

# PADSTOW TOWN COUNCIL

Station House  
Station Road  
Padstow  
Cornwall  
PL28 8DA

Kathy Pemberton Town Clerk  
Town Clerk  
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3 July 2019

**TO: PLANNING COMMITTEE**

Councillors: K Freeman (Chairman), F J Bealing, 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 9 July 2019 at 7.00 pm.**

Yours faithfully

*N. Barnes*

pp Kathy Pemberton  
Town Clerk

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## AGENDA

Public & Press are invited to attend.

1. To receive **apologies for absence**
2. **To receive announcements (if any):** For information only
3. To receive **declarations of interest** relating to items on the agenda in accordance with Padstow Town Council's code of conduct.
4. **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.
5. **To agree the minutes** of the meetings held on **Tuesday 21 May 2019 (1-4)**
6. **Planning**
  - i. **To advise of Cornwall Council planning decisions:** (5-8)
    - a) **PA19/01089 6 Soldon Close Padstow PL28 8FS** – Proposed rear extension **APPROVED**
    - b) **PA19/01544 14 Dennis Road Padstow PL28 8DE** – Proposed extension, loft conversion and alterations to existing dwelling **APPROVED**

- c) **PA19/01627 9 Broad Street Padstow Cornwall PL28 8BS** – Change of use from retail to brasserie with retail sales and associated internal alterations **APPROVED**
- d) **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. **APPROVED**
- e) **PA19/02527 Land East of Tristan Trevone Road Trevone Padstow** – Construction of dwelling (amended plans) **APPROVED**
- f) **PA19/02823 The Old Mill Trerethern Farm Padstow Cornwall** – Extension and minor alteration to 'The Old Mill' **APPROVED**
- g) **PA19/02831 41 Pellow Close Padstow PL28 8EY** – Proposed two storey side and single storey front extension **APPROVED**
- h) **PA19/02864 8 New Street Padstow PL28 8EA** – Proposed loft conversion with dormer extensions to front and rear of property. **APPROVED**
- i) **PA19/03553 The Plantation North of Hill Street Padstow** – T1 – Holm Oak. Height 13m crown spread 11m. Re-reduce the Holm Oak back to the boundary. **APPROVED**
- j) **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. **Not acceptable as amendment**
- k) **PA19/02736 Morvoren Parkenhead Lane Trevone Padstow PL28 8QH** – Demolition of extensions and construction of replacement extension to 1960's dormer bungalow and alterations to living spaces. **APPROVED**
- l) **PA19/03381 Askrigg Dobbin Road Trevone Padstow PL28 8QW** – Demolition of existing single dwelling house and construction of replacement single dwelling house and detached garage with studio within roof space over the variation of condition 3 of PA18/06057 **APPROVED**
- m) **PA19/03728 Obelisk Dennis Lane Padstow Cornwall** – Listed Building Consent to re-install a lightning conductor to the obelisk monument. **APPROVED**
- n) **PA19/01837 Morwenna Cottage B3276 Between Treator and Harlyn Bay Road Windmill Padstow PL28 8RY** – Widen existing entrance. **REFUSED**
- o) **PA19/03533 Catherines 13B Duke Street Padstow Cornwall PL28 8AB** – Listed building consent to create two openings in stud partition, create storage cupboard and install an en-suite shower room and WC. **APPROVED**
- p) **PA19/02269 Rest Harrow Trevone Road Trevone Padstow** – Conversion of caravan store and games room into annexe. **APPROVED**

