

# **PADSTOW TOWN COUNCIL**

Station House  
Station Road  
Padstow  
Cornwall  
PL28 8DA

Kathy Pemberton Town Clerk  
Town Clerk  
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06 November 2019

**TO: PLANNING COMMITTEE**

Councillors: K Freeman (Chairman), R Higman, Mrs A E Symons,  
Mrs T Walter and 2 x Vacancies

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 12 November 2019 at 7.00 pm or on the rising of Highways, Roads and Transport Committee, whichever the later.**

Yours faithfully

*K E Pemberton*

Kathy Pemberton  
Town Clerk

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## **A G E N D A**

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 8 October 2019** (pg 1-4)
- 6. Planning**
  - i. To advise of Cornwall Council planning decisions:** (pg 5-7)
    - a) **PA19/05600 Treravel House A389 Between Greenland and Padstow Road Padstow PL28 8LB** – Retrospective application for the siting of 6 static caravans for seasonal workers accommodation.  
**REFUSED**
    - b) **PA19/05987 42 Church Street Padstow Cornwall PL28 8BG** – Internal reconfiguration and a new dormer addition to the rear of the property.  
**APPROVED**

- c) **PA19/05988 42 Church Street Padstow Cornwall PL28 8BG** – Listed Building consent for internal reconfiguration and a new dormer addition to the rear of the property. **APPROVED**
- d) **PA19/06093 38 Treverbryn Road Padstow Cornwall PL28 8DN** – Proposed extension and alterations to dwelling. **APPROVED**
- e) **PA19/06315 Dolphin Cottage 15 Lanadwell Street Padstow PL28 8AN** – Repair and re-roofing of pitched roof, parapet and chimney of a listed building **APPROVED**
- f) **PA19/06533 Dolphin Cottage 15 Lanadwell Street Padstow PL28 8AN** – Repair and re-roofing of pitched roof, parapet and chimney of a listed building. **APPROVED**
- g) **PA19/06775 8 Strand Street Padstow Cornwall PL28 8BU** – Listed Building Consent for proposed re-modelling and renovation works to Grade II listed cottage. **APPROVED**
- h) **PA19/06849 19 Drake Road Padstow Cornwall PL28 8ES** – Erection of extension. **APPROVED**
- i) **PA19/07185 16 Glynn Road Padstow PL28 8EF** – Demolition of existing extensions and construction of new single storey extension. **APPROVED**
- j) **PA19/07222 39 Dennis Road Padstow PL28 8DF** – Proposed extension and alterations to existing dwelling. **APPROVED**
- k) **PA19/07268 Seaview Cottage Dobbin Lane Trevone Padstow Cornwall** – Construction of self-contained annexe in the rear garden of main residence with the eventual purpose of assisted living accommodation for one of the owners. **APPROVED**
- l) **PA19/07395 Prideaux Place Tregirls Lane Padstow PL28 8RP** – To remove all vegetation within 1.5m of listed wall to enable repairs. There is sufficient back growth beyond to mitigate the loss of trees and vegetation. **APPROVED**
- m) **PA19/07407 Prideaux Place Tregirls Lane Padstow PL28 8RP** – To fell Ash tree heavily leaning over a public highway to reduce risk of injury to public in event of failure. Root system us very close to a wall giving more chance of failure in high winds. 1no Quercus petraea will be planted to mitigate the loss. **APPROVED**

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

- a) **PA19/08040 Land East of Treceerus Farm Treceerus Padstow Cornwall** – Development of affordable led housing scheme for local people of 55 new homes subsidised by open market housing.
- b) **PA19/08044 Harbour View 3 North Quay Padstow Cornwall** – Listed Building Consent for repointing of the front of the building with a lime mortar.
- c) **PA19/09212 14 Glynn Road Padstow PL28 8EF** – Extension of and construction of new single storey extension to dwelling.
- d) **PA19/09239 Tregudda West View Trevone Padstow** – Proposed balcony

