

PADSTOW TOWN COUNCIL

Station House
Station Road
Padstow
Cornwall
PL28 8DA

Kathy Pemberton Town Clerk
Town Clerk
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15 May 2019

TO: PLANNING COMMITTEE

Councillors: F J Bealing, K Freeman, R Higman, A Rickard, Mrs A E Symons
and Mrs T Walter

Dear Member

I hereby give you notice that a Meeting of the **Planning Committee** will be held at the **Council Offices, Station House, Station Road Padstow** on **Tuesday 21 May at 7.00 pm.**

Yours faithfully

N. Barnes.

pp Kathy Pemberton
Town Clerk

A G E N D A

Public & Press are invited to attend.

1. Election of Chairman/Vice Chairman

- i) To **ELECT** Committee Chairman
- ii) To **ELECT** Committee Vice-Chairman (if Committee so wishes)

2. To receive apologies for absence

3. To receive announcements (if any): For information only

4. To receive declarations of interest relating to items on the agenda in accordance with Padstow Town Council's code of conduct.

5. Public Participation: to receive submissions from members of the public relating to items on the agenda, in accordance with the Council's code of conduct & standing orders.

6. To agree the minutes of the meetings held on **Tuesday 9 April 2019** (pg's 1-4)

7. Committee Terms of Reference: To review the Committee's terms of reference and make any recommendations for amendment to Council (pg 5)

8. Planning

(pg 6)

i. To advise of Cornwall Council planning decisions:

- a) **PA19/00469 16 Grenville Road Padstow Cornwall** – Erection of an extension **APPROVED**
- b) **PA19/01088 Trerethern Farm Padstow PL28 8LE** – Change of use of an area of agricultural yard to a temporary pop-up A3/A5 restaurant and café for the period from April 1st to 1st October 2019, together with the installation of temporary kitchen, store, customer seating and toilets. **APPROVED**
- c) **PA19/01568 7 Hill Street Padstow Cornwall PL28 8EB** – Erection of an extension. **APPROVED**
- d) **PA19/01611 Fernbank Trevone Road Trevone Padstow Cornwall** – Proposed alterations and extensions. **APPROVED**
- e) **PA19/02701 Grayne House The Strand Padstow Cornwall PL28 8AQ** – Non material amendment to PA17/10616 (Alterations to existing dwelling) for replacing the 3 windows/sliding door with a single 3.69 metre wide window/sliding door and removal of two proposed first floor windows either side. **APPROVED**

ii. To discuss and decide on responses to the following planning applications:

- a) **PA19/01837 Morwenna Cottage B3276 Between Treator and Harlyn Bay Road Windmill Padstow** – Widen existing entrance.
- b) **PA19/02269 Rest Harrow Trevone Road Trevone Padstow** – Conversion of caravan store and games room into annexe.
- c) **PA19/02736 Morvoren Parkenhead Lane Trevone Padstow** – Demolition of extensions and construction of replacement Extension to 1960's Dormer bungalow and alterations to living spaces.
- d) **PA19/02831 41 Pellew Close Padstow PL28 8EY** – Proposed two storey side and single storey front extension.
- e) **PA19/02864 8 New Street Padstow PL28 8EA** – Proposed loft conversion with dormer extensions to front and rear of property.
- f) **PA19/03229 Land West Of Rock View Station Road Padstow Cornwall** – Reserved Matters Application for the construction of a dwelling following outline consent PA17/02179 dated 17/07/2017.
- g) **PA19/03381 Askrigg Dobbin Road Trevone Padstow** – Demolition of existing single dwelling house and construction of replacement single dwelling house and detached garage with studio within roof space over with variation of condition 3 of PA18/06057.
- h) **PA19/03533 Catherines 13B Duke Street Padstow Cornwall** – Listed building consent to create two opening in stud partition, create storage cupboard and install an en-suite shower room and WC.
- i) **PA19/03541 The Lawns Car Park New Street Padstow PL28 8EB** – Improved site entrance and redesign of existing car park.
- j) **PA19/03728 Obelisk Dennis Lane Padstow Cornwall** – Listed building consent to re-install a lightning conductor to the obelisk monument.
- k) **PA19/01089 6 Soldon Close Padstow PL28 8FS** – Proposed rear extension – amended plans.