- ii. **To discuss and decide on responses to the following planning applications:**
  - a) **PA19/01765 Rustling Trevone Road Trevone Padstow PL28 8QX** – Conversion of existing garage to bedroom including rear extension and alterations. – Amended Plans
  - b) **PA19/05276 Rest Harrow Trevone Road Trevone Padstow** – Two storey extension to rear, demolition of front porch and internal reordering of main house and demolition and replacement of detached garage.
  - c) **PA19/04280 Greens café and Crazy Golf North Quay Padstow Cornwall** – The installation of down-lighters to the stone wall of the property at North Quay Parade to illuminate the historic stone wall on the approach to the entrance of the café and mini golf course.
  - d) **PA19/04808 Fulmar Trevone Road Trevone Padstow** – Demolition of existing dwelling and construction of a replacement dwelling.
  - e) **PA19/05336 3 Treator Padstow Cornwall PL28 8RU** – Listed Building Consent for installation of stairlift and first floor level access shower.
  - f) **PA19/05351 Boscreege Crugmeer Padstow PL28 8HN** – To replace a metal (stainless steel) flue with a mellow second-hand brick built small stack.
- 7. To give consideration to **Cornwall Council’s consultation on Planning (9-13) for Coastal Change Chief Planning Officer’s Advice Note.**
- 8. **To note date of next meeting:** Tuesday 13 August 2019 at 7.00pm



**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 1<sup>st</sup> to 1<sup>st</sup> 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. RESOLVED to make the following responses to planning applications:**

Councillor R Higman was appointed Chairman for item 8. ii a) PA19/01837 whereupon he took the chair and Councillors K Freeman and A Rickard left the meeting.

**a) PA19/01837 Morwenna Cottage B3276 Between Treator and Harlyn Bay Road Windmill Padstow –** Widen existing entrance.

**NOT SUPPORTED following comments made by Highways Development (East), however would support if telegraph pole removed or moved to a safe position and if Highways Development thought this acceptable.**

Councillors K Freeman and A Rickard returned to the meeting whereupon Councillor K Freeman resumed the Chair.

**b) PA19/02269 Rest Harrow Trevone Road Trevone Padstow –** Conversion of caravan store and games room into annexe.

**SUPPORTED – as long as no overlooking issues to South Eastern property and condition added that only for family members and non-paying guests.**

**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.

**SUPPORTED**

d) **PA19/02831 41 Pellew Close Padstow PL28 8EY** – Proposed two storey side and single storey front extension.

**SUPPORTED**

e) **PA19/02864 8 New Street Padstow PL28 8EA** – Proposed loft conversion with dormer extensions to front and rear of property.

**SUPPORTED**

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.

**Happy to go along with Planning Officer's decision.**

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.

**NOT SUPPORT removal of condition 3 as do not wish it to become a separate residence as per the original planning application.**

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.

**SUPPORTED – as long as Conservation Officer is satisfied.**

i) **PA19/03541 The Lawns Car Park New Street Padstow PL28 8EB** – Improved site entrance and redesign of existing car park.

**SUPPORTED**

j) **PA19/03728 Obelisk Dennis Lane Padstow Cornwall** – Listed building consent to re-install a lightning conductor to the obelisk monument.

**SUPPORTED**

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

**NOT SUPPORTED - letters of objection - overbearing concern.**

**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  
**SUPPORTED in principle, subject to correct planning application being made.**

**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.  
**SUPPORTED- subject to permission of the landowner**

Councillor R Higman left the meeting.

**n) PA19/03979 Bella Vista Trevone Road Trevone Padstow** – Proposed extension and reconfiguration to existing dwelling (re-submission of Application No PA18/06094)  
**SUPPORTED**

Councillor R Higman returned to the meeting.

**P2019/9**

**Date of Next Meeting:** Tuesday 11 June at 7.00 pm was noted.

Meeting closed at 7.45 pm

**PADSTOW TOWN COUNCIL PLANNING COMMITTEE RESPONSES**  
**JULY 2019**

- a) **PA19/01089 6 Soldon Close Padstow PL28 8FS** – Proposed rear extension  
Padstow Town Council = **NOT SUPPORTED; letters of objection and overbearing concern.**  
Cornwall Council = **APPROVED**

Committee may recall this application has been discussed 3 times.  
The Planning Officer sent 5 day protocol 'Following a site visit and assessment of this application, officers will be recommending that this application is approved. Thus in accordance with the Protocol for Local Councils, I have outlined officers' justification and reason for our recommendation.  
In this case I have addressed your comments below.  
NOT SUPPORTED; letters of objection and overbearing concern.

Response:  
Sorry with the confusion on this case.

