

PADSTOW TOWN COUNCIL

Station House
Station Road
Padstow
Cornwall
PL28 8DA

Kathy Pemberton Town Clerk
Town Clerk
Email: enquiries@padstow-tc.gov.uk
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04 November 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 ***remotely on Tuesday 10 November 2020 at 6.30 pm** for the purpose of considering and resolving upon the business to be transacted at the meeting as set out thereunder.

Yours faithfully

K Pemberton

Kathy Pemberton
Town Clerk

Please note start time for this meeting

**Due to the current regulations in response to COVID-19 this will be a virtual meeting. If you wish to view the meeting or speak in the public participation section [NB: this is only on agenda items], please contact the Town Clerk by email to enquiries@padstow-tc.gov.uk or by phone on 01841 532 296, so you may leave a message and be contacted by a member of our team*

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 13 October** (pg's 1-3) **2020.**
- 6. Planning**
 - i. To advise of Cornwall Council planning decisions:**
 - a) **PA20/00311 Pols Piece Flats and St Cadoc Dobbin Lane Trevone** (pg 4)
Padstow PL28 8QP – Demolition of existing buildings Pols Piece/St Cadoc and erection of 4no residential dwellings. APPROVED

- b) **PA20/02165 Eastholme Trevone Road Trevone Padstow PL28 8QJ** – Extension to existing single storey dwelling to provide new first floor living accommodation; associated landscaping works and alteration to site access. **APPROVED**
- c) **PA20/06068 Gulland House Upper Dobbin Lane Trevone Padstow Cornwall** – Construction of garage with storage above **APPROVED**
- d) **PA20/06321 Kingsley House Trevone Road Padstow PL28 8QN** – Conversion of ground floor shop area to form additional living accommodation including reconfiguration of entrance and general alterations. **APPROVED**
- e) **PA20/06670 Land East of the Old Barn Trerethern Farm Padstow Cornwall PL28 8LE** – Construction of replacement dwelling house and associated development (revised design following approval of application ref. PA11/03182) **APPROVED**

ii. The Town Council are consulted on planning applications as listed below. (pg's 5-7)
 The Committee is asked to **consider the applications and agree a response to the Planning Authority (Cornwall Council).**

The applications and their plans can be viewed on the Online Planning Register at www.cornwall.gov.uk

- a) **PA20/07875 14 Grenville Road Padstow PL28 8EX** – Construct new detached garage
- b) **PA20/08584 3 Netherton Road Padstow PL28 8EG** – Rear first floor extension, proposed dormer to existing attic room, rear ground floor entrance extension, alterations to internal/external layout.
- c) **PA20/08740 32 Egerton Road Padstow PL28 8DL** – Proposed new rear extension and new doors to bedroom.
- d) **PA20/08959 Padstow Touring park Padstow PL28 8LE** – Lifting of condition 3 on decision notice 83/1311 to allow all year holiday use to vary condition 1 of Application No E1/2005/00666 dated 29th April 2005.
- e) **PA20/09079 39 Treverbyn Road Padstow PL28 8DN** - Non-material amendment in respect of decision notice PA18/10921 (Single storey, first-floor and two-storey extensions. Garden store and studio. Driveway alterations and related development) Minor amendments to the elevations. Front elevations: slight change to the external wall to the garage, port hole window to hall, roof light details, window detail to Bed 5. South side elevation: slight change to the external wall to the garage. Rear elevation: Slight change to the external wall to the garage, dormer extension added to Bed 3.
- f) **PA20/09200 Sunnyside Beach Road Trevone Padstow** – Loft Conversion

7. To give consideration to:

- a) **Cornwall AONB Management Plan Review Survey**
- b) **Attendance to Cornwall Councils next Planning Conference, 26 November**

(pg's 8-11)

8. To note **date of next meeting:** Tuesday 8 December 2020 at 6.30pm

PADSTOW TOWN COUNCIL

Minutes of the Planning Committee meeting held remotely on Tuesday 8 September 2020 commencing at 6.30 pm

Present: Councillors K Freeman (Chairman), M Evans, R Higman, J O'Keefe and Mrs A E Symons

In attendance: Mrs K Pemberton (Town Clerk), Mrs S Daly (Support Officer and Minute Taker) and 1 member of the public (part)

P2020/27 **Apologies:** Apologies for absence were received from Councillor Mrs T Walter.

