

PADSTOW TOWN COUNCIL

Council Offices
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19 May 2021

TO: MEMBERS OF THE PLANNING COMMITTEE

Councillors K Freeman, R Higman, J O'Keefe, A N Rees, Mrs A E Symons and Mrs T Walter

Dear Member

All Members of the Committee are hereby summoned to attend a meeting of the **PLANNING COMMITTEE** at the Church Rooms, Church Street, Padstow on **Tuesday 25 May 2021 at 7.20 pm or on the rising of the Highways, Roads and Transport Committee, whichever the later** for the purpose of considering and resolving upon the business to be transacted as set out hereunder.

Yours faithfully

Kathy Pemberton
Town Clerk

AGENDA

Public & Press and invited to attend

1. **Election of Chairman/Vice Chairman**
 - i) To **ELECT** Committee Chairman
 - ii) To **ELECT** Committee Vice-Chairman (if Committee so wishes)
2. To receive **apologies for absence and announcements (if any)**
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 meeting held on **Tuesday 13 April 2021 (1-4)**
6. **Planning**
 - i. **To advise of Cornwall Council planning decisions:** (5)
 - a) **PA20/10179 Fairhaven Dobbin Close Trevone Padstow Cornwall –**
Proposed extension **APPROVED**
 - b) **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. **WITHDRAWN**

- c) **PA20/11175 Polventon Windmill Trevone Cornwall PL28 8RY –**
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) **APPROVED**
- d) **PA21/00951 1 Rock View Treceus Padstow PL28 8RT –** Two Storey extension to replace an existing garage, with an adjoining single story extension to replace dates toilet block and porch. **APPROVED**
- e) **PA21/01293 27 Grenville Road Padstow PL28 8EX –** Demolition of existing garage and construction of new detached garage. **APPROVED**
- f) **PA21/01472 24 Rainyfields Padstow PL28 8EZ –** Side extension, garage conversion and creation of annexe **APPROVED**
- g) **PA21/01501 Atlantis Trevone Road Trevone Padstow PL28 8QX –** Replacement first floor/roof structure, incorporating former projections. Front entrance extension, formation of pitched roof over garage, replacing flat roof and general alterations. **APPROVED**
- h) **PA21/02439 19 Rainyfields Padstow PL28 8EZ –** Removal of existing conservatory, construction of single storey extension and alterations to existing dwelling. **APPROVED**
- i) **PA21/03807 Torridon West View Trevone Padstow PL28 8RD –** Erection of extensions with variation of condition 2 (approved plans) of PA18/10710 **APPROVED**

ii. To discuss and decide on responses to the following planning applications: (6)

- a) **PA21/03575 39 Lodenek Avenue Padstow PL28 8EP –** Ground floor extension to the existing property to provide primarily an office/workspace and ancillary sanitary/utility and storage space and associated works.
- b) **PA21/03390 2 Hawkins Road Padstow PL28 8EU –** Construction of first floor annex with garage and lounge ground floor extension to existing dwelling with new vehicular access.
- c) **PA21/04115 35 Treverbryn Road, Padstow PL28 8DN -** replacement dwelling with associated landscaping.

7. To note date of next meeting: Tuesday 8 June 2021 Time: 7.00 pm

PADSTOW TOWN COUNCIL
Minutes of the Planning Committee meeting held remotely on
Tuesday 13 April 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 N Barnes (Responsible Financial Officer), Mrs S Daly (Support Officer and Minute Taker) and 4 members of the public (part)

One Minute Silence: Prior to the start of the meeting a one minute silence was observed as a mark of respect following the passing of HRH The Prince Philip, Duke of Edinburgh.

P2020/75 Apologies: There were no apologies for absence.

P2020/76 Announcements: As the last Planning Committee meeting of the current Council, the Chairman thanked members for their contributions, particularly in light of difficulties with Covid and virtual meetings over the past year.

P2020/77 Declarations of Interest: There were no declarations of interest.

P2020/78 Public Participation: 2 members of the public attended the meeting and addressed committee in support of agenda item 6.ii.e) PA21/01714 Atlanta Atlantic Terrace Sandy Lane Trevone. Comments included:

- Pleased to have been able to see some of the committee members earlier in the day to explain application;
- Application relates to family business which supports their family.

A third member of the public spoke in support of this item. Comments included:

- Simple proposal, design enhances existing property and replaces existing poor quality extension with modern design;
- Applicants have followed detailed pre-application advice with "in principle" support from Planning Officer;
- Demonstrates high quality design solution with no adverse effect on neighbouring properties;
- Glad Councillors viewed state of existing extension and poor parking arrangements;
- Applicants have worked hard with design team for a clear enhancement;
- Current plans allow for 3 parking spaces which is better for neighbours;
- Application is appropriate to character of the site and will not adversely affect the neighbours parking.

P2020/79 RESOLVED that the **minutes** of the meeting held on **Tuesday 9 March 2021** be signed as a true record.

