

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



04 March 2020

TO: PLANNING COMMITTEE

Councillors: K Freeman (Chairman), M Evans, R Higman, J O'Keefe,
Mrs A E Symons and Mrs T Walter

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 10 March 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 11 February 2020** (pg 1-3)
6. **Planning**
 - i. **To advise of Cornwall Council planning decisions:** (pg 4)
 - a) **PA19/09239 Tregudda West View Trevone Padstow PL28 8RD** – proposed balcony **APPROVED**
 - b) **PA20/00935 Little Tretravel Padstow PL28 8LB** – Non material amendment to application no. PA18/02342 dated 18.05.18 for a proposed replacement dwelling-house, garage accommodation, construction of an annexe and new access namely a gable ended roof in place of hipped roof and garage to be moved 1 metre away from southern boundary to allow for planting. **APPROVED**

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

- a) **PA20/00635 Fairhaven Dobbin Close Trevone Padstow** – Proposed extensions. Revised design following refusal of PA19/07778
- b) **PA20/01453 Waters Edge Shop North Quay Padstow PL28 8AF** – Change of use from a shop to an office (Class B1 (a)) including the installation of an air conditioning unit on the west elevation of Waters Edge.
- c) **PA20/01087 29 Grenville Road Padstow PL28 8EX** – Proposed new house.
- d) **PA20/01192 Tesco Stores Ltd Sarahs Lane Padstow PL28 8EL** – Advert consent for 1 x 42" LCD media screen and 2 x 1250mm x 700mm flag pole signs, overall 2450mm in height.
- e) **PA20/01374 Dolphin Cottage 15 Lanadwell Street Padstow PL28 8AN** – Listed Building Consent for the repair and re-roofing of pitched roof, parapet, chimneys and trusses.

7. Planning Committee Training: To give consideration to proposed training ideas for the Committee.

(Pg 5-9)

8. To note date of next meeting: Tuesday 14 April 2020

PADSTOW TOWN COUNCIL

Minutes of the Planning Committee meeting held on Tuesday 11 February 2020 commencing at 7.08 pm in the Council Chamber, Station House, Station Road, Padstow

Present: Councillors K Freeman (Chairman), M Evans, R Higman, J O'Keefe, Mrs A E Symons and Mrs T Walter

In attendance: Mrs K Pemberton (Town Clerk), Mrs S Daly (Support Officer and Minute Taker), Councillors M Rickard (part), M Saunders, D N Vivian, C Watson-Smyth and 8 members of the public (6 part).

P2019/66 **Apologies:** There were no apologies.

P2019/67 **Announcements:** There were no announcements.

P2019/68 **Declarations of Interest:** Councillors K Freeman and Mrs T Walter declared an interest in agenda item 6 ii g) PA20/00734 Musto Ltd 17 Duke Street Padstow Cornwall.

P2019/69 **Public Participation:** One member of the public spoke in support of agenda item PA20/00734 Musto Ltd 17 Duke Street Padstow Cornwall comments included:

- Existing use for premises is retail, application is for mixed retail and drink use, proprietor had been successful in previous place in Town;
- Opening hours would not be beyond 10pm in the evening, other business in the conservation area currently open later so it was not felt the business would cause a nuisance or noise disturbances;
- Drinking up time would be 30 mins as such last customers would leave at 10.30pm
- Business will contribute to the perception of Padstow as good place for food and drink.

P2019/70 **RESOLVED** that the **minutes** of the meeting held on **Tuesday 14 January 2020** were a true record of the meeting and they were signed by the chair.

P2019/71 **Planning**
i. The following Cornwall Council planning decision was noted:
a) **PA19/05442 Hotel Metropole Station Road Padstow Cornwall PL28 8DB** – 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. **APPROVED**

