

PADSTOW TOWN COUNCIL

Minutes of the Planning Committee meeting held on Tuesday 14 September 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 and Mrs T Walter

In Attendance: Mrs K Pemberton (Town Clerk), Mrs S Daly (Support Officer and Minute Taker), Councillor J Dawe and 2 members of the public.

P2021/26 Apologies and Announcements: Apologies were received from Councillor Mrs A Symons. There were no announcements.

P2021/27 Declarations of Interest: Councillor Mrs T Walter declared an interest in agenda item 5 ii. f) [PA21/07477](#) Yawl Cottage 3 Hill Street Padstow PL28 8EB.

P2021/28 Public Participation: 1 member of the public addressed Committee speaking in objection to agenda item 5 ii. a) [PA21/07305](#) Manleigh Dobbin Close Trevone Padstow. Comments included:

- Attending to represent the views of themselves and neighbours;
- Planning permission previously granted to develop the bungalow into 2 semi-detached properties with a flat roof to blend with area, later revised to make the properties detached. Both previous applications had made an effort to stay within the height line and context of the area and were approved;
- Following the bungalows demolition, a further application was made stating slight changes to previous application with roofline the same. Considers this is not true and application is fundamentally different in scale, height and mass with 3rd floor;
- Previous applications were accepted as property was to be sunk into ground, appearing as 1 level from the front and 2 levels from the rear. New application appears as 2 levels from the front and 3 levels from the rear and is repositioned further forward towards the road, impacting on parking and adding to the height of the property due to the slope;
- Consider the application is contrary to policy 12 of the Cornwall Local Plan;
- Consider the property design significantly alters the street scene being 8'10" higher than the previous proposal and 8'2" higher than the neighbouring property, making it excessively high;
- The character of the design should be traditional and harmonise with surroundings but proposal is overbearing and would be clad in materials not used elsewhere;
- 11 residents have opposed the application;
- Concern that there will be overshadowing and loss of light impacting neighbours;

- Concern that the additional floor will lead to increased noise pollution caused by potentially 8 people in each property at high level;
- The previous application used thoughtful design to blend and be in keeping with the surrounding area. The new proposal contains significant changes, is overbearing, dominant in size and does not comply with many planning regulations.

P2021/29 RESOLVED that the **minutes** of the meeting held on **Tuesday 10 August 2021** be signed as a true record.

P2021/30 Planning

i. The following Cornwall Council planning decisions were noted:

a) [PA21/05302](#) **101 Sarahs View Padstow PL28 8LU** – Proposed extension to dwelling and associated works. **APPROVED**

b) [PA21/05876](#) **1 to 7 Coastguard Houses Hawkers Cove Padstow Cornwall PL28 8HW** – Replacement of slate roof coverings currently beyond repair and flat roof coverings, dormer cheeks, removal of chimneys. Removal and replacement of windows and doors with like for like. Installation of external wall insulation to whole exterior where practical and upgrades to heating systems with air source heat pump units in gardens. **APPROVED**

c) [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. **APPROVED**

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

a) [PA21/07305](#) **Manleigh Dobbin Close Trevone Padstow** – Construction of 2 dwellings (amendment to permission PA20/03572) which was an amendment to permission PA15/04415. **NOT SUPPORTED** i) **overdevelopment of site, what was a modest little bungalow with an attractive garden being turned into 2 x 4 bedroom properties with very little garden;** ii) **parking for 4 cars seems not to be enough for 2 x 4 bedroom properties;** iii) **out of keeping with surrounding properties;** iv) **the height of the proposed properties is of concern especially the rooftop area which will cause a noise issue and neighbouring properties will lose privacy, and v) access to the area is only a made up road and not that wide so increased transport will cause obstructions for refuse lorry and any other delivery vehicles/emergency vehicles.**

b) [PA21/05831](#) **Padstow Touring Park Padstow PL28 8LE** – Retrospective application for the change of use of an area of land to site a kitchen shipping container, a storage container and a Tipi together with customer seating, ancillary to the caravan site. **SUPPORTED provided landscaped and shielded from view.**

- c) [PA21/07046](#) Fairhaven Dobbin Close Trevone Padstow – Proposed extensions
NOT SUPPORTED i) overdevelopment of plot as nearly going from boundary to boundary; ii) concerns of joining another garage on becoming a basis for a single story self-contained annexe; iii) totally out of character with neighbouring properties; and iv) every amended plan comes with the property getting bigger and bigger
- d) [PA21/07274](#) Land North West of Kingsley House Trevone Road Trevone Padstow – Outline application for the demolition of existing garage/store accommodation and the construction of a single dwelling house and garage including access (all other matters reserved)
NOT SUPPORTED i) access to the proposed site is across a very narrow track which will not be wide enough for any delivery of materials and vehicles that will need to be used to clear the site without causing significant damage either to the old Cornish stonewall on one side or neighbouring gardens/outbuildings on the other side; ii) there is no actual plan of exactly what is going to be built there; iii) it is within the AONB; iv) it is outside the building line; and v) there is restricted access to the lane.
- e) [PA21/07307](#) 2-4 Duke Street Padstow PL28 8AB – Listed Building Consent (retrospective) for the mounting of aircon condenser units to gable wall of property below parapet wall level.
SUPPORTED as will not be visible from street level or interfere with surrounding area, noise levels shouldn't be a problem as non residential property adjoining. As long as it complies with the Listed Buildings and Conservation Areas Act 1990 and provided Conservation Officer is satisfied.

Councillor Mrs T Walter left the meeting.

- f) [PA21/07477](#) Yawl Cottage 3 Hill Street Padstow PL28 8EB – Construction of a summerhouse.
NOT SUPPORTED i) size is overbearing; ii) concern with noise issue; iii) concern regarding the height compared to surrounding boundary walls; and iv) concern that roof colour is not in keeping with area.

Councillor Mrs T Walter returned to the meeting.

- g) [PA21/07531](#) 5 Sarahs View Padstow PL28 8DU – Construction of porch and alterations to dwelling including insertion of a roof dormer.
SUPPORTED (revised plans) provided neighbour is satisfied with porch.
- h) [PA21/07789](#) 2 Caswarth Terrace Padstow PL28 8EE – Demolition of wooden shed and construction of garage and

workshop/office (re-submission of previously approved application PA18/03847)

SUPPORTED

- i) [PA21/08001](#) **5 Alan Road Padstow Cornwall PL28 8DS** – Solid panel extension to the rear of the property.
SUPPORTED
- j) [PA21/08563](#) **25 Treverbyn Road Padstow PL28 8DN** – Extension to dwelling and associated works.
SUPPORTED but have concern with vehicle access to rear and cliff stability.

P2021/31 Consultation: Cornwall AONB Management Plan Review:

Members gave consideration to responding to the consultation regarding the Cornwall AONB Management Plan Review. It was noted that Members had not yet had time to review the consultation and that the deadline was 8 October 2021.

It was felt members required more time to read and review the consultation and it was proposed they email their comments to the office by 5 October to be collated as a response.

RESOLVED that following their consideration of the consultation survey on the Cornwall AONB Management Plan Review, members wishing to comment to submit the same to the office by Tuesday 5 October 2021 for the Town Clerk in consultation with the Chairman to provide a response to the survey.

P2021/32 Date of Next Meeting: Tuesday 12 October 2021 at 7.00 pm was noted.

Meeting closed at 7.45 pm