 commencing at 7.00 pm in the Council Chamber, Station House, Station Road, Padstow

Present: Councillors K Freeman (Chairman), R Higman, H M Saunders and Mrs A E Symons.

In attendance: Mrs K Pemberton (Town Clerk), Mrs S Daly (Support Officer and minute taker) and 9 members of the public.

P2018/71 Apologies: Apologies were received from Councillors A Rickard and Mrs T Walter.

P2018/72 Announcements: There were no announcements.

P2018/73 Declarations of Interest: There were no declarations of interest.

P2018/74 Public Participation: 9 members of the public were opposed to planning application PA18/12060. 4 members of the public addressed committee and comments included:

- Concern over demolition of existing bungalow as consider nothing wrong with fabric of building;
- Footprint greatly increased;
- External wall height raised by approx. 1 meter with roof still to be added;
- Roof pitch looks to be increased;
- Will be out of character with street scene, being between 2 bungalows;
- Existing bungalow is hipped roof, proposed roof is gable to gable which will increase visual mass;
- Concern that proposed layout lends itself to conversion into 2 flats;
- Roof height of adjacent bungalow would reach velux window;
- Overall mass of building increased by approx. 1/3 in volume;
- Concern with loss of light to neighbouring properties;
- Concern building works will take 12-18 months to complete;
- Unclear as to whether damp course and wall plate heights will be same as existing building;
- Concern over new boundary walls close proximity to neighbouring property causing concerns for light and privacy;
- Concern over associated vehicles and traffic for building works of large project in area already congested during the summer;
- Concern that rear access not fit for proposed purpose, access via right of way over privately owned grassed lane, concern this will be damaged in addition.

P2018/75

RESOLVED that the **minutes** of the meeting held on **Tuesday 22 January 2018** were a true record of the meeting, subject to amending the following minute numbers i) P2018/60 to P2018/67; ii) P2018/61 to P2018/68; iii) P2018/62 to P2018/69; and iv) P2018/63 to P2018/70, and they were signed by the chair.

P2018/76

Planning

i. The following Cornwall Council planning decisions were noted:

a) **PA18/10356 St Petroc House 4 New Street Padstow Cornwall PL28 8EA** – Listed building consent for the replacement of the platform lift to the rear of St Petrocs providing access to the holiday accommodation in Prospect House. **APPROVED**

b) **PA18/10710 Torridon West View Trevone Padstow Cornwall** – Erection of extensions. **APPROVED**

c) **PA18/11147 9 Drake Road Padstow Cornwall PL28 8ES** – Erection of first floor extension. **APPROVED**

d) **PA18/11593 The Nook Fentonluna Lane Padstow PL28 8BA** – Non-material amendments (No.1) for; Minor amendments to the external elevations and landscaping layout; most notably changing the west elevation from hipped to gable roof profile; introduction of structural columns to mitigate cantilever (east side) and removal of mirrored cladding panel as directed under condition 4 of the decision notice to PA17/07415. **APPROVED**

e) **PA19/00016 36 Dennis Road Padstow Cornwall PL28 8DE** – Non-material amendment for changes to main extension openings and flat roofline in respect of approval PA17/11495. **APPROVED**

ii. RESOLVED to make the following responses to planning applications:

a) **PA18/12060 14 Egerton Road Padstow PL28 8DJ** – Demolition of existing dwelling and construction of new dwelling.

NOT SUPPORTED;

i) Over development generally, also in respect of neighbouring properties;

ii) Increase in bulk;

iii) Out of character with street scene and property being middle of 3 bungalows;

iv) Loss of light;

v) Change of roof pitch and roof height, change from hipped roof to gable roof on both rear and back of property increasing roof mass by great amount;

- vi) **Overlooking issues;**
- vii) **Concerns over rear access not being wide enough for proposed purpose;**
- viii) **Concern rear flat roof could easily be converted to balcony at later date causing further overlooking issues;**
- ix) **Not compliant with Cornwall Planning Policy 12, sections 2a and 2b;**
- x) **Problem with building being demolished as feel existing building is sound;**
- xi) **Concern with increase in associated traffic if property is developed.**

It be noted that 9 members of the public attended the Padstow TC Planning Committee meeting in opposition of this application.

b) **PA18/12050 Land West of 29 Grenville Road Padstow Cornwall** – Proposed New House
SUPPORTED

c) **PA18/12093 2-4 Duke Street Padstow PL28 8AB** – removal of x1 existing ATM cash machine and installation of x 2 new ATM cash machines.
SUPPORTED; in terms of planning permission and conservation area permission if applicable.

d) **PA19/00111 Merope Beach Road Trevone Padstow** – Enlargement of dormer and construction of balcony
SUPPORTED

e) **PA19/00674 Prideaux Place Tregirls Lane Padstow PL28 8RP** – Listing building consent for the replacement of hot and cold water plumbing.
SUPPORTED

f) **PA19/00692 Sea Chalet Boyd Avenue Padstow Cornwall** – Extension to provide a conservatory and new balcony
SUPPORTED

g) **PA19/00852 Green Waves West View Trevone Padstow** – Replacement doors and windows to all apartments, communal areas, outbuildings and associated works.
SUPPORTED; unclear why planning has been applied for.

h) **PA19/00974 Askrigg Dobbin Road Trevone Padstow PL28 8QW** – Non material amendment to application PA18/06057 namely amendment to garage design and alterations to driveway landscaping.
SUPPORTED

i) **PA19/00091 Land At Green Lane Padstow Cornwall
PL28 8RY** – Erection of an agricultural store.
SUPPORTED

P2018/77

Information from Cornwall Council:

a) Planning Enforcement Report: The report was noted for information. Members requested that it be asked whether any of the 9 "Notice Served" cases were within the Parish and if so, where these were.

b) Implementing Area team Planning: The report was noted for information.

P2018/78

Date of next meeting: The date of the next meeting, Tuesday 12 March 2019 at 7.00pm was noted.

Meeting closed at 7.43 pm.