

# **PADSTOW TOWN COUNCIL**

Station House  
Station Road  
Padstow  
Cornwall  
PL28 8DA

Kathy Pemberton Town Clerk  
Town Clerk  
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06 January 2021

**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 12 January 2021 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 E 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](mailto: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*

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## **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 8 December 2020.**  
*(pg's 1-3)*

## 6. Planning

### i. To advise of Cornwall Council planning decisions:

(Pg 4)

- a) **PA20/07875 14 Grenville Road Padstow PL28 8EX** – Construct new detached garage. **APPROVED**
- b) **PA20/08584 3 Netherton Road Padstow PL28 8EG** – Construction of rear first floor extension, dormer to attic room, rear ground floor entrance extension and alterations to internal/external layout. **APPROVED**
- c) **PA20/08959 Padstow Touring Park Ltd** – Variation of Condition 1 of Planning App No E1/2005/00666 to allow for the siting of 26 no. static caravans. **APPROVED**
- d) **PA20/08740 32 Egerton Road Padstow PL28 8DL** – Proposed new rear extension and new doors to bedroom. **APPROVED**
- e) **PA20/09200 Sunnyside Beach Road Trevone Padstow PL28 8RA** – Loft conversion **APPROVED**
- f) **PA20/09755 26 Sarahs Lane Padstow PL28 8EN** – Proposed extension and alterations to existing dwelling with the inclusion of a Juliet balcony on the south elevation. **APPROVED**
- g) **PA20/09827 Blenny 1 Bowen Gardens Trevone Road Trevone Padstow** – Single Storey extension **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](http://www.cornwall.gov.uk)

- a) **PA20/06450 6 Moyle Road Padstow Cornwall PL28 8DG** – Amended plans – proposed rear extension, new front porch extension, front balcony and internal alterations.
- b) **PA20/09843 Treravel House Padstow PL28 8LB** – Change of use from a single dwelling house to a mixed use of a house in multiple occupation and office/administration base for business use (house Management Group)
- c) **PA20/10523 36 Pellow Close Padstow PL28 8EY** – Demolition of existing garage/store. Erection of two-storey extension to form garage/utility/garden room with two-bedroomed annexe over.
- d) **PA20/10544 Land North of Trecerus Farm Trecerus Padstow Cornwall** – Continued use of temporary access (previously for phase 3) to serve phase 4 construction phase only.
- e) **PA20/10581 Driftwood Southway Windmill Padstow** – Householder planning application for the remodelling of the appearance with first floor additions and extensions.
- f) **PA20/10589 20 High Street Padstow PL28 8BB** – Listed Building Consent for internal renovation at ground floor only. Removal of polycarbonate lean-to porch at rear and re-hanging of front door.
- g) **PA20/10788 28 Boyd Avenue Padstow PL28 8ER** – Replacement of existing precast reinforced concrete cladding with cavity concrete blockwork walls with brick outer leaf construction, demolition of existing garage and rear addition, erection of front and rear single storey extensions, raised decking, a two storey side extension including garage and installation of an air source heat pump.

- h) **PA20/10796 Hotel Metropole Station Road Padstow 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 without compliance of condition 2 of decision notice PA20/06585 dated 25.11.20
- i) **PA20/10958 Poldhu Dobbin Close Trevone Padstow –** Demolish existing double garage. Build new garage with increased floor area. Stairs from garage to bedroom and shower room above. Juliet balcony to gable end in front of double opening doors.

**7. To note date of next meeting:** Tuesday 9 February 2021 at 6.30pm

## PADSTOW TOWN COUNCIL

### Minutes of the Planning Committee meeting held remotely on Tuesday 8 December 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)

**P2020/44**            **Apologies:** Apologies for absence were received from Councillor Mrs T Walter.

**P2020/45**            **Announcements:** There were no announcements.

**P2020/46**            **Declarations of Interest:** Councillor R Higman declared an interest in agenda item PA20/09496 Trelawney Trevone Road Trevone Padstow.

**P2020/47**            **Public Participation:** There was no public participation.

**P2020/48**            **RESOLVED** that the **minutes** of the meeting held on **Tuesday 13 October 2020** be signed as a true record, subject to amending the date to read 13 October instead of 8 September.