I have worked closely with the neighbour and the applicant to reduce the size of the rear extension and also redesign it to something where all parties were happy.

There were no new objections to the redesign of the flat roof. This flat roof design was chosen as the rear gardens of each property have some 400mm difference which is quite substantial.

The other concerns with regards to using the shared drive is not a planning matter and is a civil issue.'

Cllr Freeman therefore agreed to disagree.

- b) **PA19/01544 14 Dennis Road Padstow PL28 8DE** – Proposed extension, loft conversion and alterations to existing dwelling  
Padstow Town Council = **SUPPORTED; subject to inclusion of amendments of Planning Officer**  
Cornwall Council = **APPROVED**

Planning Officer's comment that went to Padstow Town Council Planning meeting was: 'This one is acceptable subject to the following amendments, which I will request from the agent:

i) The large glazing on the northern gable is removed as this raises concerns regarding overlooking.

ii) The plans are amended to include only one dormer on the east elevation which should be in line with the windows that are flat to the wall. This is to appear in keeping with dwellings in the surrounding area which feature one dormer above the windows which are next to the bay windows.

The lean to extension and dormer on the west elevation is considered acceptable'



The Planning Officer contacted Padstow Town Council with amended plans from the applicant. The plans included a small circle window on the northern gable and amended the east elevation windows (still consisted of 2 windows). Communications happened between Padstow Town Council and Planning Officer (with Planning Officer also speaking to applicant) resulting with Cllr Freeman as Chairman agreeing to disagree with Planning Officer.

- c) **PA19/01627 9 Broad Street Padstow Cornwall PL28 8BS** – Change of use from retail to brasserie with retail sales and associated internal alterations.  
Padstow Town Council = **SUPPORTED**  
Cornwall Council = **APPROVED**
  
- d) **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.  
Padstow Town Council = **SUPPORTED; provided Conservation Officer satisfied**  
Cornwall Council = **APPROVED**
  
- e) **PA19/02527 Land East of Tristan Trevone Road Trevone Padstow**  
Construction of dwelling (amended plans)  
Padstow Town Council = **SUPPORTED**  
Cornwall Council = **APPROVED**
  
- f) **PA19/02823 The Old Mill Trerethern Farm Padstow Cornwall**  
Extension and minor alterations to 'The Old Mill'  
Padstow Town Council = **SUPPORTED**  
Cornwall Council = **APPROVED**
  
- g) **PA19/02831 41 Pellew Close Padstow PL28 8EY** – Proposed two storey side and single storey front extension  
Padstow Town Council = **SUPPORTED**  
Cornwall Council = **APPROVED**
  
- h) **PA19/02864 8 New Street Padstow PL28 8EA** – Proposed loft conversion with dormer extensions to front and rear of property.  
Padstow Town Council = **SUPPORTED**  
Cornwall Council = **APPROVED**
  
- i) **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.  
Padstow Town Council = **SUPPORTED – subject to permission of the landowner**  
Cornwall Council = **APPROVED**

- j) **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  
Padstow Town Council = **SUPPORTED in principle subject to correct planning application being made**  
Cornwall Council = **Not acceptable as amendment.**
- k) **PA19/02736 Morvoren Parkenhead Lane Trevone Padstow PL28 8QH** – Demolition of extensions and construction of replacement extension to 1960's dormer bungalow and alterations to living spaces.  
Padstow Town Council = **SUPPORTED**  
Cornwall Council = **APPROVED**
- l) **PA19/03381 Askrigg Dobbin Road Trevone Padstow PL28 8QW** – Demolition of existing single dwelling house and construction of replacement single dwelling house and detached garage with studio within roof space over the variation of condition 3 of PA18/06057.  
Padstow Town Council = **NOT SUPPORT removal of condition 3 as do not wish it to become a separate residence as per the original planning application**  
Cornwall Council = **APPROVED**

The Planning Officer sent 5 day protocol which said:

In this case officers are minded to approve this scheme. I have clarified with the agent what is intended for the garage as I also had concerns with the garage being a separate unit of accommodation. I have been advised the owners do not want this to be separate and do not have any intention of installing a kitchen which would make it self- contained. They do want the option of using the dwelling as an Air BnB and renting a bedroom and wanted the option of also including the bedroom over the garage in the BnB. Use of one or two bedrooms in a dwelling as a BnB would not usually require planning consent providing the dwelling continues to be used primarily as a residence. With this in mind I am inclined to amend the condition as follows:

The hereby approved studio above the garage shall only be occupied in connection with the main dwelling known as Askrigg and shall not be used at any time as a separate residential unit of accommodation and shall not have self-contained facilities.

