

# PADSTOW TOWN COUNCIL

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Station House  
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Padstow  
Cornwall  
PL28 8DA

Kathy Pemberton Town Clerk  
Town Clerk  
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07 April 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 13 April 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

*N. Barnes*

pp. 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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## 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 March 2021.** (pg's 1-3)

## 6. Planning

(Pg 4)

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

- a) **PA19/09764 Treceus Farm Treceus Padstow PL28 8RT** – 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 2 December 2011. **APPROVED**
- b) **PA20/11316 Polventon Windmill Padstow Cornwall PL28 8RY** – Construction of extension to dwelling. **APPROVED**
- c) **PA20/11370 Land West of St Marina Windmill Padstow Cornwall PL28 8RY** – Proposed development of a single dwelling and associated works. **APPROVED**
- d) **PA21/00365 Avon Cottage Treator Padstow PL28 8RU** – Single storey side extension, creating a new entrance porch and utility room. **APPROVED**
- e) **PA21/00632 41 Pellow Close Padstow PL28 8EY** – Extension to dwelling. **APPROVED**
- f) **PA21/00995 Culverlea Homer Park Road Trevone Padstow PL28 8QU** – Rear extension and re-roofing to provide accommodation in roof space. **APPROVED**
- g) **PA21/01297 Land West of 29 Grenville Road Padstow PL28 8EX** – Non Material Amendment to Application No. PA20/01087 dated 29.06.20 for a proposed new house namely erection of an air source heat pump housing by the garage and change in cladding to upper levels of elevation substitution for the approved Larch cladding to the upper levels of the elevations with a Cedra cladding. **WITHDRAWN**

### 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 5-6)

The applications and their plans can be viewed on the Online Planning Register at [www.cornwall.gov.uk](http://www.cornwall.gov.uk)

- a) **PA20/10179 Fairhaven Dobbin Close Trevone Padstow Cornwall** – amended plans – proposed extensions.
- b) **PA21/01501 Atlantis Trevone Road Trevone Padstow** – Replacement first floor/roof structure, incorporating former projections. Front entrance extension, formation of pitched roof over garage, replacing flat roof and general alterations.
- c) **PA21/01516 Hilbre Dobbin Lane Trevone Padstow** – Demolition of existing old bungalow and replace with disabled adapted dwelling.
- d) **PA21/01592 6 The Strand Padstow PL28 8AJ** – Listed Building Consent for the replacement of existing rear extension for insulation and structural purposes. Creation of an openable window to the street elevation.
- e) **PA21/01714 Atlanta Atlantic Terrace Sandy Lane Trevone** – Proposed re-ordering and re-positioning of external staircase. Existing rear extensions to be replaced. Conversion of existing garage into dwelling to include garage space.
- f) **PA21/02080 6 Boyd Avenue Padstow Cornwall PL28 8ER** – Construction of new driveway and dropped kerb
- g) **PA21/02130 8 Netherton Road Padstow PL28 8EG** – Certificate of Lawfulness for an Existing Use for existing rooflight to front elevation of roof.

- h) **PA21/02160 Land West of 29 Grenville Road Padstow Cornwall** – Variation of Condition 1 (approved plans) and Appeal Decision dated 12<sup>th</sup> Jan 2021 (following application PA20/01087 for a proposed new house)
- i) **PA21/02343 Storage Units at Treceus Industrial Estate Padstow Cornwall PL28 8RW** – Proposed siting of three steel storage containers.
- j) **PA21/02439 19 Rainyfields Padstow PL28 8EZ** – Removal of existing conservatory, construction of single storey extension and alterations to existing dwelling.
- k) **PA21/02613 Prideaux Place Tregirls Lane Padstow PL28 8RP** – Listed Building Consent for remedial treatment in boundary walls and construction of 5 new reinforced concrete piers to south entrance. Dismantling of sections of stone wall and gate towers and rebuild, localised stitching repairs to stonework, potential underpinning of tower corner and French linear drainage to higher side of boundary wall at east entrance.