**P2020/49**            **Planning**  
**i. The following Cornwall Council planning decisions were noted:**  
**a) PA20/07449 Caravan Creekview Creddis Farm high Lanes Wadebridge PL27 7SA** –Replacement of static caravan with permanent dwelling. **APPROVED**  
**b) 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. **APPROVED**  
**c) 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. **APPROVED**  
**d) PA20/09079 39 Treverbyn Road Padstow PL28 8DN** – Non-material amendment in respect of decision notice PA18/10921– Minor amendments to the elevations - front elevation: slight change to the external wall to the garage, Port hole window to hall, roof light details, window detail to Bed 5. South side elevations: slight change to external wall to the garage. Rear elevation: slight change to the external wall to the garage, dormer extension added to Bed 3. **APPROVED**

**e) PA20/06585 Padstow Harbour Hotel (formerly The Metropole) Station Road Padstow 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 without compliance with Conditions 4,5,6,7,8,9,10,11,12,13,14,15 and 16 of application number PA19/05442 dated 3 Jan 2020.

**APPROVED**

**f) 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.

**APPROVED**

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

**a) PA20/09170 Pentire Dobbin Lane Trevone Padstow**

– Variation of Conditions 1 (approved plans) and 3 of Application No. PA20/0399 dated 29 July 2020 – Reserved matter application following outline approval PA17/08592 (access, appearance, landscaping, layout and scale **SUPPORTED; provided roof level doesn't go up and noise from heat pump is within acceptable level.**

**b) Councillor R Higman left the meeting.**

**PA20/09496 Trelawney Trevone Road Trevone Padstow** – Installation of solar panels to existing garage roof to the rear of the site.

**SUPPORTED**

**Councillor R Higman returned to the meeting.**

**c) PA20/09755 26 Sarahs Lane Padstow PL28 8EN –**

Proposed extension and alteration to existing dwelling with the inclusion of a Juliet balcony on the south elevation.

**SUPPORTED**

**d) PA20/09827 Blenny 1 Bowen Gardens Trevone Road Trevone** – Single storey extension.

**SUPPORTED**

**e) PA20/09974 Westerlies Southway Windmill Padstow**

– Erection of front single storey extension.

**SUPPORTED**

**f) PA20/10179 Fairhaven Dobbin Close Trevone Padstow** – Proposed extensions.

**NOT SUPPORTED; i) not in keeping; ii) out of character with other properties; and iii) concern raise in roof height**

**g) PA20/10294 Avalon Trevone Road Trevone Padstow**  
– Single storey side and rear extension with associated internal reconfiguration.  
**SUPPORTED**

**h) PA20/10562 Trenoder Windmill Padstow Cornwall –**  
Proposed extension linking existing outbuilding to house and installing a slate hung dormer in the main roof.  
**SUPPORTED**

**P2020/50**                    **Cornwall Council's Quarterly Planning Enforcement Report:** The 2020 quarter 3 report for the period 1 July 2020 – 30 September 2020 was noted for information.

**P2020/51**                    **Date of Next Meeting:** Tuesday 12 January 2021 at 6.30pm was noted.

Meeting closed at 6.44 pm

**PADSTOW TOWN COUNCIL - PLANNING COMMITTEE: 12 JANUARY 2021**

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

- a) **PA20/07875 14 Grenville Road Padstow PL28 8EX** – Construct new detached garage.  
Padstow Town Council = **SUPPORTED**  
Cornwall Council = **APPROVED**
- b) **PA20/08584 3 Netherton Road Padstow PL28 8EG** – Construction of rear first floor extension, dormer to attic room, rear ground floor entrance extension and alterations to internal/external layout.  
Padstow Town Council = **SUPPORTED**  
Cornwall Council = **APPROVED**
- c) **PA20/08959 Padstow Touring Park Ltd** – Variation of Condition 1 of Planning App No E1/2005/00666 to allow for the siting of 26 no. static caravans.  
Padstow Town Council = **SUPPORTED**  
Cornwall Council = **APPROVED**
- d) **PA20/08740 32 Egerton Road Padstow PL28 8DL** – Proposed new rear extension and new doors to bedroom.  
Padstow Town Council = **SUPPORTED**  
Cornwall Council = **APPROVED**
- e) **PA20/09200 Sunnyside Beach Road Trevone Padstow PL28 8RA** – Loft conversion  
Padstow Town Council = **SUPPORTED; provided no overlooking issues**  
Cornwall Council = **APPROVED**
- f) **PA20/09755 26 Sarahs Lane Padstow PL28 8EN** – Proposed extension and alterations to existing dwelling with the inclusion of a Juliet balcony on the south elevation.  
Padstow Town Council = **SUPPORTED**  
Cornwall Council = **APPROVED**
- g) **PA20/09827 Blenny 1 Bowen Gardens Trevone Road Trevone Padstow** – Single Storey extension  
Padstow Town Council = **SUPPORTED**  
Cornwall Council = **APPROVED**