This would allow the option of BnB but keep the overall site as a single unit and not create a separate residence.

Cllr Freeman as Chairman agreeing to disagree with Planning Officer.

- m) **PA19/03728 Obelisk Dennis Lane Padstow Cornwall** – Listed  
Building Consent to re-install a lightning conductor to the obelisk monument.  
Padstow Town Council = **SUPPORTED**  
Cornwall Council = **APPROVED**
- n) **PA19/01837 Morwenna Cottage B3276 between Treator and Harlyn Bay Road Windmill Padstow PL28 8RY** – Widen existing entrance.  
Padstow Town Council = **NOT SUPPORTED following comments made by Highways Development Management East, however would support if telegraph pole removed or moved to a safe position and if Highways Development Management thought acceptable.**  
Cornwall Council = **REFUSED**
- o) **PA19/03533 Catherines 13B Duke Street Padstow Cornwall PL28 8AB** – Listed building consent to create two opening in stud partition, create storage cupboard and install an en-suite shower room and WC.  
Padstow Town Council = **SUPPORTED – as long as Conservation Officer is satisfied**  
Cornwall Council = **APPROVED**
- p) **PA19/02269 Rest Harrow Trevone Road Trevone Padstow** - conversion of caravan store and games room into annexe.  
Padstow Town Council = **SUPPORTED – as long as no overlooking issues to South Eastern property and condition added that only for family members and non-paying guests.**  
Cornwall Council = **APPROVED**

**PADSTOW TOWN COUNCIL PLANNING COMMITTEE: 9 JULY 2019**

**AGENDA ITEM 7: Cornwall Council Consultation on Planning for Coastal Change Chief Planning Officer Advice Note**

The document (appendix 1) sets out Cornwall Council's position regarding development proposals close to the shoreline. It defines the proximity to the coast where a development needs to take account of potential coastal erosion and coastal change issues. It provides guidance on Coastal Vulnerability Assessments that may be required to accompany planning applications.

The deadline for comments: Monday 22 July 2019 by 5pm.

Responses to the consultation are required to complete a Consultation Response Form. The response form asks you to set out any concern(s) and include any change(s) you consider necessary to addressing the concern(s). They also state it would be helpful if you could put forward your suggested revised wording to the text.

# DRAFT Chief Planning Officer's Advice Note: Planning for Coastal Change

This is one of a series of notes issued by the Chief Planning Officer to guide greater consistency when making planning decisions. These notes may be updated from time-to-time in response to changing circumstances.

It provides guidance to help reach a decision only and should not be used as a reason for refusal. The note cannot be used as a substitute for the policies of the adopted Local Plan.

Cornwall is distinctive with a coastline of around 700km long. Many of the existing settlements in Cornwall are coastal communities, some of which will be the focus for growth. It is important that coastal erosion and coastal change issues are taken into account in determining the appropriateness of such development.

Evolution of the shoreline represents a threat to some coastal communities. Rates of erosion and incidents of flooding are expected to increase throughout this century because of the increasing frequency and magnitude of storms and rising sea levels as a result of global warming. Coastal change is different to flooding- flooding occurs periodically, whereas coastal change will lead to permanent changes to the position and form of Cornwall's coastline.

The planning process seeks to ensure that development in areas subject to coastal change will be sustainable and safe. It must also ensure that development does not increase third party risks by impacting on the coastal processes.