P2020/28 **Announcements:** There were no announcements.

P2020/29 **Declarations of Interest:** There were no declarations of interest.

P2020/30 **Public Participation:** One member of the public attended the meeting and addressed Committee in opposition to PA20/06068 Gulland House, Upper Dobbin Lane, Trevone, Padstow. Comments included:

- Proposal is significant in size being higher than the existing 2 bay garage making it hugely disproportionate to the detriment of the local amenity;
- A garage should not be competing with the footprint and height of neighbouring buildings, proposal is almost same width and depth of own property;
- Noted there had been instances where Padstow Town Council have raised concerns over the roof height of an application resulting in the height being reduced;
- Consider it inappropriate to be higher than a 2 storey building and that its position will significantly impact own amenity.

P2020/31 **RESOLVED** that the **minutes** of the meeting held on **Tuesday 8 September 2020** be signed as a true record.

P2020/32 **Planning**
i. The following Cornwall Council planning decisions were noted:

a) PA20/03626 Waters Edge Office North Quay Padstow Cornwall - Installation of an air conditioning unit on the west elevation. **APPROVED**

b) A20/05599 5 Porthilly View Padstow PL28 8DH – Amendment to approved scheme PA20/00099: Kitchen extension enlarged by 1m. **APPROVED**

c) PA20/05681 Tremaryns Dennis Lane Padstow Cornwall PL28 8DP – Demolition of dilapidated rear addition along with bay window. Erection of replacement rear single storey extension, front single storey extension, construction of first floor addition and first floor roof terrace with associated building works. **APPROVED**

ii. RESOLVED to make the following planning application responses to the Planning Authority (Cornwall Council):

a) PA20/06068 Gulland House, Upper Dobbin Lane, Trevone, Padstow – amended plans and description - Construction of garage with storage above.
SUPPORTED; provided there is no provision for residential use.

b) PA20/07449 Caravan Creekview Creddis Farm High lanes Wadebridge – Replacement of static caravan with permanent dwelling.
SUPPORTED

c) PA20/08059 15 Treverbyn Road Padstow PL28 8DW – Demolition of existing garage and flat roof extension, proposed extensions and alterations with inclusion of a first floor balcony.
SUPPORTED

d) PA20/08078 1 Netherton Road Padstow PL28 8EG – Extending the existing lobby to the side of the property to create a downstairs cloakroom with toilet, shower and basin.
SUPPORTED

e) PA20/08157 20 Rainyfields Padstow PL28 8EZ – Proposed side/rear extension to the South and West, side extension to the North and internal alterations to form additional habitable accommodation and open plan living space.
SUPPORTED; provided no overlooking issues.

P2020/33

The following Planning Inspectorate applications were noted:

i. Applications moving to Planning Inspectorate decision:

a) PA20/01087 Land West of 29 Grenville Road Padstow Cornwall PL28 8EX - Proposed new house.

ii. Planning Inspectorate Decisions:

a) PA19/05600 Treravel House, A389 Between Greenlane And Padstow Road, Padstow PL28 8LB - Retrospective application for the siting of 6 static

caravans for seasonal workers accommodation.

Appeal Dismissed

P2020/34

a) Planning For The Future Government Consultation:

Following consideration of this item and the agenda report it was **RESOLVED** that i) a response to the Planning For The Future Government Consultation should follow the motion paper put to Cornwall Council on 22 September including points 7, 8 and 9; and ii) to delegate the response to the Town Clerk in consultation with the Chairman.

b) Attendance: Cornwall Councils next Planning

Conference, 21 October 2020: It was noted that members were unable to attend the Planning Conference.

P2020/35

Date of Next Meeting: Tuesday 10 November 2020 at 6.30pm.