## Agenda item 6ii: Applications to consider

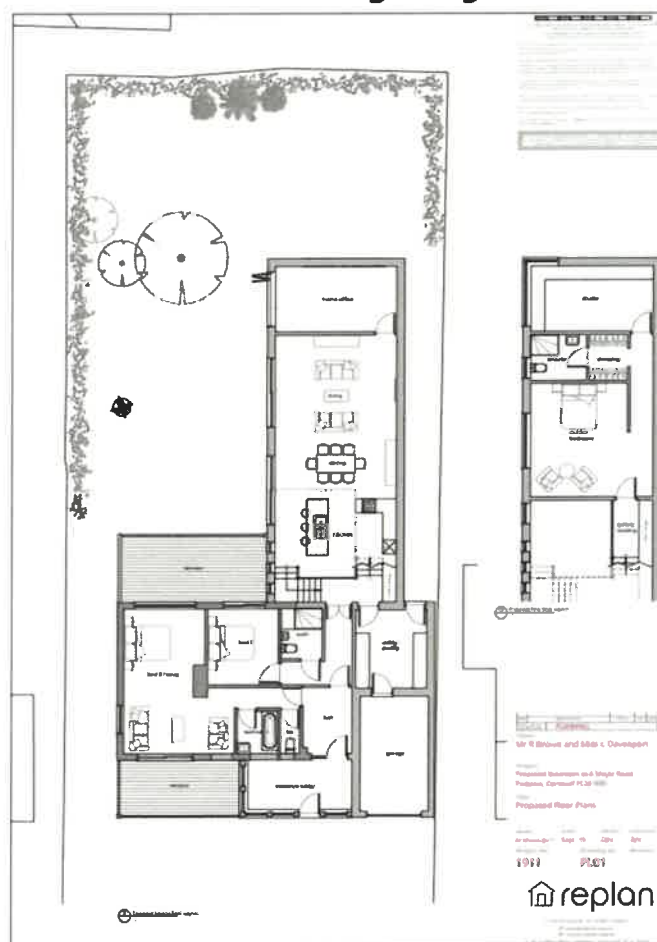
A number of the applications being discussed on this occasion are amendments of previous applications or been discussed in some form before. Therefore, the Support Officer has included information below for the Committee regarding Padstow Town Council's earlier comments, to help them consider the changes.

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](http://www.cornwall.gov.uk)

- a) **PA20/06450 6 Moyle Road Padstow Cornwall PL28 8DG-** Amended plans – Proposed rear extension, new front porch extension, front balcony and internal alterations.

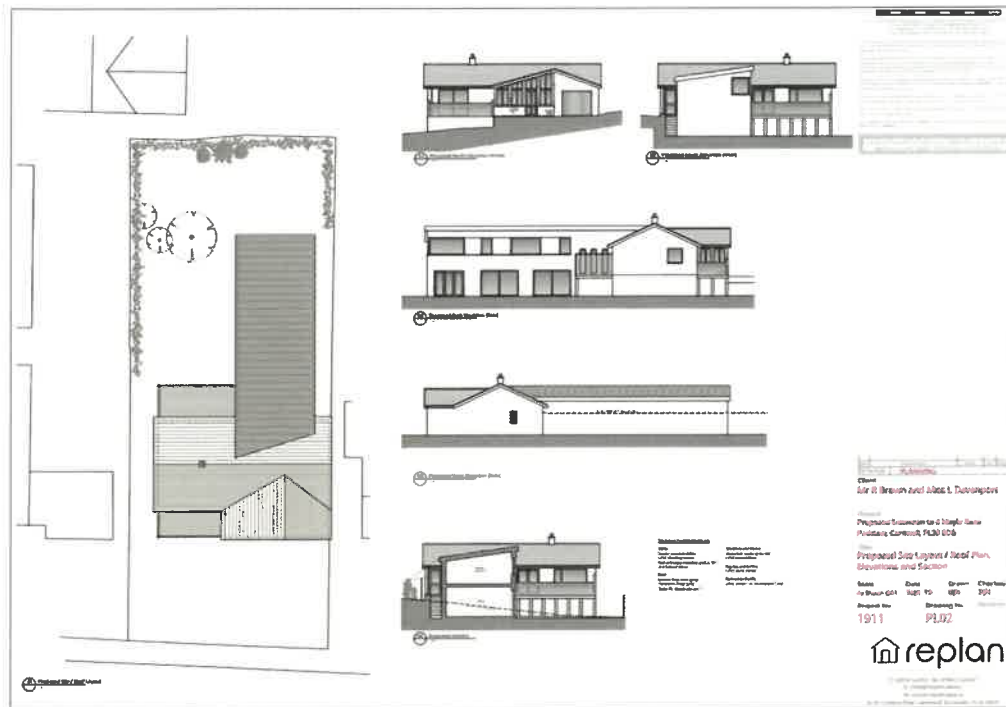
The original plans were discussed in September and Padstow Town Council comments were:

