

PADSTOW TOWN COUNCIL

Station House
Station Road
Padstow
Cornwall
PL28 8DA

Kathy Pemberton Town Clerk
Town Clerk
Email: enquiries@padstow-tc.gov.uk
Website: www.padstow-tc.gov.uk
Tel: 01841 532296



27 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 3 December 2019 at 7.15 pm or on the rising of Highways, Roads and Transport Committee, whichever the later.**

Yours faithfully

KE Pemberton

Kathy Pemberton
Town Clerk

Please note start time

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 12 November 2019** (Pg 1-4)
6. **Planning**
 - i. **To advise of Cornwall Council planning decisions:**
 - a) **PA19/07405 27 Dennis Road Padstow PL28 8DF** – Erection of 3 bedroom detached dwelling following demolition of the existing dwelling and garage. (Pg 5-6)
APPROVED

- b) **PA19/07418 Padstow Touring Park Padstow Cornwall PL28 8LE**
– The change the use of land to site 2 residential lodges and 8 holiday lodges with associated infrastructure. **APPROVED**
- c) **PA19/07454 5 Fentonluna Lane Padstow Cornwall PL28 8BA**
Extensions and associated alterations. **APPROVED**
- d) **PA19/07473 11 Drake Road Padstow Cornwall PL28 8ES –**
Conversion and extension of garage to form an annexe. **APPROVED**
- e) **PA19/07531 Rest Harrow Trevone Road Trevone Padstow Cornwall** – Conversion of caravan store and games room into annexe without compliance with condition 2 of decision notice PA19/02269 dated 30 May 2019. **APPROVED**
- f) **PA19/07780 23 Sarahs View Padstow PL28 8DU** – Construction of balcony at first floor level to front of the property over existing ground floor. **APPROVED**
- g) **PA19/08044 Harbour View 3 North Quay Padstow Cornwall PL28 8AF** – Listed building consent for repointing of the front of the building with a lime mortar. **APPROVED**

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

- a) **PA19/05442 Hotel Metropole Station Road Padstow Cornwall**
Amended Plans - 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.
- b) **PA19/09471 The Plantation North of Hill Street Padstow Cornwall** – Elm/Ash, Dead elm and a double stemmed ash with damaged limb – fell all 3 stems. Ash remove at the main trunk one low branch. Alder x 2 Fell. Elm Remove the dead branches to the 1st live fork. Various Dead branches from Elm/Holly to be removed. Lime prune lower branches to leave 4m clean stem.
- c) **PA19/09764 Treceerus Farm Treceerus Padstow PL28 8RT**
Proposal Residential development of 67 dwellings to include 34 affordable units (22 social rented and 12 units for sale by shared ownership or intermediate rent) without compliance with Condition 1 of Decision Notice PA11/06459 dated 2nd December 2011

7. To note response from Cornwall Council on Protocol for Local Councils (pg 7-12)

8. Planning Committee training: To give consideration to report in this matter (pg 13)

9. To note date of next meeting: Tuesday 14 January 2019 at 7.00 pm

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 Treceerus Farm Treceerus 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 1st 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 Treceerus Farm Treceerus 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

PADSTOW TOWN COUNCIL

PLANNING COMMITTEE: 3 December 2019

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

- a) **PA19/07405 27 Dennis Road Padstow PL28 8DF** – Erection of 3 bedroom detached dwelling following demolition of the existing dwelling and garage.
Padstow Town Council = **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.**
Cornwall Council = **APPROVED**

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

Some extracts from the Planning Officer report:

The proposal submitted replaces the existing traditional style bungalow with a modern style two storey property. The overall design and siting has taken advantage of the Page 4 of 6 land topography which has allowed the creation of a lower ground floor level thus creating a two storey dwelling in place of a single storey dwelling. However because the dwelling has been dug down into the site the overall height, although slightly higher, is not significantly altered/increased and therefore is not considered to cause an overbearing impact on the streetscene and will retain the overall appearance as a single storey dwelling from Dennis Road.