## Introduction

This document sets out Cornwall Council's position regarding development proposals close to the shoreline. It defines the proximity to the coast where a development needs to take account of potential coastal erosion and coastal change issues. It provides guidance on Coastal Vulnerability Assessments that may be required to accompany planning applications.

## Statutory Context

Cornwall Council is the Coastal Protection Authority (CPA) and has the responsibility for consenting under the term of the Coastal Protection Act 1949. Building coastal protection or sea defenses that modify the natural processes will require CPA approval.

## Policy Context

This Chief Planning Officer's Advice Note builds upon National Planning Policy and Guidance, Policy 26 of the Cornwall Local Plan and the Shoreline Management Plan 2011 (SMP2).

The **Cornwall Local Plan Policy 26** sets out the relevant policy in relation to Flood Risk Management and Coastal Change. The policy states that: -

- Development should take account of and be consistent with any adopted strategic and local flood and coastal management strategies including

the **Shoreline Management Plan** and Catchment Flood Management Plans for Cornwall and the SW River Basin Management Plan.

- Developments where applicable should support community-led local solutions to the management of coastal change.

The **National Planning Policy Framework (2018) (NPPF)** paragraphs 166 to 169 deal with coastal change.

The principle set out in the NPPF is to 'reduce risk from coastal change by avoiding inappropriate development in vulnerable areas and not exacerbating the impacts of physical changes to the coast.'

Guidance on the interpretation of the NPPF policy on Coastal Change is provided within the Government's Planning Practice Guidance<sup>1</sup>.

The NPPF requires plans to identify Coastal Change Management Areas (CCMAs) likely to be affected by physical changes to the coast. It states that policies for CCMAs should make clear what is appropriate within these areas and make provision for development and infrastructure that need to be relocated away from CCMAs.

CCMAs should only be defined where rates of shoreline change are significant over the next 100 years, taking account of climate change.

No CCMAs are currently adopted in the Cornwall Local Plan as it was considered that these would be more appropriately assessed through the Neighbourhood Development Plan process.

## The Cornwall Shoreline Management Plan 2011 (SMP2)

The SMP1 was published in 1999 but has now been superseded by SMP2. A review of SMP2 for Cornwall and the Isles of Scilly was produced in 2016.

The SMP2 is a non-statutory policy document for coastal defence planning and sets out the desired approach to managing the shoreline over the next 100 years. This is done by considering location, time and policy. The SMP policy was overseen by Elected Members representing communities and all communities had the opportunity to input into the plan. Policy 26 of The Cornwall Local Plan states that development should take account of and be consistent with the SMP.

1 <http://planningguidance.communities.gov.uk/blog/guidance/flood-risk-and-coastal-change/coastal-change-management-areas/>

The SMP area is divided into 259 individual policy units, each with a preferred policy option for each of the three time periods or 'epochs' up to the year 2105. There are four management policies that can be considered by the SMP as set out below.

### SMP Policy approach.

- No active intervention (NAI)
- Hold the Line (HTL)
- Managed Realignment (MR)
- Advance the line (ATL):

### Time or 'epoch'

- Present day (2005-2025);
- Medium-term (2025-2055) and
- Long-term (2055-2105)

### The South Devon and Dorset Shoreline Management Plan

A section of the Cornish coastline east of Rame Head – e.g. Kingsand, Cawsand, Torpoint, Saltash is covered by the [South Devon and Dorset SMP](#) because it sits in a coastal sediment cell along with the Tamar Estuary. Any development along this section of coastline will need to have regard to this SMP.

### Neighbourhood Development Plans

The Council is encouraging Neighbourhood Plan Groups and Local Councils to adopt Coastal Change Management Areas through Neighbourhood Development Plans. A Neighbourhood plan Toolkit for Coastal Change Policy is being produced. This will provide a map of neighbourhood plan areas which are considered by the Shoreline Management Plan to be particularly vulnerable to coastal change and example policies to address the issues.

### Extent of Jurisdiction

In general, local authority jurisdiction coincides with the authority's administrative boundary. It is clear, and has been consistently agreed in the past, that coastal local authorities have administrative control and jurisdiction over areas down to low water mark. This can change around estuaries and harbours and where proposals extend into the sea it is worth confirming at an early stage where you need to go to seek the relevant permissions. Contacts are provided at the back of the document.