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

- a) PA19/10704 Land North West of Portscatho Dobbin Close Trevone Padstow** – Full planning for new bungalow (Re-submission of Application No. PA19/00969) **SUPPORTED; provided Planning Officer is satisfied the distance between the property and boundary walls is sufficient.**
- b) PA19/10773 31 High Street Padstow PL28 8BB** – Extension to rear elevation to dwelling and formation of two dormer windows to front and rear roof slopes **SUPPORTED; Provided Conservation Officer is satisfied.**
- c) PA19/10774 31 High Street Padstow PL28 8BB** – Listed building consent for extension to rear elevation to dwelling and formation of two dormer windows to front and rear roof slopes. **SUPPORTED; Provided Conservation Officer is satisfied.**
- d) PA20/00099 5 Porthilly View Padstow PL28 8DH** – Single Storey front and rear extension to existing bungalow **SUPPORTED**
- e) PA20/00311 Pols Piece Flats and St Cadoc Dobbin Lane Trevone Padstow** – Demolition of existing buildings Pols Piece/St Cadoc and erection of 4 no residential dwellings. **SUPPORTED; provided i) no overlooking issues and ii) design is in keeping with the area.**
- f) PA20/00486 Bay Cottage Parkenhead Lane Trevone Padstow** – Loft dormer extension. **SUPPORTED; provided no overlooking issues.**
- Councillor R Higman was appointed Chairman for item 6.
ii g) PA19/00734 whereupon he took the chair and Councillors K Freeman and Mrs T Walter left the meeting.
- g) PA20/00734 Musto Ltd 17 Duke Street Padstow Cornwall** – Addition of use class A4 to existing A1 use to allow for mixed use as distillery shop, tasting area and wine bar. **SUPPORTED. Councillor J O’Keefe requested his name be recorded as voting against this decision.**

Councillors K Freeman and Mrs T Walter returned to the meeting whereupon Councillor K Freeman resumed the Chair.

P2019/72

Cornwall Council's Planning Policy Consultations:

Members gave consideration to the agenda report. It was **RESOLVED** to delegate a response to the Cornwall Council planning policy consultations a) Draft Cornwall Design Guide and b) Draft Cornwall Streetscape Design to the Chairman in consultation with the Town Clerk, members with comments on the same to feed in via email to the Chairman.

P2019/73

Date of Next Meeting: Tuesday 10 March 2020.
7.00 pm.

Meeting closed at 7.35 pm

PADSTOW TOWN COUNCIL - PLANNING COMMITTEE: 10 March 2020

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

- a) **PA19/09239 Tregudda West View Trevone Padstow PL28 8RD** –
Proposed balcony
Padstow Town Council = **SUPPORTED**
Cornwall Council = **APPROVED**
- b) **PA20/00935 Little Treravel Padstow PL28 8LB** – Non material
amendment to application no PA18/02342 dated 18.05.18 for
a proposed replacement dwelling-house, garage
accommodation, construction of an annexe and new access
namely a gable ended roof in place of a hipped roof and
garage to be moved 1 metre away from southern boundary
to allow for planting.
Padstow Town Council = **SUPPORTED**
Cornwall Council = **APPROVED**

PLANNING COMMITTEE: 10 March 2020

Agenda item 7: Planning Committee Training

1. Background

- 1.1 Committee may recall this item was discussed at its December 2019. Furthermore, Cornwall Council responded to a letter which was sent raising issues in respect of the 5-day protocols (appended)
- 1.2 At December's meeting there was general agreement around planning training and topics mentioned were the 5-day protocol and general expectations from planning officers. However, further discussion on this be after the Committee vacancies were filled hence this report at this time.

2. Training ideas

- 2.1 Council Support Officer, Tracey Trestain has been in touch with our Cornwall Council Area Management Group Leader and she is working with him on some dates that training could take place, further update on this will hopefully be available at the meeting, if not the Town Clerk will be in touch with Committee members soon after.
- 2.2 Currently Committee has decided that training around the 5-day protocol would be beneficial, furthermore an insight into the general expectations of planning officers.
- 2.3 The Council Support Officer has pulled together the following items which could be covered during this session, are Committee happy with these? Are there any other items committee would like to include?

Training Session Items

- Welcome and introductions
- General expectations by Planning Officers in respect of consultation on planning matters with Parish and Town Councils, including responses to consultations and best practice
- 5-day protocol discussion
 - To include section to cover – Committee members do not want to raise members of the public expectation, therefore want clarification on steps after Town and Parish Councils do not agree with Planning Officers.
 - Noting that Planning Officers 5-day protocol email options now read:
 1. Agree with my recommendation.
 2. Agree to disagree.
 - 3. Having made strong planning reasons, maintain your objection for the proposal against my recommendation.**
- Non-material amendment applications:
 - i) What is considered as non-material;
 - ii) Why is the consultation period shorter?
 - iii) Why are Parish and Town Councils consulted on these?