Although this is a vast change to the dwelling it is replacing, there is no one set style of dwellings within Dennis Road and therefore there is no clear style vernacular to adhere to. Alongside this the NPPF clearly states at para 131 that great weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, as long as they fit in with the overall form and layout of their surroundings.

All other matters raised have been taken into account, including the planning history and the comments of the Parish Council who in this instance have agreed to disagree, but none is of such significance as to outweigh the considerations that have led to the conclusion.

- b) **PA19/07418 Padstow Touring Park Padstow Cornwall PL28 8LE** – The change the use of land to sire 2 residential lodges and 8 holiday lodges with associated infrastructure.
Padstow Town Council = **SUPPORTED; provided no increase in permanent residential accommodation and highways satisfied**
Cornwall Council = **APPROVED**
- c) **PA19/07454 5 Fentonluna Lane Padstow Cornwall PL28 8BA** – Extensions and associated alterations
Padstow Town Council = **SUPPORTED**
Cornwall Council = **APPROVED**
- d) **PA19/07473 11 Drake Road Padstow Cornwall PL28 8ES** – Conversion and extension of garage to form an annexe.

Padstow Town Council = **SUPPORTED: N.B feel it compares to next door extension and is on a large plot**
Cornwall Council = **APPROVED**

- e) **PA19/07531 Rest Harrow Trevone Road Trevone Padstow Cornwall** – Conversion of caravan store and games room into annexe without compliance with Condition 2 of decision notice PA19/02269 dated 30 May 2019.
Padstow Town Council = **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.**
Cornwall Council = **APPROVED**

After submitting Padstow Town Council comments (as above) we did not have any further communication with the planning officer.

There are a couple of different condition put on the approval notice, as:

- 3 The accommodation hereby approved shall only be occupied by members of the family or non-paying guests of the occupiers of the dwelling known as Rest Harrow, Trevone Road, Trevone, and shall not be occupied at any time as a separate residential unit of accommodation as a person's sole or main place of residence.

Reason: The Local Planning Authority consider that the proposed unit would be inappropriate for occupation independent of the main dwelling by reason of its physical relationship with the main house, lack of amenity space and parking arrangement which would create inadequate levels of residential amenity for the occupiers of both contrary to Policies 12 and 13 of the Cornwall Local Plan Strategic Policies 2010-2030.

- 4 With the exception of the skylight and roof lantern openings shown on approved drawings 1638_008A and 1638_009A no upper floor openings shall be added to the south east, south west, or north east elevations or roofslopes of the annexe hereby approved.

Reason: To protect the privacy of the occupants of the dwellings known as Homer Park, Seascape, and Tristan and in accordance with adopted policy 12 (2a) of the Cornwall Local Plan Strategic Policies 2010-2030.

- f) **PA19/07780 23 Sarahs View Padstow PL28 8DU** – Construction of balcony at first floor level to front of the property over existing ground floor.
Padstow Town Council = **SUPPORTED, provided no overlooking issues**
Cornwall Council = **APPROVED**
- g) **PA19/08044 Harbour View 3 North Quay Padstow Cornwall PL28 8AF** – Listed building consent for repointing of the front of the building with lime mortar.
Padstow Town Council = **SUPPORTED**
Cornwall Council = **APPROVED**

PADSTOW TOWN COUNCIL

PLANNING COMMITTEE: 3 December 2019

Agenda item 7. Response from Cornwall Council on Protocol for Local Councils

As Committee will recall a report regarding Cornwall Councils Protocol for Local Councils was discussed in October and it was resolved to write to Cornwall Council and Cornwall Planning Partnership.

The letters were sent to both originations in October, attached is a copy (appendix 1).

Currently we have received one formal response, from Cornwall Council as attached (appendix 2). This response has been forwarded to our Local ward member, Cllr R Buscombe, for his information.

We have received an acknowledgement from Cornwall Planning Partnership but no formal response.

