

PADSTOW TOWN COUNCIL

Minutes of the Planning Committee meeting held on Tuesday 10 August 2021 at The Church Rooms, Church Street, Padstow at 7.00 pm

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

In Attendance: Mrs K Pemberton (Town Clerk), Mrs T Trestain (Support Officer and Minute Taker), Councillors Mrs J Dawe, A P Flide, M Rickard and 6 members of the public.

P2021/20 Apologies and Announcements: There was no apologies or announcements.

P2021/21 Declarations of Interest: Councillor K Freeman declared an interest in agenda item 5iia **PA21/05791** The Walled Garden Duke Street Padstow PL28 8AB.

P2021/22 Public Participation:
Cllr Freeman left the meeting.

6 members of the public attended the meeting in respect of agenda item 5iia **PA21/05791** The Walled Garden Duke Street Padstow.

The first speaker spoke in objection of the application, matters raised included:-

- Was a resident of St Saviours Lane.
- Had been closely involved in the development of the Padstow's Neighbourhood Development Plan for several years.
- Made reference to the importance of the protection of AONB and Local Green Space, reference made to Policy PAD7, in particular point 3 "it is not within the AONB and it does not compromise or have an unacceptable adverse impact on the quality of the environment and the special landscape character of the AONB" and No5 "it would not have an adverse impact on adjoining uses and infrastructure".
- Outlined the planning application is in AONB, Conservation area and also outside the Town boundary.
- Concern on the effects this would have on St Saviours Lane, such as noise, waste, smell and increase in traffic on a quiet residential area.

Member of public spoke in support of the application, matters raised included:

- Outlined he was the applicant and the walled garden had deteriorated and needed urgent attention.
- They wanted to protect and enhance the area so it can be shared with the community, opening up the historic green space for all to enjoy.

- Accepted that they should have communicated with the community better.
- The plan was for a sustainable small shop and café for locals and visitors.
- They had been working with Duchy College on carbon zero methods.
- The idea was for the Bothy to be open from 9am with pastries and coffees and then lunch would be light meals which would close at 6pm. Supper clubs would be twice a week for 20 people and would finish by 10pm. Maximum seating in and out was 40.
- Picking up on points raised by first speaker waste would be collected by Biffa and most food would be prepared off site and only warming up onsite.
- The location would be for people to be seated at the South End away from St Saviours lane.
- They would like opportunity to start this venture and happy to work with the planning authority and any conditions that maybe required.

Another speaker spoke in objection of the application, matters raised included:-

- Outlined that a petition had been provided to Padstow Town Council and was being submitted to Cornwall Council against the commercial catering application in the garden, 186 signatures collected mainly from Padstow but some just outside the parish.
- Concern that full alcohol license had been applied for and that the small venture, if granted would grow.
- Concern with the sewage system not being able to cope.
- Public access to the site was difficult particularly disabled access.
- Feel application of a café is misleading with the calibre of chef who would run it.

Member of the public spoke in support of the application, matters raised included:-

- Outlined that he would run the café and that they understood the unique and special space and want to work with it and not take away from the charm of the garden.
- Outlined there were also several supporters to the proposal.
- Confirmed there would be no extraction fans and it would be a simple set up, with food preparation off site and no external lighting in Bothy in evening.
- Looking at a small operation and understanding it's a hidden gem.
- For access of disabled clients, the plan would be that they book in advance and access would then be via St Saviours Lane, but main public access would be via Duke Street.
- Wanting to work within what they have, be given a chance to make a great space with the charm of the garden and welcome to suggestion and engaging in dialog.

Member of public spoke in objection to the application and raised concern about disabled access as unsure how this would work in the garden scheme with uneven levels and potential trip hazards. Thinking extra traffic generated would be a problem, including deliveries and wastage.

Member of public spoke in support of the application who was also the applicant and wasn't aware about the petition. The application was only a small unique operation which would be special and that it had been a big ecological project with expertise advice taken.

Cllr Freeman returned to the meeting.

