

PADSTOW TOWN COUNCIL

Station House
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Cornwall
PL28 8DA

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08 January 2020

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 14 January 2020 at 7.00 pm.**

Yours faithfully

K E Pemberton
Kathy Pemberton
Town Clerk

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 3 December 2019** (Pg 1-3)
6. **Planning**
 - i. **To advise of Cornwall Council planning decisions:**
 - a) **PA19/02582 Dilkusha Dobbin Lane Trevone Padstow PL28 8QP** (Pg 4)
Conversion of loft to provide additional bedrooms, bathroom and dayroom, including raising the roof to accommodate the proposal.
APPROVED
 - b) **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 and 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.

APPROVED

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

REFUSED

d) **PA19/09212 14 Glynn Road Padstow PL28 8EF** – Construction of single storey extension to dwelling.

APPROVED

e) **PA19/09471 The Plantation North of Hill Street Padstow Cornwall** – Elm/Ash dead elm and a double stemmed ash with a damaged limb – fell all 3 stems. Ash remove at the main trunk one low branch. Alder x 2 fell 2 alders. Elm Remove the dead branches to the 1st live form. Dead branches from Elm/Holly to be removed. Lime Prune lower branches to leave 4m clan stem.

APPROVED

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

a) **PA19/10769 29 High Street Padstow PL28 8BB** – Conversion of loft space into living accommodation, construction of dormer windows to front and rear roof slopes and rear extension.

b) **PA19/10770 29 High Street Padstow PL28 8BB** – Listed Building consent for conversion of loft space onto living accommodation, construction of dormer windows to front and rear roof slopes and rear extension.

7. To note date of next meeting: Tuesday 11 February 2020 at 7.00pm

PADSTOW TOWN COUNCIL

Minutes of the Planning Committee meeting held on Tuesday 3 December 2019 commencing at 7.15 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 S Daly (Council Support Officer and Minute Taker) and 2 members of the public.

P2019/50 **Apologies:** There were no apologies.

P2019/51 **Announcements:** The Chairman thanked members for attending the meeting which was held on a rescheduled date.

P2019/52 **Declarations of Interest:** There were no declarations of interest.

P2019/53 **Public Participation:** 2 members of the public attended the meeting. 1 member of the public representing the Harbour Hotel spoke in support of agenda item 6.ii a) PA19/05442 Hotel Metropole Station Road Padstow Cornwall and made the following points:

- Harbour Hotels were grateful for Padstow Town Council's support of the original application following which a site meeting was held with the planning officer for the site and number of changes;
- Noted that highways were now happy with the application;
- Proposed changes included amending glass balustrade to more traditional material and replacing contemporary doors with traditional, both points the conservation officer was satisfied with;
- Height of additional buildings had been reduced;
- Condition of Town Council support had been subject to inclusion of Construction Management Plan. Noted that the full right of way would be kept for the steps, car park would be used for materials and vehicles but banksmen would be in place and site carefully managed, all of which covered in the Construction Management Plan.

A second member of the public spoke regarding agenda item 6.ii a) PA19/05442 Hotel Metropole Station Road Padstow Cornwall, comments included:

- Had objected to the application, specifically regarding the specification of the Sail Loft building;
- Considers reduced height will still see objections from neighbouring properties;

- Concern that the overall scale of the development was uneconomical;
- Would welcome improvements if development does not change overall area.

P2019/54

RESOLVED that the **minutes** of the meeting held on **Tuesday 12 November 2019** were a true record of the meeting and they were signed by the chair.

P2019/55

Planning

i. The following Cornwall Council planning decision were noted:

a) **PPA19/07405 27 Dennis Road Padstow PL28 8DF** – Erection of 3 bedroom detached dwelling following demolition of the existing dwelling and garage. **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. RESOLVED to make the following responses to 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.

SUPPORTED; provided a construction management plan and service management plan are in place for access from St Edmund's Lane to Station Road and the access steps between the Seafood Restaurant and the Metropole are maintained.

Councillor Mrs T Walter abstained from voting and requested this be recorded.

- 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.
SUPPORTED

- c) **PA19/09764 Treceus Farm Treceus Padstow PL28 SRT** 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
SUPPORTED; provided applicant plants more trees in other places.

P2019/56

Protocol for Local Councils: Committee noted the response from m Cornwall Council regarding the letter sent by the Town Council raising points made by committee in respect of planning protocol for local councils.

P2019/57

Planning Committee Training: Members gave consideration to the agenda report in this regard. Generally it was felt prudent to wait until committee vacancies were filled in January following the local election.

There was some discussion as to the type and topic of training members would like. It was felt that more training around the 5 day protocol and general expectations from planning officers would be beneficial.

RESOLVED to refer the matter to the Planning Committee meeting in February 2020.

P2019/58

Date of Next Meeting: Tuesday 14 January 2020 at 7.00 pm.

Meeting closed at 7.37 pm

PADSTOW TOWN COUNCIL - PLANNING COMMITTEE: 14 January 2020

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

- a) **PA19/02582 Dilkusha Dobbin Lane Trevone Padstow PL28 8QP** – Conversion of loft to provide additional bedrooms, bathroom and dayroom, including raising the roof to accommodate the proposal.
Padstow Town Council = **SUPPORTED; query if side window should be glazed**
Cornwall Council = **APPROVED**

Section from the Officer report regarding windows:

The proposal shall incorporate new fenestrations/windows to the dwelling and as such could lead to potential over-looking/privacy issues. The proposal seeks to add new windows/openings to the North West, North East and South East. Given the outlook for the North East and South East windows and receiving environments, with dwellings being an appropriate distance away and at an angle, these would not incur harm to the neighbouring amenity. In respect to openings on the North West elevation, it is apparent that these focus towards a dwelling opposite, namely Chrisalgo. Windows may also afford viewpoints into the adjacent property, Lanvean/Jackdaws. To mitigate against this, windows have been reduced in size and lifted so sill levels are 1.5m above floor level. This alters the amount of over-looking that can be achieved, with viewpoints focused across rather than down towards the amenity area and windows of Chrisalgo. Viewpoints adjacent into Jackdaws amenity space is also reduced. With this in mind, it was considered that the relationship was acceptable and harm to over-looking/loss of privacy was not significant.

- b) **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 and 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.
Padstow Town Council = **SUPPORTED; Provided no increase in original roof height**
Cornwall Council = **APPROVED**
- c) **PA19/07778 Fairhaven Dobbin Close Trevone Padstow Cornwall** – Proposed Extensions
Padstow Town Council = **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**
Cornwall Council = **REFUSED**
- d) **PA19/09212 14 Glynn Road Padstow PL28 8EF** - Extension of and construction of new single storey extension to dwelling.
Padstow Town Council = **SUPPORTED**
Cornwall Council = **APPROVED**
- e) **PA19/09471 The Plantation North of Hill Street Padstow Cornwall** - Elm/Ash dead elm and a double stemmed ash with a damaged limb – fell all 3 stems. Ash remove at the main trunk one low branch. Alder x 2 fell 2 alders. Elm Remove the dead branches to the 1st live form. Dead branches from Elm/Holly to be removed. Lime Prune lower branches to leave 4m clan stem.
Padstow Town Council = **SUPPORTED**
Cornwall Council = **APPROVED**