Agenda item 7 – appendix 1

PADSTOW TOWN COUNCIL

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Cornwall
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Kathy Pemberton
Town Clerk
Email: enquiries@padstow-tc.gov.uk
Website: www.padstow-tc.gov.uk
Tel: 01841 532296



16 October 2019

Cornwall Planning Partnership
Sarah Mason
BY EMAIL: enquiries@cornwallalc.org.uk

Dear Ms Mason

Ref: Cornwall Council Protocol for Local Councils

Padstow Town Councils Planning Committee requested I contact Cornwall Council Planning Department and Cornwall Planning Partnership regarding a suggestion they believe would make the Planning application process clearer for Town and Parish Councils, as well as the public.

Please find enclosed the letter to Ms Wood, Service Director for Planning & Sustainable Development at Cornwall Council which outlines our Planning Committees suggestions.

We wonder if other Town & Parish Council may also have concerns regarding the clarity of the protocol. Committee would welcome your thoughts on their suggestion, which they hope you may agree with and support.

Kind regards,
Your sincerely

Kathy Pemberton
Kathy Pemberton
Town Clerk

Enc. Letter FAO Ms Louise Wood Inc. Protocol for Local Council

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Tel: 01841 532296



16 October 2019

FAO Ms Louise Wood, Service Director
Planning and Sustainable Development
Cornwall Council, New County Hall
Truro, TR1 3AY

Dear Ms Wood

Re: Cornwall Council Protocol for Local Councils

I am writing on behalf of Padstow Town Council's Planning Committee who requested that you be contacted, as well as the Cornwall Planning Partnership to make a suggestion in what they believe will make the planning application process clearer for Town and Parish Councils, as well as the public. This suggestion has the support of our Local Cornwall Councillor, Councillor Buscombe.

The suggestion has arisen following confusion with regards to applications that can be referred to Cornwall Council's Planning Committee by the Local Member. As we understand it, not all applications can be, as outlined on the second page of the Protocol for Local Councils.

Committee's suggestion is that on the Planning Consultation Notice, which are sent to Local Town and Parish Councils, be updated to include an additional line confirming type of application i.e. 1) Major or Minor (as per the list), or 2) Other Application Types (as per the list). This will then make it clear from the outset whether if there were an issue, the Local Member can request the application be taken to the Cornwall Council's Planning Committee. As mentioned above, Councillor Buscombe is supportive of this and agrees that it needs to be clearer so that public expectation is not raised.

We also understand that "Other Application Types" don't usually get referred to CC Planning Committee, unless in exceptional circumstances. When seeking clarification on this from a Planning Officer they outline *"Every case is different and determined on its own merits. It could perhaps be a case that has generated a significant amount of interest or one where there are obvious community interested involved."* In light of this perhaps this should be updated in the Protocol, as no mention is made of "exceptional circumstances". We hope you will consider suggestion put forward and look forward to hearing from you in this matter.