**7. To give consideration to Cornwall Council Housing Supplementary (pg 8) Planning document consultation.**

**8. To note date of next meeting:** Tuesday 10 December at 7.00 pm or on the rising of the Staffing Committee meeting.

## **PADSTOW TOWN COUNCIL**

### **Minutes of the Planning Committee meeting held on Tuesday 8 October 2019 commencing at 7.00 pm in the Council Chamber, Station House, Station Road, Padstow**

**Present:** Councillors K Freeman (Chairman), R Higman, Mrs A E Symons and Mrs T Walter

**In attendance:** Mrs K Pemberton (Town Clerk), Mrs T Trestain (Council Support Officer and Minute Taker) and 1 member of public

**P2019/34**            **Apologies:** There were no apologies.

**P2019/35**            **Announcements:** There were no announcements

**P2019/36**            **Declarations of Interest:** Councillor R Higman declared an interest in agenda item 6 ii) j) PA19/07659 Rocky Bottom 23 Dennis Road Padstow PL28 8DE

**P2019/37**            **Public Participation:** 1 member of the public spoke in objection of planning application PA19/07268 Seaview Cottage Dobbin Lane Trevone Padstow comments included:

- Concern regarding the finished height as unspecified on the plans;
- The proposed annexe has windows facing Chycoose that are 1m from the boundary. Concern of loss of privacy and amenity, loss of light, sound intrusion and odour from bathroom or kitchen;
- The main dwelling Seaview Cottage has undergone improvement in previous years and now adding an annexe is increasing the footprint further. Concerns of over development and setting a precedent for annexes in Trevone.

**P2019/38**            **RESOLVED** that the **minutes** of the meeting held on **Tuesday 3 September 2019** were a true record of the meeting and they were signed by the chair.

**P2019/39**            **Planning**  
**i. The following Cornwall Council planning decision were noted:**

a) **PA19/01765 Rustlings Trevone Road Trevone Padstow PL28 8QX** – Conversion of existing garage to bedroom including rear extension and alterations.

**APPROVED**

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

**APPROVED**

c) **PA19/05684 28 Egerton Road Padstow Cornwall PL28 8DL** – Certificate of Lawfulness for existing development for conversion of rear conservatory to rear bedroom and associated works. **GRANTED**

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

e) **PA19/05832 2-4 Duke Street Padstow Cornwall PL28 8AB** – Advertisement consent for wall mounted signs displaying company name and logo with fascia hanging sign. **APPROVED**

f) **PA19/06986 Fernbank Trevone Road Trevone Padstow PL28 8QJ** – Non-Material amendment in respect of decision notice PA19/01611 (proposed alterations and extensions) – Alterations to doors and windows on side and rear elevations. **APPROVED**

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

a) **PA19/07268 Seaview Cottage Dobbin Lane Trevone Padstow** – Construction of a self-contained annexe in the rear garden of main residence with the eventual purpose of assisted living accommodation for one of the owners. **NOT SUPPORTED; i) Concern street scene from Dobbin Road not in keeping; ii) Loss of existing parking and need for additional parking due to additional property; iii) concern it will become rental/holiday let therefore include clause not to be a separate residence; iv) overlooking into Chycoose; v) Loss of light; vi) Concern plans show unspecified roof height vi) overdevelopment of relatively small site**

b) **PA19/07185 16 Glynn Road Padstow PL28 8EF** – Demolition of existing extensions and construction of new single storey extension. **SUPPORTED**

c) **PA19/07395 Prideaux Place Tregirls Lane Padstow PL28 8RP** – To remove all vegetation within 1.5m of listed wall to enable repairs. There is sufficient back growth beyond to mitigate the loss of trees and vegetation. **SUPPORTED**

d) **PA19/07405 27 Dennis Road Padstow PL28 8DF** – Erection of 3 bedroom detached dwelling following demolition of the existing dwelling and garage.