**7. To give consideration to Cornwall Councils European Sites Mitigation (pg 7) Supplementary Planning Document (SPD) Consultation.**

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

**PADSTOW TOWN COUNCIL**  
**Minutes of the Planning Committee meeting held remotely on**  
**Tuesday 9 March 2021 commencing at 6.30 pm**

**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) and 1 member of the public

**P2020/67 Apologies:** There were no apologies for absence.

**P2020/68 Announcements:** There were no announcements.

**P2020/69 Declarations of Interest:** There were no declarations of interest.

**P2020/70 Public Participation:** One member of the public attended the meeting and addressed committee in support of agenda item 6.ii.c) PA20/11370 Land West of St Marina Windmill Padstow Cornwall. Comments included:

- Proposed development is an infill plot and is to be the applicant's permanent home;
- Development is situated within the staggered building line and is of a contemporary design using white paint render. There are a mixture of styles and architectural features in the immediate area with white painted render being the predominant feature;
- Development is within existing building height;
- No consultee objections but some comments from neighbours; one being concern with potential overlooking of the neighbour's 1<sup>st</sup> floor dorma when built [planning permission granted]. Applicant keen to appease neighbour concerns and agent looking to pull together information in this respect;
- Plan includes 1.8m timber screen to prevent views into neighbouring gardens and existing tall dense hedge. Existing tree also offering screening has been omitted from the plan which will be updated;
- In principle, consider the development is a good infill property within the settlement area boundary defined in the draft Neighbourhood Plan and applicant wishes to address any concerns with local amenity.

**P2020/71 RESOLVED** that subject to amending the time the meeting closed to 6.56 PM, the **minutes** of the meeting held on **Tuesday 9 February 2021** be signed as a true record.

**P2020/72 Planning**

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

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

- 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  
**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

**SUPPORTED**

c) **PA20/11370 Land West of St Marina Windmill Padstow**

**Cornwall** – Proposed development of a single dwelling and associated works.

**SUPPORTED; subject to highways being happy with access on main road.**

d) **PA21/00365 Avon Cottage Treator Padstow PL28 8RU** -Single storey side extension, creating a new entrance porch and utility room.

**SUPPORTED**

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.

**SUPPORTED**

f) **PA21/00995 Culverlea Homer Park Road Trevone Padstow** –

Rear extension and re-roofing to provide accommodation in roof space.

**SUPPORTED**

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.

**SUPPORTED; provided no overlooking issues.**

h) **PA21/01293 27 Grenville Road Padstow PL28 8EX** –

Demolition of existing garage and construction of new detached garage.

**SUPPORTED**

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.

**SUPPORTED**

**P2020/73 St Austell China Clay Restoration and Tipping Supplementary Planning Document (SPD) Consultation:** Members gave consideration to this consultation and **RESOLVED** not to respond to Cornwall Council's consultation on the St Austell China Clay Restoration and Tipping Supplementary Planning Document.

**P2020/74 Date of Next Meeting:** To be confirmed

Meeting closed at 6.50 pm

**PADSTOW TOWN COUNCIL - PLANNING COMMITTEE: 13 APRIL 2021**

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

- a) **PA19/09764 Treceus Farm Treceus Padstow PL28 8RT** - 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 2 December 2011.  
Padstow Town Council = **SUPPORTED; provided applicant plants more trees in other places.**  
Cornwall Council = **APPROVED**
- b) **PA20/11316 Polventon Windmill Padstow PL28 8RY** – Construction of extension to dwelling.  
Padstow Town Council = **SUPPORTED**  
Cornwall Council = **APPROVED**
- c) **PA20/11370 Land West of St Marina Windmill Padstow Cornwall PL28 8RY** – Proposed development of a single dwelling and associated works.  
Padstow Town Council = **SUPPORTED; Subject to highways being happy with access on main road**  
Cornwall Council = **APPROVED**
- d) **PA21/00365 Avon Cottage Treator Padstow PL28 8RU** – Single storey side extension, creating a new entrance porch and utility room.  
Padstow Town Council = **SUPPORTED**  
Cornwall Council = **APPROVED**
- e) **PA21/00632 41 Pellow Close Padstow PL28 8EY** – Extension to dwelling.  
Padstow Town Council = **Supported; provided due consideration is given to the neighbours and the points raised by them.**  
Cornwall Council = **APPROVED**
- f) **PA21/00995 Culverlea Homer Park Road Trevone Padstow PL28 8QU** – Rear extension and re-roofing to provide accommodation in roof space.  
Padstow Town Council = **SUPPORTED**  
Cornwall Council = **APPROVED**
- g) **PA21/01297 Land West of 29 Grenville Road Padstow PL28 8EX** – Non Material Amendment to Application No. PA20/01087 dated 29.06.20 for a proposed new house namely erection of an air source heat pump housing by the garage and change in cladding to upper levels of elevation substitution for the approved Larch cladding to the upper levels of the elevations with a Cedral cladding.  
Padstow Town Council = **SUPPORTED; as long as noise level is fine on source heat pump.**  
Cornwall Council = **WITHDRAWN**

