

PADSTOW TOWN COUNCIL

Minutes of the Planning Committee meeting held on Tuesday 13 August 2019 commencing at 7.00 pm in the Council Chamber, Station House, Station Road, Padstow

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

In attendance: Mrs N Barnes (Responsible Financial Officer), Mrs S Daly (Council Support Officer and Minute Taker), Councillor H M Saunders and 2 members of the public.

P2019/18 Apologies: There were no apologies.

P2019/19 Announcements: There were no announcements

P2019/20 Declarations of Interest:

- Councillor A Rickard declared an interest in agenda item 6 ii) g) PA19/06315 Dolphin Cottage 15 Lanadwell Street Padstow PL28 8AN and agenda item 6 ii) h) PA19/06533 Dolphin Cottage 15 Lanadwell Street Padstow PL28 8AN;
- Councillor Mrs T Walter declared an interest in agenda item 6 ii) a) PA19/05442 Hotel Metropole Station Road Padstow Cornwall.

P2019/21 Public Participation: 1 member of the public spoke in support of planning application PA19/05442 Hotel Metropole Station Road Padstow Cornwall, comments included:

- The applicants had undertaken the preapplication procedure with Cornwall Council and held a public exhibition which overall they felt had been positive towards proposals;
- Harbour Hotels operate a number of 4 -5 star hotels across the south and the southwest. In other locations improvement works were of a high quality and the company had a proven record of their commitment to delivering what they said. It was noted that the Metropole was in clear decline and the application would see significant investment from Harbour Hotels;
- The application included an extension to the hotel to create a new destination spa area with indoor pool and treatment rooms. It was felt such facilities would help to keep guests in Padstow during their stay and that the current spa offering was in poor condition and underutilised;
- Other improvements included 7 new bedrooms, terrace dining and alterations to the present conservatory which was not aesthetically pleasing;

- The existing car park was poor and inefficient which the application looked to address;
- The proposed residential apartments would be well screened by existing fences and walls. The Sail Loft apartment would contain parking spaces below for residential apartment use. The apartments were necessary to subsidise the hotel renovation and it was hoped to secure consent for these for the future of the hotel;
- Harbour Hotels were keen to enhance the hotel to the benefit of the local area.

P2019/22

RESOLVED that the **minutes** of the meeting held on **Tuesday 9 July 2019** were a true record of the meeting and they were signed by the chair.

P2019/23

Planning

i. The following Cornwall Council planning decision were noted:

a) **PA19/00969 Land North West of Portscatho Dobbin Close Trevone Padstow Cornwall** – Full Planning for new dwelling. **WITHDRAWN**

b) **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 **APPROVED**

c) **PA19/03979 Bella Vista The Close Trevone Padstow Cornwall** – Proposed extension and reconfiguration of existing dwelling (re-submission of App No. PA18/06094) **APPROVED**

d) **PA19/04157 6 Strand Street Padstow PL28 8BU** – Listed Building Consent for internal reconfiguration and changes to two windows externally in south elevation. **APPROVED**

e) **PA19/04280 Greens Café and Crazy Golf North Quay Padstow Cornwall PL28 8AF** – 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. **APPROVED**

f) **PA19/04808 Fulmar Trevone Road Trevone Padstow Cornwall** – Demolition of existing dwelling and construction of a replacement dwelling. **APPROVED**

g) **PA19/04927 Land East of Tristan Trevone Road Trevone Padstow Cornwall** – Non material amendment to PA19/02527 dated 20/05/2019 for the construction of dwelling (amended design) namely to amend conditions nos. 2, 3, and 4 so as to allow the upper windows on the south-west and north-eastern elevations of the dwelling to open, but will have restrictive hinges, so as to comply with building regulations. **APPROVED**

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

Councillor Mrs T Walter left the meeting.

a) **PA19/05442 Hotel Metropole Station Road Padstow Cornwall** – Alterations and extensions to hotel to create new spa facility, external terracing, additional bedrooms and reconfigured car parking plus the addition of up to 10 new residential units on existing swimming pool site. **SUPPORTED provided a construction management plan is in place for access from St Edmunds Lane to Station Road and the access steps between the Seafood Restaurant and Metropole are maintained.**

Councillor Mrs T Walter returned to the meeting.

b) **PA19/05600 Treravel House A389 between Greenlane & Padstow Road Padstow PL28 8LB** – Retrospective application for the siting of 5 static caravans for seasonal workers accommodation. **NOT SUPPORTED**

c) **PA19/05684 28 Egerton Road Padstow PL28 8DL** – Certificate of Lawfulness for existing development for conversion of a rear conservatory to side extension. **SUPPORTED**

d) **PA19/05795 23 Egerton Road Padstow PL28 8DL** – Construction of single storey extensions and alterations to existing dwelling **SUPPORTED**

e) **PA19/05832 2-4 Duke Street Padstow Cornwall PL28 8AB** – Advertisement consent for wall mounted signs displaying company name and logo with fascia sign hanging sign. **SUPPORTED on the condition that the placement of the new sign is adjusted to accommodate the coat of arms in its current position.**

Thanks were expressed to Councillor R Higman for attending the site to notify the builders that should the intention be to remove the coat of arms displayed on the building, then it be returned to the Town Council (as owners) and not disposed of.

f) **PA19/06093 38 Treverbyn Road Padstow Cornwall PL28 8DN** – Proposed extension and alterations to dwelling. **NOT SUPPORTED due to rise in roof height making it out of character with street scene.**

Councillor A Rickard left the meeting.

g) **PA19/06315 Dolphin Cottage 15 Lanadwell Street Padstow PL28 8AN** – Repair and re-roofing of pitched roof, parapet and chimney of a listed building. **SUPPORTED provided Conservation Officer is satisfied.**

h) **PA19/06533 Dolphin Cottage 15 Lanadwell Street Padstow PL28 8AN** – Listed Building Consent – Repair and re-roofing of pitched roof, parapet and chimney of a listed building. **SUPPORTED**

Councillor A Rickard returned to the meeting.

P2019/24

Cornwall Councils Planning Enforcement Report: The report for the period 1 April – 30 June 2019 was noted for information.

P2019/25

Date of Next Meeting: Tuesday 10 September 2019 at 7.00 pm was noted.

Meeting closed at 7.38pm