

## 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