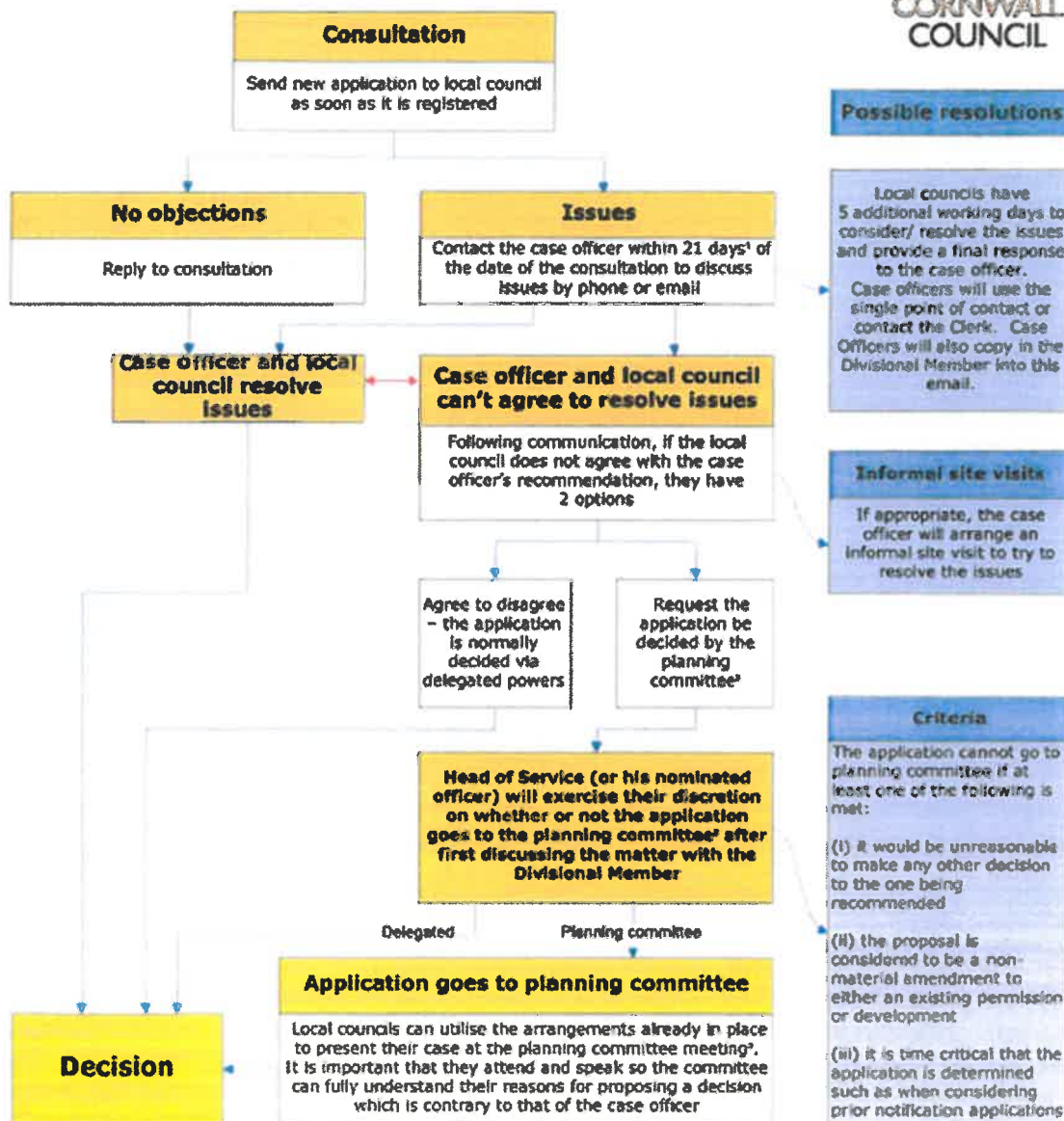
Kind regards,
Yours sincerely


Kathy Pemberton
Town Clerk

Enc. Protocol For Local Councils

cc: i) Councillor Richard Buscombe; and ii) Cornwall Planning Partnership

PROTOCOL FOR LOCAL COUNCILS



Notes

*21 days is the statutory time period - if an extension of time is required, the request and response must be in writing (or email) and is likely to be acceptable unless a decision is imminent.

†See page 2 for further information.

‡Any written supporting statements must be submitted at least 3 working days before the committee meeting.

If a case officer is on leave or sick, contact your 'friendly link officer' who will be able to find out who is dealing with the application in the case officer's absence.

PROTOCOL FOR LOCAL COUNCILS

The objective of the Local Council and Member Protocols is to encourage dialogue and make sound planning decisions locally

Constitution [Responsibility for Functions]

This states that a Local Member can request any application falling under the 'Major' or 'Minor' category to be taken to a planning committee for consideration, so long as it is in writing/email and that sound planning, policy and other area reasons have been provided setting out why committee consideration is necessary.