P2021/23 RESOLVED that the **minutes** of the meeting held on **Tuesday 13 July 2021** be signed as a true record.

P2021/24 Planning

i. The following Cornwall Council planning decisions were noted:

a) **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 addition of up to 10 new residential units on existing swimming pool site without compliance of condition 2 of decision notice PA20/06585 dated 22. **APPROVED**

b) **PA21/01516 Hilbre Dobbin Lane Trevone Padstow** – Demolition of existing old bungalow and replace with disabled adapted dwelling. **APPROVED**

c) **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. **APPROVED**

d) **PA21/04115 35 Treverbyn Road Padstow PL28 8DN** – Proposed replacement dwelling with associated landscaping **APPROVED**

e) **PA21/04756 The Annexe 14 Grenville Road Padstow PL28 8EX** – Enclosed porch to the front of the property. **APPROVED**

f) **PA21/05040 Regatta 7 Broad Street Padstow Cornwall** – Advertisement Consent for 1 fascia sign **APPROVED**

g) **PA21/05561 7 Hill Street Padstow PL28 8EB** – Alteration to three dormer windows on the street façade. **APPROVED**

h) **PA21/05611 Woodlands Country House Treator Padstow Cornwall PL28 8RU** – Change of Use from Use Class C1 Bed and Breakfast to Use Class C3 Dwelling house. **APPROVED**

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

Cllr Freeman left the meeting

a) **PA21/05791 The Walled Garden Duke Street Padstow PL288AB** – Proposed use of the Walled Garden as a public, commercial garden with associated café.

NOT SUPPORTED; i) noise, ii)Area of Outstanding Natural Beauty, iii)Access, iv)Set precedent for others to do the same at St Saviours.

Cllr Freeman returned to the meeting

b) **PA21/06101 Porthmissen Farm Padstow Cornwall PL28 8HL** Alterations to Grade II Listed Building to include new windows, doors and dormer windows.

SUPPORTED

c) **PA21/06102 Porthmissen Farm Padstow Cornwall PL28 8HL** Listed Building Consent for alterations to Grade II Listed Building to include new windows, doors and dormer windows.

SUPPORTED

d) **PA21/06103 Porthmissen Farm Padstow Cornwall PL28 8HL** Conversion of redundant outbuilding to holiday let.

SUPPORTED provided in keeping with other farm buildings

e) **PA21/06104 Porthmissen Farm Padstow Cornwall PL28 8HL** Listed Planning Consent for Conversion of redundant outbuilding to holiday let.

SUPPORTED

f) **PA21/06156 20 Treverbyn Road Padstow PL28 8DW** – The proposals are for a ground floor extension to the rear of the property, and a roof space conversion to accommodate an extra bedroom with en-suite.

SUPPORTED provided no increase in roof height

g) **PA21/06338 Hill Rise Parkenhead Lane Trevone Padstow** – Removal of existing first floor addition and construction of new first floor addition including renovation of ground floor layout with associated building works and asphalt hardstanding for additional parking space.

SUPPORTED subject to provision for obscure glazing to rear of property, to overcome the overlooking issues to Poll Brock

h) **PA21/06560 7 Little Dinas Padstow PL28 8DQ** – Construction of single storey extension, conversion of existing garage to study/bedroom and alterations to existing property.

SUPPORTED

i) **PA21/06621 18 Alan Road Padstow PL28 8DS** – Construction of single storey extensions and alterations to existing dwelling.
SUPPORTED

j) **PA21/07060 Pols Piece Flats Dobbin Lane Trevone Padstow PL28 8QP** – Retrospective - Non Material Amendment in respect of decision notice No. PA14/11873 dated 05.02.2015 namely changes to the opening/fenestration detailing that have been made during construction to improve internal layout and outlook; additional cladding to improve external aesthetics and PV panels.
SUPPORTED

P2021/25 Date of Next Meeting: Tuesday 14 September 2021 at 7.00 pm was noted.

Meeting closed at 7.47pm