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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

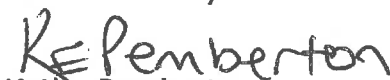
I am writing on behalf of Padstow Town Council's Planning Committee who requested that you be contacted, as well as the Cornwall Planning Partnership to make a suggestion in what they believe will make the planning application process clearer for Town and Parish Councils, as well as the public. This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

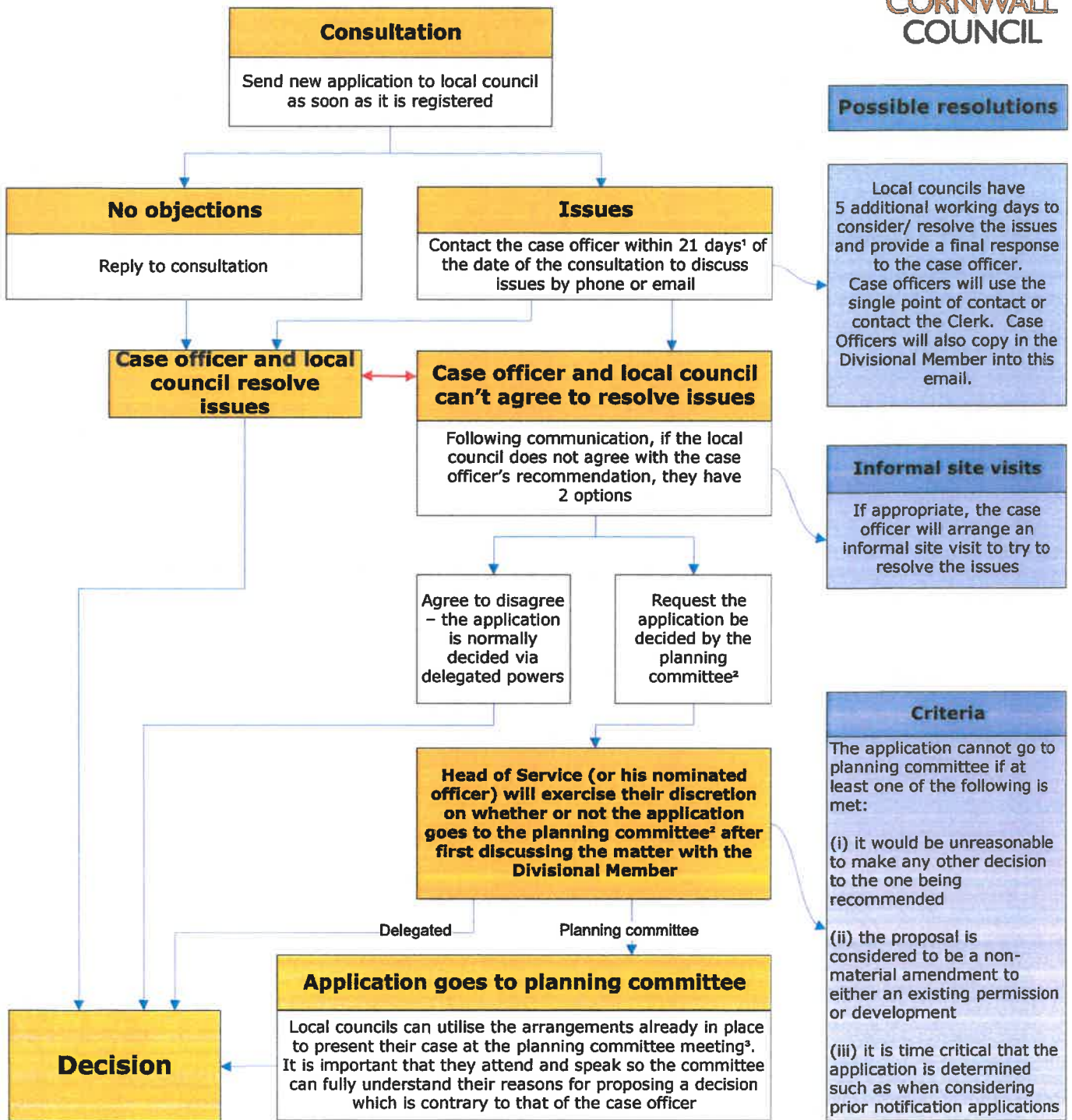


Kathy Pemberton
Town Clerk

Enc. Protocol For Local Councils

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

PROTOCOL FOR LOCAL COUNCILS



Notes

¹21 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.

²See page 2 for further information.

³Any 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