Major and minor application types are:

New dwellings
Offices / research and development / light industry
General industry / storage / warehousing
Retail distribution and servicing
Gypsy and Traveller pitches
All other large scale major developments
All other small scale major developments
All other minor developments

Other application types are (and can be called to the planning committee by the Head of Service or his nominated officer):

Minerals Processing (ie ancillary mineral operations defined under the GPDO)
Change of use (no significant building or engineering work involved)
Householder developments
Included in householder developments are extensions, conservatories, loft conversions, dormer windows, alterations, garages, car ports or outbuildings, swimming pools, walls, fences, domestic vehicular accesses, including footway crossovers, porches and satellite dishes.
Advertisements
Listed building consents to alter / extend
Listed building consents to demolish
Conservation area consents
Certificates of lawful developments
Notifications (where no planning application is required)
Discharge of planning conditions
Non-material amendments
Works to trees in a conservation area
Works to trees covered by a Tree Preservation Order

If you would like this information
in another format please contact:

Cornwall Council
County Hall
Treyew Road
Truro TR1 3AY

Telephone: 0300 1234 100

Email: enquiries@cornwall.gov.uk

www.cornwall.gov.uk



FAO Kathy Pemberton
Padstow Town Council
Station House
Station Road
Padstow
PL28 8DA

Your ref: Cornwall Council
Protocol for Local
Councils
My ref: EGD7360
Date: 7th November 2019

Dear Kathy Pemberton

Re: Cornwall Council Protocol for Local Councils

Thank you for your correspondence received on the 21st October 2019 regarding the above. This has been forwarded to me as a Customer Relations Officer for the Economic Growth & Development Service for a response.

Unfortunately, there is nowhere on our software where we can extract the major, minor or other codes, as these are collections of another coding system and it cannot be done manually. This is not something we are looking to change in the near future.

In regards referring "other" application types to committee, the present wording enables the exercise of sensible judgement which has worked well since the protocol was developed so we are not looking to change this at the moment.

We have taken your comments in to consideration though and when the time comes for us to look at the protocols, we will look at these as an option.

I hope that this information is of assistance to you. If, however, you have any further queries regarding this matter, please do not hesitate to contact me. Please remember to quote the reference number above in any future communications relating to this matter.

Yours sincerely

Megan Duffin
Customer Relations Officer
Economic Growth and Development

Tel: 01872 323 984
Email: egdcustomerrelations@cornwall.gov.uk



PLANNING COMMITTEE: 3 December 2019

Agenda item 8: Planning Committee Training

1. Introduction

- 1.1 This report has been brought about following a complaint which was handle as per Padstow Town Council's Code of Practice for Handling Complaints.
- 1.2 The Town Clerk detailed within the reply that she considered that the Planning Procedure was followed correctly, however, that it would be advantageous for Committee members, in addition to attending training/workshops event put on by Cornwall Council, to have additional refresher training in-house. The Town Clerk spoke with the Chairman of Planning on this matter.
- 1.3 As we know there is currently 2 vacancies on Council with elections being held on 12 December, this will determine the new Councillors on our Council. Following the outcome of these elections, in January there will be a discussion about any Committee vacancies and therefore hopefully the vacancies on this Committee will be filled.

2. What's topic's should training include

- 2.1 Main issue of concern related to Cornwall Council's 5-day Protocol Notification and although mainly an issue for the Chairman, its felt that all Committee would benefit, especially when the Chairman wished to consult with Committee members prior to making a decision in this regard, therefore that perhaps a session training around the Protocol for Local Councils. As Committee will know they have already raised questions on this (see previous agenda item).
- 2.2 It is hoped that an Officer from Cornwall Council could attend to undertake training and be available to answer any questions. Committee's views are welcomed and also any thoughts on any other areas/topics they would like to focus on.
- 2.3 It maybe worth noting that Cornwall Council Planning Conferences 2019 (which was noted in Septembers Planning Committee meeting) were/are held November/December and as per the resolution we have asked for the presentation slides for these.

TT

26.11.19