**NOT SUPPORTED i) two storey application in a single storey development; ii) over looking issues; and iii) extension out of character with existing bungalow.**



These plans are the original plan for PA20/06450. They have amended the plans and reduced the extension.





- b) **PA20/09843 Treravel House Padstow PL28 8LB** – Change of use from a single dwelling house to a mixed use of a house in multiple occupation and office/administration base for business use (House Management Group).

Support Officer has emailed the Planning Officer to see if this application was linked to PA19/05600 Retrospective application for the siting of 5 static caravans for seasonal workers accommodation which was refused and when to appeal, but appeal was dismissed. The Planning Officer has said the application proposal only relates to the area within the red line on the proposed site plan and the blue line is only for reference as to other land within the applicant's ownership. The Planning Officer mentions that other Planning Officer is dealing with the ongoing planning investigation in relation to the caravans.

- c) **PA20/10523 36 Pellow Close Padstow PL28 8EY** – Demolition of existing garage/store. Erection of two-storey extension to form garage/utility/garden room with two-bedroomed annexe over.  
**New application – no further information from Support Officer**

- d) **PA20/10544 Land North of Trecerus Farm Trecerus Padstow Cornwall** – Continued use of temporary access (previously for phase 3) to serve phase 4 construction phase only.

For information PA17/07547 Land North of Trecerus Farm Trecerus Padstow – Temporary access for phase 3 construction traffic. Padstow Town Council = Supported, provided area is restored once complete.

- e) **PA20/10581 Driftwood Southway Windmill Padstow** – Householder planning application for the remodelling of the appearance with first floor additions and extensions.

As noted in the design and access statement '*The existing property was remodelled and extended with a one and half storey extension under Consent PA16/00011*' For reference Padstow Town Council Supported PA16/00011.

**This is a new application for PTC for further remodeling and extensions.**

- f) **PA20/10589 20 High Street Padstow PL28 8BB** – Listed Building Consent for internal renovation at ground floor only. Removal of polycarbonate lean – to porch at rear and re-hanging of front door.  
**New application – no further information from Support Officer**

- g) **PA20/10788 28 Boyd Avenue Padstow PL28 8ER** – Replacement of existing precast reinforced concrete cladding with cavity concrete blockwork walls with brick outer leaf construction, demolition of existing garage and rear addition, erection of front and rear single storey extensions, raised decking, a two storey side extension including garage and installation of an air source heat pump.  
**New application – no further information from Support Officer**

- h) **PA20/10796 Hotel Metropole Station Road Padstow 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 without compliance of condition 2 of decision notice PA20/06585 dated 25.11.20

Condition 2 of decision notice PA20/06585 is:

- 2 The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans Referred to in Consideration of this Application".

Reason: For the avoidance of doubt and in the interests of proper planning.

Padstow Town Council SUPPORTED PA20/06585.

Section 73 schedule of changes document of this application details the changes, which also shows the approved plans alongside.

- i) **PA20/10958 Poldhu Dobbin Close Trevone Padstow** – Demolish existing double garage. Build new garage with increased floor area. Stairs from garage to bedroom and shower room above. Juliet balcony to gable end in front of double opening doors.  
**New application – no further information from Support Officer**