### The Cornwall Coastal Vulnerability Map (CCVM) for Planning

Predicting rates of future coastal erosion is particularly difficult. Erosion is rarely slow and constant but occurs episodically. Despite the uncertainty in predicting future erosion rates it is

necessary to define a potential coastal erosion zone to identify planning proposals that might be vulnerable to coastal erosion.

The [Cornwall Coastal Vulnerability Map \(CCVM\)](#) covers the whole Cornish coast and can be viewed on the Council's online [Strategic Flood Risk interactive map](#) (see layer 'Coastal erosion - NCERM\_NAI\_LT\_05\_10m').

The CCVM is a constraint area where land and development may be susceptible to coastal change over the next 100 years.

The area is based upon the National Coastal Erosion Risk Mapping (NCERM) prediction assuming that the SMP policies are followed, with a 5% probability of it being an underestimate over the long term. To seaward, the line extends to Mean Low Water Springs (MLWS).

The CCVM area is based on the best available evidence currently available. The CCVM will be reviewed to reflect improved evidence when available including the 'Cliff and Shore Erosion under Accelerated Sea Level Rise' project (SC120017).

### Coastal Vulnerability Assessment (CVA)

The [Planning Practice Guidance](#) provides the following advice on what a Coastal Change Vulnerability Assessment would need to demonstrate:

"In considering the requirements in paragraph 168 of the National Planning Policy Framework a vulnerability assessment might demonstrate that the development:

- would not impair the ability of communities and the natural environment to adapt sustainably to the impacts of a changing climate;
- will be safe through its planned lifetime, without increasing risk to life or property, or requiring new or improved coastal defences;
- would not affect the natural balance and stability of the coastline or exacerbate the rate of shoreline change to the extent that changes to the coastline are increased nearby or elsewhere.

The assessment could also consider measures for managing the development at the end of its planned life, including any proposals for the removal of the development before the site is immediately threatened by shoreline changes."

### Compatible Development

The following are considered compatible development subject to a Coastal Vulnerability Assessment

- Sea pools
- Beach huts
- Surf Lifesaving facilities

- Coastguard facilities
- Boating or fishing facilities
- Cafes
- Public toilets
- Car parking
- Temporary or moveable properties such as touring caravans, tents and motor homes used for holiday purposes.
- Extensions or alterations to an existing use/building which do not fundamentally change the scale and character of the use/building involved.
- Sea defences or Coastal Protection.

Permissions may be temporary or time-limited to accommodate future coastal change.

Where there is evidence that development may impact coastal processes, applications may still need to demonstrate that the proposal does not have an unacceptable impact on coastal processes and increase third party risk.

#### Exempt Development

Exemptions to development requiring a Coastal Vulnerability Assessment include:

- Minor development such as walls, fences, gates, elevation alterations, private gardens or bus shelters.
- Applications for advertisement control.
- Applications for works to trees

#### Private Sea Defences

We are not encouraging private sea defences. However, consent may be granted if an application can demonstrate that it would conform with the Coastal Protection Act and the intent of the Shoreline Management Plan.

Private sea defences and coastal protection structures require consent under the Coastal Protection Act 1949. This is independent to planning permission and considers the impact on coastal processes.

#### Replacement Dwellings

The Cornwall Local Plan supports the re-use of previously developed land (Policy 3 and 21) which includes the existing dwelling stock. It also supports replacement dwellings in the countryside (policy 7).

Subject to a satisfactory Coastal Vulnerability Assessment, showing that the existing building is protected for 100 years, as required by NPPF, the Local Planning Authority is sympathetic to the provision of a replacement dwelling that would be protected for the same period of time.

Change of use from Temporary Holiday Accommodation to Permanent Residential.

Paragraph 073 of the Planning Practice Guidance draws a clear distinction between sites used for holiday, caravans, camping and hotels and permanent new residential development. Where a development proposes the change of use from holiday accommodation to permanent residential, a Coastal Vulnerability Assessment will be required to demonstrate that the development will be acceptable.