**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.

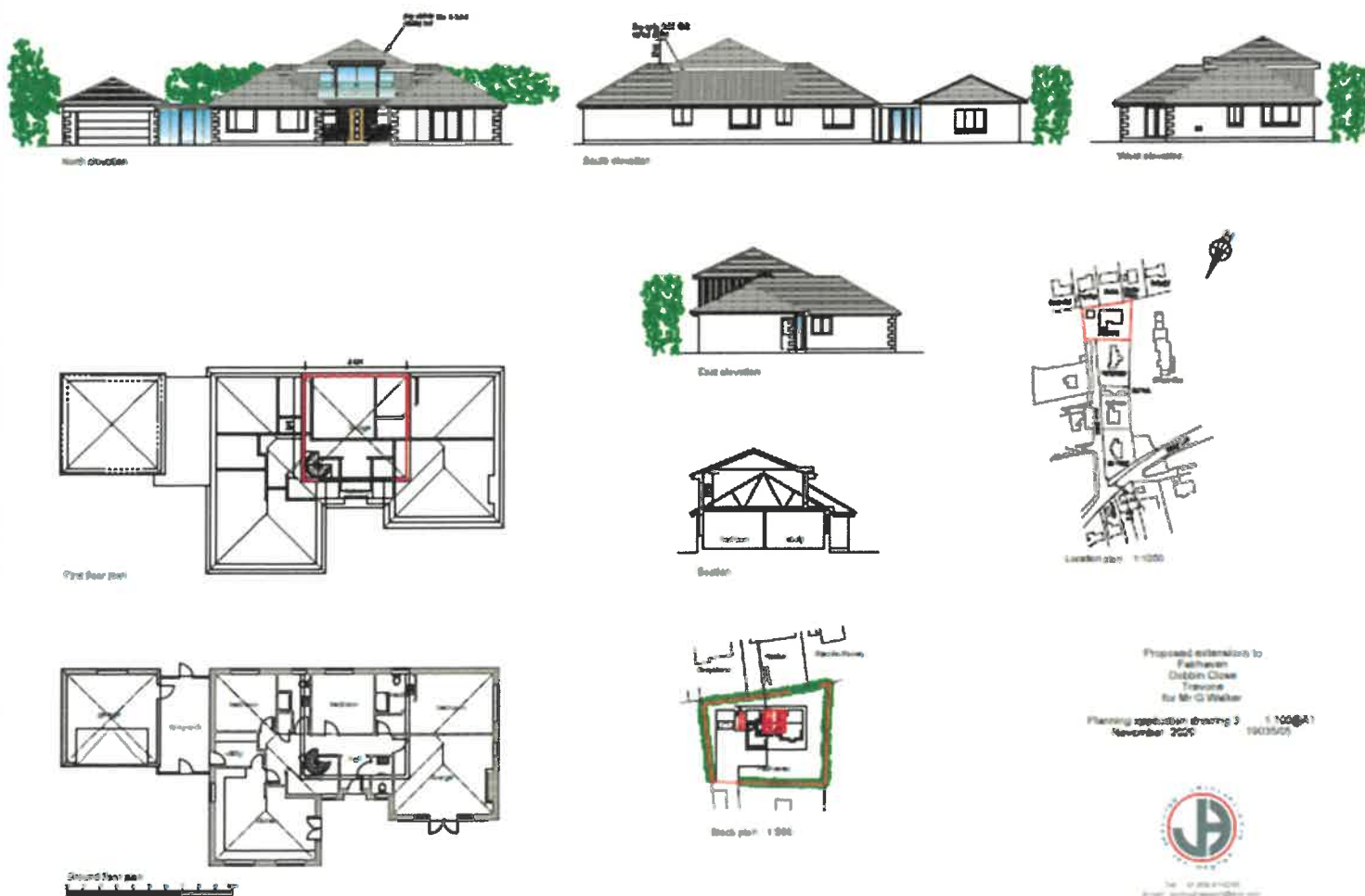
The Support Officer will send another report to Councillors regarding comments gathered on each application on the day of the meeting. Councillors are reminded that they can check comments that have been submitted to Cornwall Council the Online Planning Register at [www.cornwall.gov.uk](http://www.cornwall.gov.uk)

