

## PADSTOW TOWN COUNCIL

### Minutes of the Planning Committee meeting held on Tuesday 12 November 2019 commencing at 7.04 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 N Barnes (Responsible Financial Officer), Mrs S Daly (Council Support Officer and Minute Taker), Cornwall Councillor R Buscombe and 4 members of public

**P2019/42                   Apologies:** There were no apologies.

**P2019/43                   Announcements:** There were no announcements

**P2019/44                   Declarations of Interest:** There were no declarations of interest.

**P2019/45                   Public Participation:** 4 members of the public attended the meeting in support of agenda item 6.ii a) PA19/08040 Land East of Treceus Farm Treceus Padstow Cornwall. A representative of Situ8 addressed Committee and made the following points:

- The application comprised 55 dwellings, 28 were affordable housing with the remaining 27 open market housing;
- Cornwall Council (CC) delivery team had shown interest in delivering the site and though this was still in progress it was anticipated that 51% would be affordable housing and 49% open market rent. Of the 51% affordable, CC's aspiration was that 70% would be social rent and 30% shared ownership;
- The affordable housing had been pepper-potted throughout the development;
- Footpath links to the west had been included;
- Renewable energy had been taken into account and the development had used a fabric 1<sup>st</sup> approach as such including electric car charging points and air-source heating;
- Wanted to draw attention to concern from a neighbour about a lack of consultation. CC had followed all necessary protocols regarding the application and in addition were in the process of sending further letters to Polpennic Drive and Soldon Close;
- South West Water had clarified delivery of the sewer system;
- No formal comment had been received from the Highways Officer as yet but following lengthy discussions regarding

the junction to Polpennic Drive, advice was there is no safety concern, vegetation will be for highways to cut, no key accidents in the area;

- Design and layout are “tenure blind” as with previous phases;

A representative of Cornwall Council’s Housing Delivery and Development addressed Committee in support of the application. Points included:

- CC are committed to delivering 1,000 houses over the life of the administration;
- CC are committed to delivering multi-tenure developments and are working with developers with the same aspirations;
- Highlighted that the application was solely the development of the affordable led housing scheme for local people of 55 new homes subsidised by open market housing as set out in the planning application. However, it was hoped that subject to all necessary approvals, CC would buy the whole site from Poltair and would provide 27 homes for private rent with the remaining 28 homes used for affordable housing;
- This development was one of a number of package acquisitions due to be considered by Cabinet in December;
- In response to a query it was noted that those homes with a section 106 would be a local home. The open market homes hadn’t been determined. The purpose of buying the homes was to support local people but not necessarily reserve them forever more;
- Following appraisals of the area, indications were that social rental could cost £90pw

Cornwall Councillor Buscombe spoke in support of the same application. Comments included:

- Wholeheartedly supported the application, in 7 years as a local Councillor housing was the biggest issue he dealt with;
- Supportive of the vast majority being for social housing rents which could cost approx. 80% of open housing market rental.

**P2019/46**

**RESOLVED** that the **minutes** of the meeting held on **Tuesday 8 October 2019** were a true record of the meeting and they were signed by the chair.

**P2019/47**

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

- 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 Treverbyn 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. RESOLVED to make the following responses to planning applications:**

- a) **PA19/08040 Land East of Treceus Farm Treceus Padstow Cornwall** – Development of affordable led housing scheme for local people of 55 new homes subsidised by open market housing. **SUPPORTED**
- 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. **SUPPORTED**
- c) **PA19/09212 14 Glynn Road Padstow PL28 8EF** – Extension of and construction of new single storey extension to dwelling. **SUPPORTED**
- d) **PA19/09239 Tregudda West View Trevone Padstow** – Proposed balcony **SUPPORTED**

**P2019/48**

**Cornwall Council Housing Supplementary Planning Document Consultation:** It was noted as per the agenda report that Cornwall Council sought comments only on the schedule of changes to the Housing Supplementary Planning Document and that Committee had not commented on the original public consultation.

**RESOLVED** not to comment on the schedule of proposed changes to the Cornwall Council Housing Supplementary Planning Document.

**P2019/49**

**Date of Next Meeting:** Tuesday 10 December 2019 at 7.00 pm or on the rising of the Staffing Committee meeting, whichever the later.

Meeting closed at 7.25 pm