- l) **PA19/04001 – Fulmar Trevone Road Trevone Padstow Cornwall -**
Non Material Amendment to Application No PA18/08435 dated 20
November 2018 for Proposed extension and internal alterations namely
demolition of dwelling and re-build in accordance with Planning Approval
PA18/08435
- m) **PA19/03553 The Plantation North of Hill Street Padstow**
Cornwall – T1- Holm Oak. Height 13m crown spread 11m. Re-reduce
the Holm Oak back to the boundary. Crown reduce East side of crown
over property and back to boundary by 2.5m leaving 8.5m crown
spread. Back to previous reduction points.
- n) **PA19/03979 Bella Vista Trevone Road Trevone Padstow –**
Proposed extension and reconfiguration to existing dwelling (re-
submission of Application No PA18/06094)

9. To note date of next meeting: Tuesday 11 June 2019 at 7.00pm

PADSTOW TOWN COUNCIL

Minutes of the Planning Committee meeting held on Tuesday 9 April 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, Mrs A E Symons and Mrs T Walter (part)

In attendance: Mrs K Pemberton (Town Clerk), Mrs S Daly (Support Officer and minute taker) and 5 members of the public (1 in attendance for part of the meeting)

P2018/88 Apologies: Apologies were received from Councillor A Rickard.

P2018/89 Announcements: Met Hotel

P2018/90 Declarations of Interest: Councillor Mrs T Walter declared and interest in agenda item 6. ii g) PA19/02582 Dilkusha Dobbin Lane, Trevone.

P2018/91 Public Participation: 2 members of the public spoke in support of agenda item 6ii d) and e) PA19/001627 and PA19/01628 both 9 Broad Street Padstow Cornwall PL28 8BS. Points made were:

- The property was vacant at present and the application was for a business appropriate to the area;
- To allay concerns relating to controlling customer behaviour, it be noted that the applicant had another business in the area which would be adversely affected and would therefore want to ensure reasonable behaviour for themselves as well as other business owners with whom they had a good working relationship;
- Design would retain external look of building at present;
- Internally it should be noted that current flooring looked historical however the level had been changed in the 1970s and the current flooring installed in the 1990s using reclaimed wood to cover the existing chipboard;
- Much of the internal layout was introduced in the 1970s including the staircase and toilet;
- The ceiling joists in the property were made from ships timbers and it was the intention to preserve their integrity when making fire safety modifications.

1 member of the public attended the meeting to speak in support of agenda item 6ii g) PA19/02582 Dilkusha Dobbin Lane Trevone Padstow. Points included:

- Control of upwards extensions in the area was thought to be less ridged than approx. 10 years ago;
- The extension would provide bedrooms upstairs and a rearrangement of the downstairs space;
- No increase on the ground floor;
- Increased ridge height by 3 meters;
- Does not consider the property will overlook neighbouring properties any more significantly than surrounding properties overlook clients own property and others;
- In attempt to show ridge height similarity with neighbouring property, drawings on the plan indicate a larger gap between the properties than the reality when looking from the South side where gutters will overlap.

1 member of the public attended the meeting to speak in objection to agenda item 6ii g) PA19/02582 Dilkusha Dobbin Lane Trevone Padstow. Points included:

- On the NW side the extension was not on the same footprint but 0.6m with projecting windows on the ground floor;
- Overlooking was not a serious concern, more significant was the building height increasing by the whole width of the new building which would over shadow and be overbearing.

P2018/92

RESOLVED that the **minutes** of the meeting held on **Tuesday 12 March 2019** were a true record of the meeting and they were signed by the chair.

P2018/93

Planning

i. The following Cornwall Council planning decisions were noted:

- a) **PA18/12050 Land West of 29 Grenville Road Padstow Cornwall PL28 8EX** – Proposed New House
APPROVED
- b) **PA19/00091 Land at Green Lane Padstow Cornwall PL28 8RY** – Erection of an agricultural store
APPROVED
- c) **PA19/00111 Merope Beach Road Trevone Padstow Cornwall** – Enlargement of dormer and construction of balcony.
APPROVED
- d) **PA19/00692 Sea Chalet Boyd Avenue Padstow Cornwall PL28 8ER** – Extension to provide a conservatory and new balcony.
APPROVED
- e) **PA19/00852 Green Waves West View Trevone Padstow Cornwall** – Replacement doors and windows to all

apartments, communal areas, outbuildings and associated works.

APPROVED

f) **PA19/01470 1 Soldon Close Padstow PL28 8FS** – Non material amended to application number PA18/07694. To make the garden room larger by 600mm in two directions but keep the design that was granted permission.

APPROVED

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

APPROVED

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

a) **PA19/01089 6 Soldon Close Padstow PL28 8FS** – Proposed rear extension – amended plans.

SUPPORTED

b) **PA19/01544 14 Dennis Road Padstow PL28 8DE** – Proposed Extension, loft conversion & alterations to existing dwelling.

SUPPORTED; subject to inclusion of amendments of Planning Officer

c) **PA19/01568 7 Hill Street Padstow Cornwall PL28 8EB** – Erection of an extension

SUPPORTED

d) **PA19/01627 9 Broad Street Padstow Cornwall PL28 8BS** – Change of use from retail to brasserie with retail sales and associated internal alterations.