**NOT SUPPORTED; i) Out of character with street scene. Bungalow at right angle of road instead of following line of neighbouring bungalows ii) Concern demolition of sound bungalow, when others in road have modified existing.**

e) **PA19/07407 Prideaux Place Tregirls Lane Padstow PL28 8RP** – To fell Ash tree heavily leaning over a public highway to reduce risk of injury to public in event to failure. Root system is very close to a wall giving more chance of failure in high winds. 1no Quercus petraea will be planted to mitigate the loss.

**SUPPORTED**

f) **PA19/07418 Padstow Touring Park Padstow Cornwall PL28 8LE** – The change of use of land to site 2 residential lodges and 8 holiday lodges with associated infrastructure.

**SUPPORTED; provided no increase in permanent residential accommodation and highways satisfied**

g) **PA19/07454 5 Fentonluna Lane Padstow Cornwall PL28 8BA** – Extensions and associated alterations.

**SUPPORTED**

h) **PA19/07473 11 Drake Road Padstow Cornwall PL28 8ES** – Conversion and extension of garage to form an annexe.

**SUPPORTED: N.B Feel it compares to next door extension and is on a large plot**

i) **PA19/07531 Rest Harrow Trevone Road Trevone Padstow** – Conversion of caravan store and games room into annexe without compliance with Condition 2 of Decision Notice PA19/02269 dated 30 May 2019.

**NO DECISION REACHED as there is concern it will become rental/holiday let therefore should be inclusion of clause not to be a separate residence; also concern over the number of planning applications on this property and what the end result is, as its unclear.**

Councillor R Higman left the meeting.

j) **PA19/07659 Rocky Bottom 23 Dennis Road Padstow PL28 8DE** – Erection of porch, rebuild and extend existing garage to accommodate kitchen/utility and store. Extension an renovation of existing single storey side/rear addition. Demolition of first floor rear dormer and erection of new dormers to rear and side elevation with associated building works.

**SUPPORTED; Provided no increase in original roof height**

Councillor R Higman returned to the meeting.

k) **PA19/07778 Fairhaven Dobbin Close Trevone Padstow** – Proposed extensions.

**NOT SUPPORTED; i) Not in keeping; ii) out of character with other properties iii) Concern raise in roof height; iv) Loss of light and overbearing neighbouring property**

l) **PA19/07780 23 Sarahs View Padstow PL28 8DU** – Construction of balcony at first floor level to front of the property over existing ground floor.

**SUPPORTED, provided no overlooking issues**

**P2019/40**

**Cornwall Council Protocol for Local Councils:** The Chairman thanked the Support Officer and Town Clerk for looking into this matter and the report for consideration.

There was a short discussion over Cornwall Council's protocol for Local Councils. It was considered that, as per the agenda report, that the consultation notice letter should include the type/category to make it clearer what route the applications are able to take. It was noted that the Local Cornwall Councillor was supportive of this also.

**RESOLVED** to write to Cornwall Council and Cornwall Planning Partnership and copy in Local Divisional Member as per paragraph 3.1 of the agenda report.

**P2019/41**

**Date of Next Meeting:** Tuesday 12 November 2019 at 7.00 pm or on the rising of Highways, Roads and Transport Committee was noted.