Meeting closed at 6.52 pm

PADSTOW TOWN COUNCIL - PLANNING COMMITTEE: 10 NOVEMBER 2020

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

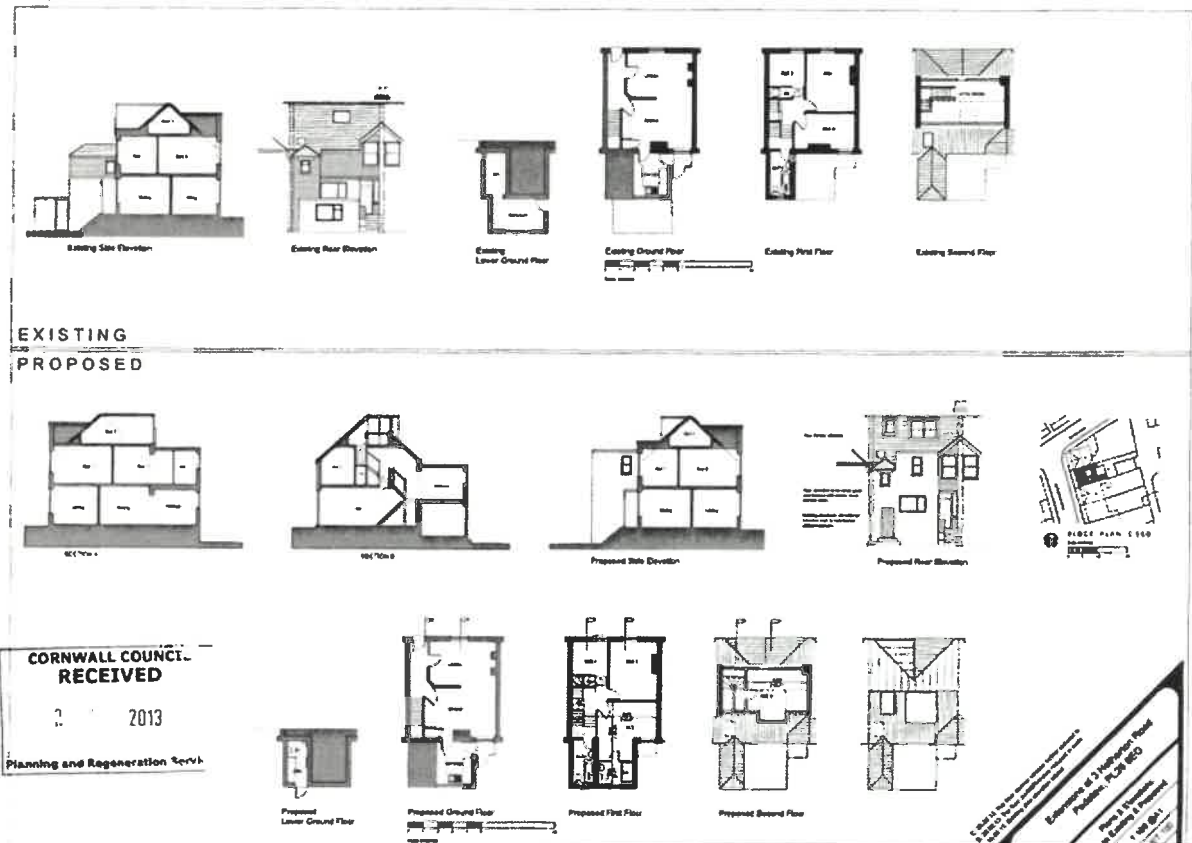
- a) **PA20/00311** **Pols Piece Flats and St Cadoc Dobbin Lane Trevone Padstow PL28 8QP** – Demolition of existing buildings Pols Piece/St Cadoc and erection of 4 no residential dwellings. Padstow Town Council = **SUPPORTED; provided i) no overlooking issues and ii) design is in keeping with the area**
Cornwall Council = **APPROVED**
- b) **PA20/02165** **Eastholme Trevone Road Trevone Padstow PL28 8QJ** – Extension to existing single storey dwelling to provide new first floor living accommodation; associated landscaping works and alteration to site access.
After a couple of amended plans consultations the final comment from Padstow Town Council = **SUPPORTED; all point of objection appear to have been addressed satisfactorily.**
Cornwall Council = **APPROVED**
- c) **PA20/06068** **Gulland House Upper Dobbin Lane Trevone Padstow Cornwall** – Construction of garage with storage above. Padstow Town Council = **SUPPORTED; provided there is no provision for residential use.**
Cornwall Council = **APPROVED**
- d) **PA20/06321** **Kingsley House Trevone Road Trevone Padstow PL28 8QN** – Conversion of ground floor shop area to form additional living accommodation including reconfiguration of entrance and general alterations.
Padstow Town Council = **SUPPORTED request that post box be retained in same place**
Cornwall Council = **APPROVED**
- e) **PA20/06670** **Land East of the Old Barn Trerethern Farm Padstow Cornwall PL28 8LE** – Construction of replacement dwelling house and associated development (revised design following approval of PA11/03182)
Padstow Town Council = **SUPPORTED**
Cornwall Council = **APPROVED**