SUPPORTED

e) **PA19/01628 9 Broad Street Padstow Cornwall PL28 8BS** – Listed building consent for change of use from retail to brasserie with retail sales and associated internal alterations.

SUPPORTED; provided Conservation Officer satisfied.

f) **PA19/01765 Rustlings Trevone Road Trevone Padstow** – Conversion of existing garage to bedroom including rear extension and alterations.

NOT SUPPORTED – Rear Extension;

i) Extending beyond the building line;

ii) Design out of keeping with immediate neighbours.

SUPPORTED – Garage Extension

Councillor Mrs T Walter arrived at meeting.

Councillor Mrs T Walter left the meeting for this item.

g) **PA19/02582 Dilkusha Dobbin Lane Trevone Padstow**
– Conversion of loft to provide additional bedrooms,
bathroom and dayroom, including raising the roof to
accommodate the proposal.
SUPPORTED; query if side window should be glazed.

Councillor Mrs T Walter returned to the meeting.

h) **PA19/02823 The Old Mill Trerethern Farm Padstow**
Cornwall Extension and minor alterations to 'The Old Mill' in
Padstow.
SUPPORTED

P2018/94

Date of next meeting: The date of the next meeting,
Tuesday 21 May 2019 at 7.00pm was noted.

Meeting closed at 19.37 pm

Terms of Reference for the Planning Committee

Membership

- The Committee will consist of 6 elected Councillors and the first item of business at its first meeting after the Annual Town Council meeting each year will be to elect a Chair for the year. It will also elect a Vice-Chair, if thought appropriate, although any elected member can preside by agreement in the Chair's absence. A quorum will be a minimum of 3 elected members.
- The Committee shall be able to constitute sub-committees and working groups to study any aspect of the Committee's sphere of activity and members of the public can be co-opted on to assist with the recommendations.

Records of Proceedings

- The Committee will meet on the 2nd Tuesday of each month at 7pm
- Additional meetings will be arranged as required.
- Written minutes will be taken to record the Committee decisions and will be received at the next full council meeting and signed as a true record of the meeting at the next committee meeting. The Town Clerk will be responsible for arranging meetings and for the recording and distribution of minutes. The minutes will be available on the Town Council website.

Responsibilities

The Committee **will have full delegated powers** in respect of –

1. The Council's response to all applications for development within Padstow Town Council area (including Listed Building, Conservation Area consent, consent for advertisement displays etc) received from Cornwall Council.
2. A response to consultation documents regarding tree preservation and other matters regarding general land development,
3. The consideration of all appeals against planning refusal by Cornwall Council within Padstow Town Council area and the submission of comments to the relevant bodies,
4. The consideration of any proposals for new and any review of Cornwall Council structure plans, local plans and any other consultation document of a planning nature,
5. The appointment of a member of the committee to represent the Council at Cornwall Council planning meetings as appropriate.
6. The consideration of recommendations of sub-committees, working groups etc under the control of the Planning Committee,
7. Consultation with other relevant bodies with similar interests including other Town Council committees and sub-committees and consideration of their recommendations,

To make recommendations to Full Council

1. Any matter falling within the remit of the committee which involves the introduction of a new policy or changes to existing policy, future direction and strategy.

PADSTOW TOWN COUNCIL PLANNING COMMITTEE RESPONSES
MAY 2019

- a) **PA19/00469 16 Grenville Road Padstow Cornwall PL28 8EX –**
Erection of an extension
Padstow Town Council = **SUPPORTED**
Cornwall Council = **APPROVED**
- b) **PA19/01088 Trerethern Farm Padstow PL28 8LE –** Change of use of an area of agricultural yard to a temporary pop-up A3/A5 restaurant and café for the period from April 1st to 1st October 2019, together with the installation of temporary kitchen, store, customer seating and toilets.
Padstow Town Council = **SUPPORTED**
Cornwall Council = **APPROVED**
- c) **PA19/01568 7 Hill Street Padstow Cornwall PL28 8EB –** Erection of an extension.
Padstow Town Council = **SUPPORTED**
Cornwall Council = **APPROVED**
- d) **PA19/01611 Fernbank Trevone Road Trevone Padstow Cornwall –**
Proposed alterations and extension.
Padstow Town Council = **SUPPORTED**
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- e) **PA19/02701 Grayne House The Strand Padstow Cornwall –** Non Material amendment to PA17/10616 (Alterations to existing dwelling) for replacing the 3 windows/sliding door with a single 3.69 metre wide window/sliding door and removal of two proposed first floor windows either side.
Padstow Town Council = **SUPPORTED; provided Conservation Officer satisfied**
Cornwall Council = **APPROVED**