#### Hold the Line coastal frontages

Where development is dependent on sustaining wider coastal defences in the long term to maintain a Hold the Line policy it is reasonable that such developments contribute to funding these defences in some way.

#### Coastal Access

Cornwall Local Plan states in paragraph 2.156 “Where possible the undeveloped coast should remain open unless development requires a coastal location such as flood defences and measures to improve public access and enjoyment.”

The Marine and Coastal Access Act 2009 also provides a requirement that development does not hinder the creation and maintenance of a continuous signed and managed route around the coast.

#### Dune Systems

Dunes are dynamic systems, subject to constant change and are particularly vulnerable. Permanent and fixed structures in these areas should be avoided, unless it can be demonstrated that the impacts would not impair the natural environment to adapt sustainably to the impacts of a changing climate.

#### Surface Water Drainage

In accordance with Policy 26 of the Cornwall Local Plan, appropriate provision should be made for the discharge of surface water drainage to ensure that it does not adversely affect coastal stability.

- Soakaways and other infiltration based sustainable systems are not recommended within 5 metres of the CCVMP zone as they may adversely affect coastal stability.
- Discharge of surface water directly over or down the face of a cliff is generally not appropriate.
- However, if no other method can be achieved, it should be demonstrated through a Coastal Vulnerability Assessment that the proposed drainage method would not adversely affect coastal stability.

# Glossary

## Coastal Change

Erosion along the coastline is a natural process. As one part of the coast is eroding, another may be accreting. Material derived from eroding cliffs may form a significant part of the beach sands below it or further along the coast.

Cliffs, beaches and sand dunes form natural sea defences. However, they are dynamic systems that move over time. This movement may be slow and barely noticeable, sudden and catastrophic (landslides) or influenced by manmade structures such as breakwaters and sea defence walls.

Tidal shorelines around estuaries are also important.

## Coastal Squeeze

Coastal squeeze is where manmade structures have been built to protect communities from coastal flood and erosion risks, such as sea walls or rock revetments, the habitat may be prevented from moving landward as sea level rises, and it is squeezed up against these defences. This means that the extent and functioning of the coastal habitat reduces over time, along with the habitats and species that it supports. In places, we cannot prevent this as we are required to protect large communities from coastal flooding and erosion. However, coastal adaptation can provide mitigation for coastal squeeze.

## Coastal Adaptation

Coastal adaptation focuses on managing change to minimise negative consequences but also has the potential to provide new opportunities. Managing the impacts of climate change, such as reducing risks from more frequent flooding and erosion can be defined as adaptation; where we are adapting to a changing environment.

Many of the suggested adaptation options for those who own or manage assets at risk need to be seen as part of a package of potential ways forward, rather than individual solutions. There is unlikely to be one solution that is satisfactory to all or suitable in all locations. A flexible approach is required so different needs can be recognised and taken into consideration.

## Sea Level Rise and Climate Change

Increased frequency and magnitude of storms due to climate change and rising sea levels as a result of global warming are likely to increase coastal erosion and coastal change in the near and distant future.

Best estimates of sea level rise for use in Planning over the next 100 years are in excess of 1 metre based on the UKCP09 scenarios. In addition to this, increased

storm surges are likely to add a further 0.7 metres during storm events by the end of the Century and extreme wave heights and offshore wind speeds are both expected to increase by 10%<sup>2</sup>. Updated predictions of sea level rise and climate change are expected to be issued before the end of 2018 (UKCP18).

## Coastal Change Management Areas

These are recognised through the Shoreline Management Plan. The purpose of Coastal Change Management Areas (CCMAs) is to highlight issues of coastal change and to allow them to be planned for.

## Sea Defences

Sea defenses refers to any structure that aims to reduce flooding from the sea

## Sea Protection

This refers to any structure that aims to prevent or reduce coastal erosion.

# Contacts

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<sup>2</sup> Adapting to Climate Change: Advice for Flood and Coastal Erosion Risk Management Authorities. Environment Agency 2011 (updated 2016).