

PADSTOW TOWN COUNCIL

Station House
Station Road
Padstow
Cornwall
PL28 8DA

Kathy Pemberton Town Clerk
Town Clerk
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3 March 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 09 March 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

Kathy 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*

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 9 February 2021.** (pg's 1-3)

6. Planning

i. To advise of Cornwall Council planning decisions:

(Pg's 4-5)

- a) **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)
APPROVED
- b) **PA20/10294 Avalon Trevone Road Trevone Padstow** - Single storey side and rear extension with associated internal reconfiguration.
APPROVED
- 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 annexe over.
APPROVED
- d) **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.
APPROVED
- e) **PA20/10958 Poldhu Dobbin Close Trevone Padstow Cornwall** – Proposed garage enlargement with first floor bedroom shower room and balcony.
APPROVED
- f) **PA20/10976 West View House West View Trevone Padstow** - Extend the existing rear single storey kitchen and sunroom with balcony above. Two storey extension to the side of the dwelling. Install two new windows at first floor level on the south west elevation. To replace the windows and bay extension at the front of the house with new windows more in keeping with the period of the house.
APPROVED
- g) **PA20/11325 The Walled Garden Duke Street Padstow PL28 8AB** – Alterations to an existing, disused concrete structure and the installation of two accessible WCs and storage space with corrugated roof.
APPROVED
- h) **PA20/11326 The Walled Garden Duke Street Padstow PL28 8AB** – Listed Building Consent for alterations to an existing, disused concrete structure and the installation of two accessible WCs and storage space with corrugated roof.
APPROVED

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

(Pg's 5-7)

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

- a) **PA20/10796 Hotel Metropole Station Road Padstow PL28 8DB** – 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 without compliance of condition 2 of decision notice PA20/06585 dated 25.11.20
- b) **PA20/11175 Polventon Windmill Trevone Cornwall** – Variation of Condition 2 (approved plans) of House Type 2 of application no. PA17/05595 dated 25.08.17 -Proposed demolition of existing dwelling and construction of two dwellings

- c) **PA20/11370 Land West of St Marina Windmill Padstow Cornwall** – Proposed development of a single dwelling and associated works.
- d) **PA21/00365 Avon Cottage Treator Padstow PL28 8RU** -Single storey side extension, creating a new entrance porch and utility room.
- e) **PA21/00951 1 Rock View Treceus Padstow PL28 8RT** – Two storey extension to replace an existing garage, with an adjoining single storey extension to replace dated toilet block and porch.
- f) **PA21/00995 Culverlea Homer Park Road Trevone Padstow** – Rear extension and re-roofing to provide accommodation in roof space.
- g) **PA21/01078 6 Dennis Road Padstow PL28 8DD** – Removal of pitched roof on existing side extension to provide a new roof terrace and associated works.
- h) **PA21/01293 27 Grenville Road Padstow PL28 8EX** – Demolition of existing garage and construction of new detached garage.
- i) **PA21/01632 Torridon West View Trevone Padstow PL28 8RD** – Non Material Amendment to application no. PA18/10710 dated 24.01.19 for erection of extensions namely addressing inaccuracies of previously drawn application and overall scaling back of scheme.

7. To give consideration to Cornwall Councils St Austell China Clay Restoration and Tipping Supplementary Planning Document Consultation. (Pg 8)

8. To note date of next meeting: To be confirmed

PADSTOW TOWN COUNCIL
Minutes of the Planning Committee meeting held remotely on
Tuesday 9 February 2021 commencing at 6.32 pm

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

In Attendance: Mrs K Pemberton (Town Clerk), Mrs T Trestain (Support Officer
and Minute Taker) and 4 members of the public

P2020/59 Apologies: Apologies for absence were received from Councillor M
Evans.

P2020/60 Announcements: There were no announcements.

P2020/61 Declarations of Interest: There were no declarations of interest.

P2020/62 Public Participation: There were 4 members of the public that
attended the meeting, with 2 members speaking.