Meeting closed at 8.00pm

## **PADSTOW TOWN COUNCIL**

### **PLANNING COMMITTEE: 12 November 2019**

#### **Agenda item 6i: To advise of Cornwall Council planning decisions**

- a) **PA19/05600 Treravel House A389 Between Greenlane and Padstow Road Padstow PL28 8LB** – Retrospective application for the siting of 6 static caravans for seasonal workers accommodation  
Padstow Town Council = **NOT SUPPORTED**  
Cornwall Council = **REFUSED**
- b) **PA19/05987 42 Church Street Padstow Cornwall PL28 8BG** – Internal reconfiguration and a new dormer addition to the rear of the property.  
Padstow Town Council = **SUPPORTED**  
Cornwall Council = **APPROVED**
- c) **PA19/05988 42 Church Street Padstow Cornwall PL28 8BG** – Listed building consent for internal reconfiguration and a new dormer addition to the rear of the property.  
Padstow Town Council = **SUPPORTED provided Conservation Officer is satisfied**  
Cornwall Council = **APPROVED**
- d) **PA19/06093 38 Treverbyn Road Padstow Cornwall PL28 8DN** – Proposed extension and alteration to dwelling.  
Padstow Town Council = **NOT SUPPORTED due to rise in roof height making it out of character with street scene.**  
Cornwall Council = **APPROVED**

Planning Officer sent a 5 day protocol which Chairman opted to maintain objection and request it go to Cornwall Councils Planning Committee.

However, Cornwall Councils nominated Officer decided this household case was not exceptional and should not go to Cornwall Councils Committee.

Some sections from the Officer Report below:

The proposal would not extend the footprint sideways so the main consideration is the increase in height. The ridge line is varied along this section of highway with the dwelling at number 36 currently sitting higher than the site. The neighbour at number 1 is approximately level. There are also changes in levels across this area with the dwellings behind along Egerton Road higher sited higher and further terraces staggered up an increasing gradient to the west.

Town Council:

It is noted that Padstow Town Council has also made an objection.

Conclusion:

The scale, height, design and amenity considerations are considered acceptable in terms of planning policy with no overriding material planning considerations.

- e) **PA19/06315 Dolphin Cottage 15 Lanadwell Street Padstow PL28 8AN** – Repair and re-roofing of pitched roof, parapet and chimney of a listed building. Padstow Town Council = **SUPPORTED provided Conservation Officer is satisfied**  
Cornwall Council = **APPROVED**
- f) **PA19/06533 Dolphin Cottage 15 Lanadwell Street Padstow PL28 8AN** – Repair and re-roofing of pitched roof, parapet and chimney of a listed building. Padstow Town Council = **SUPPORTED**  
Cornwall Council = **APPROVED**
- g) **PA19/06775 8 Strand Street Padstow Cornwall PL28 8BU** – Listed Building Consent for proposed re-modelling and renovation works to Grade II Listed cottage. Padstow Town Council = **SUPPORTED provided Conservation Officer is satisfied**  
Cornwall Council = **APPROVED**
- h) **PA19/06849 19 Drake Road Padstow Cornwall PL28 8ES** – Erection of extension. Padstow Town Council = **SUPPORTED**  
Cornwall Council = **APPROVED**
- i) **PA19/07185 16 Glynn Road Padstow PL28 8EF** – Demolition of existing extensions and construction of new single storey extension. Padstow Town Council = **SUPPORTED**  
Cornwall Council = **APPROVED**
- j) **PA19/07222 39 Dennis Road Padstow PL28 8DF** – Proposed extension and alterations to existing dwelling. Padstow Town Council = **Noted comment from next door neighbour; SUPPORTED subject to effect of chimney on neighbouring property being addressed.**  
Cornwall Council = **APPROVED**
- k) **PA19/07268 Seaview Cottage Dobbin Lane Trevone Padstow Cornwall** – Construction of a self-contained annexe in the rear garden of main residence with the eventual purpose of assisted living accommodation for one of the owners. Padstow Town Council = **NOT SUPPORTED; i) Concern street scene from Dobbin Road not in keeping; ii) Loss of existing parking and need for additional parking due to additional property; iii) concern it will become rental/holiday let therefore include clause not to be a separate residence; iv) overlooking into Chycoose; v) Loss of light; vi) Concern plans show unspecified roof height vi) overdevelopment of relatively small site**  
Cornwall Council = **APPROVED**

Planning Officer sent a 5 day protocol which Chairman opted with agree to disagree.