Agenda item 6ii: Applications to consider

A number of the applications being discussed on this occasion are amendments of previous applications or been discussed in some form before. Therefore, the Support Officer has included information below for the Committee regarding Padstow Town Council’s earlier comments, to help them consider the changes.

Support Officer will send another report to Councillors regarding comments gathered on each application on the day of the meeting. Councillors are reminded that they can check comments that have been submitted to Cornwall Council the Online Planning Register at www.cornwall.gov.uk

- a) PA20/07875 14 Grenville Road Padstow PL28 8EX – Construct new detached garage. **New application – no further information from Support Officer.**
- b) PA20/08584 3 Netherton Road Padstow PL28 8EG – Rear first floor extension, proposed dormer to existing attic room, rear ground floor entrance extension, alterations to internal/external layout. **New application, as in not been discussed recently.** However, Support Officer did notice a 2013 application for rear extension (PA12/12114) which the original plans included a balcony and Padstow Town Council NOT SUPPORTED considered would increase bulk of property, overlooking issues with balcony and not in keeping with the area. This application is now archived, however, it then looks like Cornwall Council received an amended plan as below which were approved by Cornwall Council.



When looking at the existing plans on the new application PA20/08584 it doesn't seem the above approved plan was actioned. The Support Officer

has contacted the Planning Officer to see if he is able to confirm this and is awaiting a response.

- c) PA20/08740 32 Egerton Road Padstow PL28 8DL – Proposed new rear extension and new doors to bedroom. **New application – no further information from Support Officer.**
- d) PA20/08959 Padstow Touring park Padstow PL28 8LE – Lifting of condition 3 on decision notice 83/1311 to allow all year holiday use to vary condition 1 of Application No E1/2005/00666 dated 29th April 2005. **New application as in not been discussed recently.** Support Officer has found the decision notice dated 29th April 2005, as below. Which Padstow Town Council in 2005 SUPPORTED. Support Officer has emailed the Planning Officer to ask for clarification on this case.

Application Number: 2006/00866

NORTH CORNWALL
DISTRICT COUNCIL 

TOWN AND COUNTRY PLANNING ACT, 1990
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 2006

Notice of Approval for Lifting of Condition

Applicant
Mr Philip Barnes
Trevethen Touring Park
Padstow
PL28 8LE

NORTH CORNWALL DISTRICT COUNCIL, being the District Planning Authority HEREBY APPROVE permission for the development proposed by you in your application dated the 21 March 2005 in respect of land at Trevethen Touring Park, Padstow in the Parish of Padstow namely Lifting of Condition 3 on Decision Notice 83/1311 to allow all year holiday use.

Approve subject to the following condition(s) and reason(s):

- 1) Notwithstanding condition 3 which is hereby lifted the remaining condition(s) contained in Decision Notice 83/1311 dated 25/02/1985 shall continue to apply insofar as the same are still capable of taking effect. Reason: For the same reasons as contained in the said decision notice.