**a) PA20/10179 Fairhaven Dobbin Close Trevone Padstow Cornwall – amended plans – proposed extensions.**

This application was considered by Padstow Town Council in December 2020 and comments were submitted to Cornwall Council as: **Not Supported; i) not in keeping; ii) out of character with other properties; and iii) concern raise in roof height.**

The applicant has now provided amended plans for consideration. The Planning Officer provided the following information on the changes: ‘The change is the first floor extension has been moved forwards, away from the rear wall of the property.’

To help Committee below is the original plans which was considered in December 2020 so the plans can be compared against the new plans submitted.





No Further information from Support Officer on agenda items:

- b) PA21/01501 Atlantis Trevone Road
- c) PA21/01516 Hilbre Dobbin Lane Trevone
- d) PA21/01592 6 The Strand Padstow
- e) PA21/01714 Atlanta Atlantic Terrace Sandy Lane Trevone
- f) PA21/02080 6 Boyd Avenue Padstow
- g) PA21/02130 8 Netherton Road Padstow
- h) **PA21/02160 Land West of 29 Grenville Road Padstow Cornwall** – Variation of Condition 1 (approved plans) and Appeal Decision dated 12th January 2021 (following application PA20/01087 for a proposed new house).

In February 2021 Committee may recall they were updated that this application had gone to Planning Inspectorate decision after appeal was lodged by the applicant and that the decision was appeal allowed.

Then later in February 2021 a non-material amendment was submitted and taken to Full Council regarding PA21/01297 erection of an air source heating pump – this has since been Withdrawn.

As per the application form section 5 they have submitted new plans 'To allow for the placement of an Air Source Heat pump by the garages to achieve a greener energy system. Replacement of the Larch Cladding with Cedral Cladding (colour grey) to meet building control requirements on non-flammable cladding on the side boundary and that a grey colour is more suitable for the area.'

No further information from Support Officer on agenda items:

- i) PA21/02343 Storage Units at Treceus Industrial Estate Padstow Cornwall
- j) PA21/02439 19 Rainyfields Padstow
- k) PA21/02613 Prideaux Place Tregirls Lane Padstow

**PADSTOW TOWN COUNCIL - PLANNING COMMITTEE: 13 APRIL 2021**

**Agenda item 7. To give consideration to Cornwall Councils European Sites Mitigation Supplementary Planning Document (SPD) Consultation.**

Cornwall Council have made amendments to the European Sites Supplementary Planning Document (SPD) as a result of comments from the previous stages of public consultation. This consultation document also combines the previous Terrestrial and Marine & Estuarine SPDs into a single document.

This consultation closes at 5pm on Friday 23 April 2021.

Committee may recall the draft document on Marine and Estuarine and European Sites consultation was on 8 September 2020 Planning Committee agenda for consideration and at that time it was decided not to comment at that stage of the consultation.

The document can be viewed online at:

<https://www.cornwall.gov.uk/europeansitespd> if Councillors would like a hard copy of the consultation document sent in the post please contact the office, so we can arrange.

The SPD is linked to Policy 22 of the Cornwall Local Plan. Plans and policies must not harm the special features of a European site. Habitats Regulations Assessment of the Local Plan concluded that there could be harm to some European Sites in Cornwall due to increased recreation as there will be more people living in Cornwall and so numbers of people using the sites are likely to go up. The SPD sets out a strategic approach to the provision of mitigation and monitoring for increased recreational impacts on designated sites, with a programme of measures and a scale of contributions from development. This makes it easier for developers to make sure that their proposals will not harm a European Site and means that we can use the contributions to help protect the sites.

There are 25 designated European sites that lie wholly or partly within Cornwall, the River Camel SAC is the one which will be of importance to our parish. Support Officer has contacted Cornwall Council Local Plan department to find out if further areas such as the River Camel SAC will be investigated further, as this consultation provides detailed information on other designated areas and then general information. Should Cornwall Council come back with further advice on the River Camel SAC we will update Councillors.

Would Committee like to respond to this consultation?