Details from the Planning Officer report: Balance of Considerations

The building proposed is subservient to the main house and is sited within the garden



area of Seaview Cottage sharing the garden and parking areas and as such it meets the annexe criteria as set out in Cornwall Council's annexe guidance. Given the relationship of the annexe to the main house and the sharing of garden and parking areas it would only be considered suitable as an annexe and therefore an annexe condition is to be attached to the decision to ensure it is only used in conjunction with the main house.

Seaview Cottage benefits from a large garden that backs onto Dobbin Road. Whilst it is acknowledged that there are no other annexe buildings within the gardens of neighbouring dwellings the proposed annexe for Seaview Cottage will sit in line with Chycoose, The Patch and Cobblers and therefore carry along the same built form line as neighbouring development. Dobbin Road has a mix of style and design of dwellings and as the annexe falls in line with the existing built form I do not consider it will harm the character of Dobbin Road. The proposed annexe building is to be set into the land with the highest point of the roof being 3.55m and with the use of a green roof the impact on the roof structure will be mitigated.

The location of the annexe replaces an existing shed on the site and given the annexe does not come any further toward Dobbin Road than the existing shed and the other shed is also to be removed it is considered that the parking arrangement will remain much the same. The design and access statement states that parking arrangements will remain as existing.

Consideration has been given to the impact of the annexe of neighbouring dwellings. The main neighbour concerned is Chycoose, however the building is single storey with no windows on the side elevation looking into Chycoose. The annexe will be dug into the ground, sitting at the same level as Dobbin Road, front to back, which is lower than Chycoose. Therefore this together with the single storey nature of the development and the existing boundary treatment I do not consider that any harmful overlooking or overshadowing will occur.

The annexe can sit comfortably within the site leaving a parking area and a private shared rear garden area which is considered adequate for the size of the dwelling and therefore with the demolition of the existing sheds I do not consider this to be overdevelopment of the site

- l) **PA19/07395 Prideaux Place Tregirls Lane Padstow PL28 8RP** -To remove all vegetation within 1.5m of listed wall to enable repairs. There is sufficient back growth beyond to mitigate the loss of trees and vegetation.  
Padstow Town Council = **SUPPORTED**  
Cornwall Council = **APPROVED**
- m) **PA19/07407 Prideaux Place Tregirls Lane Padstow PL28 8RP** – To fell ash tree heavily leaning over a public highway to reduce risk of injury to public in event of failure. Root system is very close to a wall giving more chance of failure in high winds. 1no Quercus petraea will be planted to mitigate the loss.  
Padstow Town Council = **SUPPORTED**  
Cornwall Council = **APPROVED**

## **Planning Committee 12 November 2019.**

### **Agenda Item 7. Cornwall Council Housing Supplementary Planning Document Consultation**

Cornwall Council is publishing a schedule of proposed changes to the Housing Supplementary Planning Document (SPD) for a four-week consultation period between Monday 4<sup>th</sup> November and 5pm Monday 2<sup>nd</sup> December 2019.

Committee may recall November 2018 Cornwall Councils draft Housing Supplementary Document consultation was delegated to the Chairman in consultation with the Town Clerk, after looking in closer detail they considered it not necessary to respond.

The Housing SPD explains how Cornwall Council will implement the policies in the adopted local plan with regard to housing and the provision of affordable housing. The SPD has previously been published for public consultation and at this point they are only seeking views on the proposed final changes to the SPD prior to its adoption.

The schedule of proposed changes will need to read in conjunction with the April 2019 version of the SPD, a copy of both documents has been printed and will be available at the Committee meeting. You can also find these documents online at :<https://www.cornwall.gov.uk/environment-and-planning/planning/planning-policy/adopted-plans/planning-policy-guidance/housing-supplementary-planning-document/>.

There is a response form for comments which requires you to state which proposed change number you are commenting on and then provide the comment and reasons/evidence. They do also ask where possible to put forward your suggested revised wording. Does Committee wish to comment?