P2020/80 Planning

i. The following Cornwall Council planning decisions were noted:

- a) **PA19/09764 Trecerus Farm Trecerus 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 Condition1 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 Cedral cladding. **WITHDRAWN**

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

- a) **PA20/10179 Fairhaven Dobbin Close Trevone Padstow Cornwall** – amended plans – proposed extensions. **SUPPORTED**
- 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. **SUPPORTED**
- c) **PA21/01516 Hilbre Dobbin Lane Trevone Padstow** – Demolition of existing old bungalow and replace with disabled adapted dwelling. **SUPPORTED**

- 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.
SUPPORTED
- 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.
SUPPORTED
- f) **PA21/02080 6 Boyd Avenue Padstow Cornwall PL28 8ER** – Construction of new driveway and dropped kerb.
SUPPORTED
- g) **PA21/02130 8 Netherton Road Padstow PL28 8EG** – Certificate of Lawfulness for an Existing Use for existing rooflight to front elevation of roof.
NO COMMENT
- h) **PA21/02160 Land West of 29 Grenville Road Padstow Cornwall** – Variation of Condition 1 (approved plans) and Appeal Decision dated 12th Jan 2021 (following application PA20/01087 for a proposed new house).
SUPPORTED; provided noise level on heat pump is ok.
- i) **PA21/02343 Storage Units at Treceus Industrial Estate Padstow Cornwall PL28 8RW** – Proposed siting of three steel storage containers.
SUPPORTED
- j) **PA21/02439 19 Rainyfields Padstow PL28 8EZ** – Removal of existing conservatory, construction of single storey extension and alterations to existing dwelling.
SUPPORTED
- 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.
SUPPORTED

P2020/81 Cornwall Council's European Sites Mitigation Supplementary Planning Document (SPD) Consultation: Members gave consideration to this consultation and noted the designation of the River Camel within the Parish. It was further noted that no amendments regarding the River Camel were proposed in the consultation. The Support Officer had queried whether further surveys regarding the River Camel would be forthcoming but had not received a response to date.

RESOLVED not to respond to Cornwall Council's European Sites Mitigation Supplementary Planning Document (SPD) Consultation unless further information is received from Cornwall Council relating to the River Camel specifically. Should further information be received prior to the 23 April deadline, this to be shared with members and a response be delegated to the Town Clerk in consultation with the Chairman based on comments from members submitted to the Council Office.

P2020/82 Date of Next Meeting: To be confirmed

Meeting closed at 6.59 pm

PADSTOW TOWN COUNCIL - PLANNING COMMITTEE: 25 May 2021

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

- a) **PA20/10179 Fairhaven Dobbin Close Trevone Padstow –**
Proposed extension – amended plans
Padstow Town Council = **SUPPORTED**
Cornwall Council = **APPROVED**
- b) **PA20/01589 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.
Padstow Town Council = **SUPPORTED**
Cornwall Council updated **WITHDRAWN**
- c) **PA20/11175 Polventon Windmill Trevone Cornwall PL28 8RY –**
Variation of Condition 2 (approved plans) of House Type 2 of Application No PA17/05595 dated 25.08.17
Padstow Town Council = **SUPPORTED**
Cornwall Council = **APPROVED**
- d) **PA21/00951 1 Rock View Treceurus Padstow PL28 8RT –** Two Storey extension to replace an existing garage, with an adjoining single story extension to replace dated toilet block and porch.
Padstow Town Council = **SUPPORTED**
Cornwall Council = **APPROVED**
- e) **PA21/01293 27 Grenville Road Padstow PL28 8EX –** Demolition of existing garage and construction of new detached garage.
Padstow Town Council = **SUPPORTED**
Cornwall Council = **APPROVED**
- f) **PA21/01472 24 Rainyfields Padstow PL28 8EZ –** Side extension, garage conversion and creation of annexe
Padstow Town Council = **SUPPORTED**
Cornwall Council = **APPROVED**
- g) **PA21/01501 Atlantis Trevone Road Trevone Padstow PL28 8QX –**
Replacement first floor/roof structure, incorporating former projections. Front entrance extension, formation of pitched roof over garage, replacing flat roof and general alterations.
Padstow Town Council = **SUPPORTED**
Cornwall Council = **APPROVED**
- h) **PA21/02439 19 Rainyfields Padstow PL28 8EZ –** Removal of existing conservatory, construction of single storey extension and alterations to existing dwelling.
Padstow Town Council = **SUPPORTED**
Cornwall Council = **APPROVED**
- i) **PA21/03807 Torridon West View Trevone Padstow PL28 8RD –**
Erection of extension with variation of condition 2 (approved plans) of PA18/10710.

Padstow Town Council = **SUPPORTED**
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) PA21/03575 39 Lodenek Avenue Padstow PL28 8EP – Ground floor extension to the existing property to provide primarily an office/workspace and ancillary sanitary/utility and storage space and associated works.

Support Officer has no further information on this application.

- b) PA21/03390 2 Hawkins Road Padstow PL28 8EU – Construction of first floor annex with garage and lounge ground floor extension to existing dwelling with new vehicular access.

Support Officer has no further information on this application.

- c) PA21/04115 35 Treverbyn Road Padstow PL28 8DN - replacement dwelling with associated landscaping.

Support Officer has no further information on this application.