A member of the public spoke in support of agenda item 6iia)
Polventon Windmill Padstow. It was outlined that the applicant was
retaining the existing building, even though planning permission had
been granted for demolition and rebuild previously. Further detail was
provided about the proposed extension, with the use of natural
materials. Reference was also made to Stepper Point AONB and it
being in a Zone 1 Flood Risk area, being the lowest..

Another member of the public spoke in support of agenda item 6iie)
Land NE of Curchey Cottage Padstow. It was outlined that the
application was to change and extend the disused, unattractive stables
and turn it into a dwelling to be used by the applicant’s immediate
family. It was mentioned that permission had been granted previously
for larger applications at the touring park which was in the local
vicinity. It was noted that they had reduced their original scheme after
conversations with Cornwall Council and they now hoped this version
would be granted permission.

P2020/63 RESOLVED that the **minutes** of the meeting held on **Tuesday 12**
January 2021 be signed as a true record.

P2020/64 Planning

**i. The following Cornwall Council planning decisions were
noted:**

- a) **PA20/06450 6 Moyle Road Padstow Cornwall PL28 8DG -**
Proposed rear extension, new front porch extension, front balcony
and internal alterations. **APPROVED**
- b) **PA20/09170 Pentire Dobbin Lane Trevone Padstow PL28**
8QP – Variation of Condition 1 (approved plans) and 3 of
Application No. PA20/03949 dated 29 July 2020 – Reserved matters

- application following outline approval PA17/08592 (access, appearance, landscaping, layout and scale) **APPROVED**
- c) **PA20/09496 Trelawney Trevone Road Trevone Padstow PL28 8QY** – Installation of solar panels to existing garage roof to the rear of the site. **APPROVED**
 - d) **PA20/09974 Westerlies Southway Windmill Padstow PL28 8RN** – Erection of front single storey extension. **APPROVED**
 - e) **PA20/10562 Trenoder Windmill Padstow Cornwall PL28 8RY** – Proposed extension linking existing outbuilding to house and installing a slate hung dormer in the main roof. **APPROVED**
 - f) **PA20/10581 Driftwood Southway Windmill Padstow PL28 8QH**- Householder planning application for the remodeling of the appearance with first floor additions and extensions. **APPROVED**
 - g) **PA20/10822 The Nook Fentonluna Lane Padstow Cornwall PL28 8BA** – Non material amendment (No 2) to application no. PA17/07415 dated 21st November 2017 for the demolition of buildings associated with former Tropical Gardens. Erection of new 2-storey 4 bedroom dwelling, widening of opening in northern boundary wall and associated landscaping works namely- amending east elevation from a hipped cantilever to a gable with supported first floor bay. Other amendments noted in PA18/11593 remain extant. **APPROVED**

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

- a) **PA20/11316 Polventon B3276 Between Treator and Harlyn Bay Road Windmill Padstow** – Construction of extension to dwelling. **SUPPORTED**
- b) **PA20/10976 West View House West View Trevone Padstow** – The proposal is to extend the existing rear single storey kitchen and sunroom with balcony above. Two storey extension to the side of the dwelling. Install two new windows at first floor level on the south west elevation. To replace the windows and bay extension at the front of the house with new windows more in keeping with the period of the house. **SUPPORTED**
- c) **PA20/11325 The Walled Garden Duke Street Padstow Cornwall** – Alterations to an existing, disused concrete structure and the installation of two accessible WCs and storage space with corrugated roof. **SUPPORTED**
- d) **PA20/11326 The Walled Garden Duke Street Padstow Cornwall** – Listed Building Consent for alterations to an existing, disused concrete structure and the installation of two accessible WCs and storage space with corrugated roof. **SUPPORTED PROVIDED CONSERVATION OFFICER SATISFIED**

e) PA21/00471 Land NE of Curchey Cottage Padstow PL28 8LE-
Proposed conversion of stable building into a single dwelling.
SUPPORTED

f) PA21/00632 41 Pellow Close Padstow PL28 8EY – Extension
to dwelling
**SUPPORTED; PROVIDED DUE CONSIDERATION IS GIVEN TO
THE NEIGHBOURS AND THE POINTS RAISED BY THEM.**

**P2020/65 Planning Inspectorate decision on a) PA20/01087 Land West of
29 Grenville Road Padstow Cornwall PL28 8EX** was noted for
information.