CONDITIONS NOT COMPLIED WITH MAY BE SUBJECT TO LEGAL ACTION

Summary of the Reasons for Approval

In accordance with the requirements of Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2003 having regard to the pattern of existing development in the area and the relevant provisions of the Development Plan, namely policy 13 of the 2004 County Structure Plan and policies ECN13, ECN14 and ENV1 of the District Local Plan. It is considered that subject to compliance with the conditions (if any) attached to this permission, the proposed development would, where relevant, be in accordance with the Development Plan, would not materially harm the character or appearance of the area or the living conditions of neighbouring occupiers and would be acceptable in terms of traffic, safety and convenience. Full regard has been paid to any other material considerations which might have indicated otherwise.

Your attention is drawn to the enclosed notes.

N. Pendleton

29 April 2005

Authorised Officer

www.ncdc.gov.uk

- e) PA20/09079 39 Treverbyn Road Padstow PL28 8DN - Non-material amendment in respect of decision notice PA18/10921 (Single storey, first-floor and two-storey extensions. Garden store and studio. Driveway alterations and related development) Minor amendments to the elevations. Front elevations: slight change to the external wall to the garage, port hole window to hall, roof light details, window detail to Bed 5. South side elevation: slight change to the external wall to the garage. Rear elevation: Slight change to the external wall to the garage, dormer extension added to Bed 3.
Non-material amendment. Padstow Town Council comment to PA18/10921 was SUPPORTED; provided no increase in roof height.
- f) PA20/09200 Sunnyside Beach Road Trevone Padstow – Loft Conversion.
New application – no further information from Support Officer.

PADSTOW TOWN COUNCIL - PLANNING COMMITTEE: 10 NOVEMBER 2020

Agenda item 7a) Cornwall AONB Management Plan Review Survey

Cornwall Council's five year review of the Cornwall Area of Outstanding Natural Beauty (AONB) Management Plan is now underway. Parish and Town Councils are being asked to provide their comments via the online survey, which has a closing date 6th December.

The Management Plan sets out the policies and actions for managing Cornwall's protected landscape. Cornwall AONB is split into 12 separate geographical sections, each with its own unique character, issues and communities. Cornwall Council are aware that parish and town councils that are within the AONB can provide much needed local knowledge about managing landscape and sustainable development within the AONB in their area.

Further details regarding the AONB Management Plan and the review can be found online at: <https://letstalk.cornwall.gov.uk/aonb-management-plan-review>

Appendix 1 is a paper copy of the online survey. Do Committee wish to respond?

Agenda item 7b) Attendance to Cornwall Councils next Planning Conference, 26 November

Our next local virtual planning council conference will be on Thursday 26 November starting at 4.30 pm.

This session will include:

- An introduction to the Cornwall and West Devon Mining Landscape World Heritage Site
- Cornwall Design Review Panel explained
- Community Governance Review update
- New Permitted Development Rights - the enforcement perspective

Local Councils are invited to nominate 2 delegates plus 1 reserve for this event. Spaces are limited and will be booked on a first-come, first-served basis, with all places to be reserved by Tuesday 17 November

Would any Committee members wish to attend (max 2)?



Cornwall Area of Outstanding Natural Beauty

Cornwall Area of Outstanding Natural Beauty (AONB)

Management Plan 2016-2021 Review Survey

We would appreciate your input to help with this initial review of the Cornwall AONB Management Plan. Please answer all or as many of the questions as you wish and return to the Cornwall AONB Unit via email to Emma.Browning@cornwall.gov.uk or by post to Cornwall AONB Unit, 4A, Pydar House, Pydar Street, Truro, Cornwall, TR1 1XU. **Closing date for responses is 6th December 2020.**