P2020/66 Date of Next Meeting: Tuesday 9 March 2021 at 6.30pm

Meeting closed at 8.56PM

PADSTOW TOWN COUNCIL - PLANNING COMMITTEE: 09 MARCH 2021

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

- a) **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)
Padstow Town Council = **SUPPORTED**
Cornwall Council = **APPROVED**
- b) **PA20/10294 Avalon Trevone Road Trevone Padstow** - Single storey side and rear extension with associated internal reconfiguration.
Padstow Town Council = **SUPPORTED**
Cornwall Council = **APPROVED**
- 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 annexe over.
Padstow Town Council = **SUPPORTED**
Cornwall Council = **APPROVED**
- d) **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.
Padstow Town Council = **SUPPORTED subject to noise levels from heat pump being acceptable for neighbouring properties**
Cornwall Council = **APPROVED**
- e) **PA20/10958 Poldhu Dobbin Close Trevone Padstow Cornwall** – Proposed garage enlargement with first floor bedroom shower room and balcony.
Padstow Town Council = **SUPPORTED, subject to i) no overlooking issues and ii) remain part of house NOT separate dwelling**
Cornwall Council = **APPROVED**
- f) **PA20/10976 West View House West View Trevone Padstow** - Extend the existing rear single storey kitchen and sunroom with balcony above. Two storey extension to the side of the dwelling. Install two new windows at first floor level on the south west elevation. To replace the windows and bay extension at the front of the house with new windows more in keeping with the period of the house.
Padstow Town Council = **SUPPORTED**
Cornwall Council = **APPROVED**

- g) **PA20/11325 The Walled Garden Duke Street Padstow PL28 8AB** –
Alterations to an existing, disused concrete structure and the installation of two accessible WCs and storage space with corrugated roof.
Padstow Town Council = **SUPPORTED**
Cornwall Council = **APPROVED**

- h) **PA20/11326 The Walled Garden Duke Street Padstow PL28 8AB** –
Listed Building Consent for alterations to an existing, disused concrete structure and the installation of two accessible WCs and storage space with corrugated roof.
Padstow Town Council = **SUPPORTED; provided Conservation Officer satisfied**
Cornwall Council = **APPROVED**

Agenda item 6ii: Applications to consider

Sometimes applications being discussed, have been reconsulted due to amended plans or are linked to previous applications. Therefore, the Support Officer has included information below for the Committee regarding Padstow Town Council's earlier comments, to help them consider the application.

The 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) **PA20/10796 Hotel Metropole Station Road Padstow PL28 8DB** –
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 without compliance of condition 2 of decision notice PA20/06585 dated 25.11.20

Committee may recall this application being on January's 2021 agenda, however that the Planning Officer had said that following conversations with the applicant that there were going to revise the plans and re-submit. So on January's meeting we noted it as **NOT DISCUSSED and to be resubmitted as advised by planning.**

The application includes a schedule of changes document which provides details on the changes from the approved plans PA20/06585, which Padstow Town Council – **SUPPORTED**

- b) **PA20/11175 Polventon Windmill Trevone Cornwall** – Variation of Condition 2 (approved plans) of House Type 2 of application no. PA17/05595 dated 25.08.17 -Proposed demolition of existing dwelling and construction of two dwellings

The application includes a planning statement which details the changes they proposing which includes an addition of a balcony. Within the application

documents they have included the approved plan from PA17/05595. For information Padstow Town Council SUPPORTED PA17/05595.

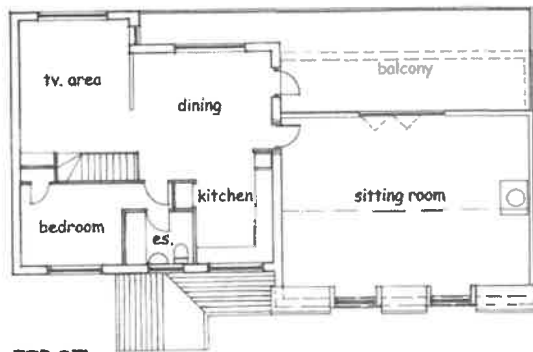
- c) **PA20/11370 Land West of St Marina Windmill Padstow Cornwall.**
- d) **PA21/00365 Avon Cottage Treator Padstow PL28 8RU**
- e) **PA21/00951 1 Rock View Treceus Padstow PL28 8RT**
- f) **PA21/00995 Culverlea Homer Park Road Trevone Padstow**
- g) **PA21/01078 6 Dennis Road Padstow PL28 8DD**
- h) **PA21/01293 27 Grenville Road Padstow PL28 8EX**

No further information from Support Officer on application c to h.

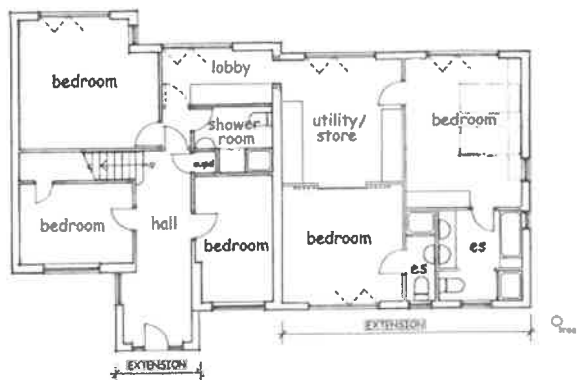
- i) **PA21/01632 Torrison West View Trevone Padstow PL28 8RD – Non Material Amendment to application no. PA18/10710 dated 24.01.19 for erection of extension namely addressing inaccuracies of previously drawn application and overall scaling back of scheme.**

PA18/10710 Padstow Town Council = SUPPORTED

The two plans below are from PA18/10710



FIRST



GROUND

B 8 October 2018 Ground floor layout amended
 A 16 April 2018 Ground floor layout amended. Balcony added to
 First floor sitting room

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TORRISON WEST VIEW TREVONE PADSTOW
 16 and 16a of Everfield
 PROPOSED EXTENSIONS AND ALTERATIONS
 Floor plans as proposed

20 Jan 2018
 1:500 SCALE
 300/10



NORTH EAST

NORTH WEST



SOUTH EAST

SOUTH WEST

B 7 October 2018 Sundry amendments
 A 17 April 2018 Balcony added to First Floor sitting room
 REVISIONS

rod rubber	EXTENDED SOUTH	
TOMEDON WEST VIEW TREYONE PASTON 16 and 16a & Cromford PROPOSED EXTENSIONS AND ALTERATIONS Elevation as proposed		
DATE	BY	
31 Jan 2018		
1 NOV 2017		
1802/16		

PADSTOW TOWN COUNCIL - PLANNING COMMITTEE: 09 MARCH 2021

Agenda item 7. To give consideration to Cornwall Councils St Austell China Clay Restoration and Tipping Supplementary Planning Document Consultation.

Cornwall Council has published the draft St Austell China Clay Restoration and Tipping Supplementary Planning Document (SPD) for a statutory 6-week consultation period between 3rd March and 5pm on 14th April 2021. The draft SPD provides operational, technical and detailed guidance to support future china clay extraction and restoration. The draft SPD assesses the effectiveness of current restoration and presents a strategy for future restoration to ensure environmental improvement and recognise that there are opportunities for alternative after-uses.

The China Clay SPD document is large and can be viewed online at <https://www.cornwall.gov.uk/chinaclayspd> along with several appending documents. If Councillors would like a hard copy of the China Clay SPD please contact the office.

This is the only consultation on this document. Once adopted, the SPD will sit beneath the Cornwall Local Plan: Strategic Policies and Mineral Safeguarding DPD and will be used as guidance.

This area is not within our parish but would Committee like to respond?