You can also complete this survey online via <https://letstalk.cornwall.gov.uk/>

1.	Name (optional in case of query/follow up)	
2.	Email or phone number (optional in case of query/follow up)	
3.	In what capacity are you completing this Response Form?	<input type="checkbox"/> Local resident <input type="checkbox"/> Local business owner <input type="checkbox"/> On behalf of an organisation <input type="checkbox"/> Other (please specify)
4.	If completing on behalf of an organisation, please state which organisation	
5.	What is your professional role (if applicable)	
6.	Do you live in the Cornwall AONB? Click here for online map showing the boundaries	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Don't know/Unsure
7.	How many separate sections do you think the Cornwall AONB has?	
8.	How often do you visit the AONB?	<input type="checkbox"/> Daily <input type="checkbox"/> Weekly <input type="checkbox"/> Monthly <input type="checkbox"/> Don't know
9.	Which section of the AONB do you visit the most? (please indicate all that apply)	<input type="checkbox"/> 01 Hartland <input type="checkbox"/> 02 Pentire Point to Widemouth <input type="checkbox"/> 03 Camel Estuary <input type="checkbox"/> 04 Carnewas to Stepper Point

		<input type="checkbox"/> 05 St Agnes <input type="checkbox"/> 06 Godrevy to Portreath <input type="checkbox"/> 07 West Penwith <input type="checkbox"/> 08 South Coast Western <input type="checkbox"/> 09 South Coast Central <input type="checkbox"/> 10 South Coast Eastern <input type="checkbox"/> 11 Rame Head <input type="checkbox"/> 12 Bodmin Moor
10.	The AONB Management Plan is under review now and due to be adopted in 2022. What do you think are the key priorities that the AONB should focus on in the new Management Plan for the next 5 years until 2027? (please select all that are relevant)	<input type="checkbox"/> Climate Change (adaption and mitigation) <input type="checkbox"/> Nature Recovery <input type="checkbox"/> Biodiversity and Geodiversity <input type="checkbox"/> Planning and Development <input type="checkbox"/> Farming <input type="checkbox"/> Heritage and Culture <input type="checkbox"/> Woodland and Forestry <input type="checkbox"/> Community and Economy <input type="checkbox"/> Transport and Access <input type="checkbox"/> Covid 19 <input type="checkbox"/> Brexit <input type="checkbox"/> Other (please specify below)
	Please also use this box to add any comments on the other key priorities above	
11.	Where would you go for information about the Cornwall AONB? (please select all that apply)	<input type="checkbox"/> Facebook <input type="checkbox"/> Website <input type="checkbox"/> Linkedin <input type="checkbox"/> Twitter <input type="checkbox"/> e-newsletter <input type="checkbox"/> other (please state)
12.	What do you think are key concerns for the AONB for the next 5 years?	
13.	Are there any particular areas of new policy you think should be included in the new Management Plan?	
14.	Do you find the Statements of Significance (LOCAL section of the Management Plan), useful, inspiring, factual? What could be done to refresh these in the new Plan?	
15.	In the current Management Plan, what policies are relevant to you and/or your work? Click for the POLICY section	

16.	Do you think it would be helpful to produce an additional abridged summary version of the Management Plan (short and concise to inform on the key aspects)?	<input type="checkbox"/> Yes <input type="checkbox"/> No Please add any comments:				
17.	People live in and visit the AONB because of its special qualities, some without realising these areas are an Area of Outstanding Natural Beauty. How could you advocate more for the AONB? How can the AONB Partnership improve the link to recognising the AONB?					
18.	What is your vision for the AONB?					
19.	Do you think the following 4 strategic objectives are appropriate for the new AONB Management Plan?	Please indicate to what extent do you agree				
		Strongly agree	Mostly agree	Neither agree or disagree	Mostly disagree	Strongly disagree
	Safeguarding and enhancing the landscape					
	Protecting and recovering nature					
	Connecting people with the environment for health and well-being					
	Strengthening economic recovery					
20.	Please provide any further comments or suggestions on the 4 suggested Strategic Objectives in the above question					
21.	What do you like about the current Management Plan 2016-2021? Click for link to current Management Plan					
22.	Any other comments you would like to share with the Cornwall AONB?					

Thank you for taking the time to complete this survey.