

PADSTOW TOWN COUNCIL - PLANNING COMMITTEE: 12 OCTOBER 2021

Agenda item 5i: To advise of Cornwall Council planning decisions.

Support Officer provides list of decision that Cornwall Council have notified us of since the last meeting and provides Padstow Town Councils comments against Cornwall Council decision for the Committee to note. If Padstow Town Council submitted a specific comment to Cornwall Council, the Support Officer will check any approved decision to see if a condition relating to the comment is included and will include these in the report.

- a) **PA21/05248 3 Luson Close Padstow PL28 8GB** – Extension of garage/store to create a new annex and associated works.
Padstow Town Council = **SUPPORTED on the condition that it is not used for holiday let, family use only.**
Cornwall Council = **APPROVED**

Condition: The annexe hereby approved shall only be used as ancillary accommodation. The annexe shall only be occupied by members of the family or non-paying guests of the occupiers of the dwelling known as 3 Luson Close, and shall not be used at any time as a separate residential unit of accommodation

Reason: The proposed annexe would not have sufficient separate amenity or parking space from the main dwelling.

- b) **PA21/05840 Trearne farm St Merryn Padstow PL28 8JA** – Listed Building consent for further repairs and alterations pursuant to the refurbishment approved under PA17/03780
Padstow Town Council = **SUPPORTED provided Conservation Officer satisfied**
Cornwall Council = **APPROVED**
- c) **PA21/05967 Land Adj 32 Treverbyn Road Padstow Cornwall PL28 8DN**
Proposed construction of new dwelling.
Padstow Town Council = **SUPPORTED**
Cornwall Council = **APPROVED**
- d) **PA21/06081 Oakwood Trevone Road Trevone Padstow Cornwall** – Proposed extension.
Padstow Town Council = **SUPPORTED provided no overlooking issues**
Cornwall Council = **APPROVED**
- e) **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.
Padstow Town Council = **SUPPORTED provided no increase in roof height**
Cornwall Council = **APPROVED**
- f) **PA21/06621 18 Alan Road Padstow PL28 8DS** – Construction of single storey extensions and alterations to existing dwelling.
Padstow Town Council = **SUPPORTED**
Cornwall Council = **APPROVED**

- g) **PA21/07046 Fairhaven Dobbin Close Trevone Padstow Cornwall –**
Proposed extensions
Padstow Town Council = **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
Cornwall Council = **APPROVED**

Planning Officer sent a 5 day protocol which Chairman opted with agree to disagree.

Some extracts from the Planning Officer report:

The site has had extensions approved under PA20/10179 which are incorporated in with this scheme for additional extensions. The additional extensions are all single storey including a single garage structure. With the combination of the previous approval and the current application this includes multiple extensions, however this is a large plot and sufficiently more than 50% of the plot will remain as amenity space and therefore it is not felt these proposals will result in any form of overdevelopment of the site.

The previously approved extensions have already been assessed in the report under application number PA20/10179. The further extensions are all single storey and consist of a small side extension, a conservatory to the front and a single garage attached to the existing garage. The roofs are all subservient to the host and are not felt to create any overbearing impact due to their positioning within the site and single storey structure. Aside from a door to the rear of the garage all of the openings are to the front of the dwelling, as these are again single storey and don't project significantly beyond the building line it is not felt these will increase any existing overlooking. The proposals won't affect light or outlook of the neighbouring properties.

- 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)
Padstow Town Council = **SUPPORTED**
Cornwall Council = **APPROVED**

PADSTOW TOWN COUNCIL - PLANNING COMMITTEE: 12 OCTOBER 2021

Agenda item 5ii: 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 applications being discussed. Councillors are reminded that they can check comments that have been submitted to Cornwall Council Online Planning Register at www.cornwall.gov.uk

- a) PA21/09004 25 Barrys Lane Padstow PL28 8AU – Support Officer has no further information.
- b) PA21/08360 3B Trelawney Road Padstow PL28 8EQ – Construction of a porch, first floor extension and Juliet balcony and associated modifications.

Previous application for this site was: PA18/02655 3B Trelawney Road Padstow PL28 8EQ - Erection of second storey to existing side extension, porch and associated modifications -which Padstow Town Council SUPPORTED and Cornwall Council APPROVED.

PA18/02655 plans below and next pg. for reference.

FINISHES
 Walls to be rendered to match existing where built up to new level
 Roof to be interlocking concrete tiles to match existing
 Windows to be white UPVC to match existing
 Fascia and Guttering to be brown UPVC to match existing

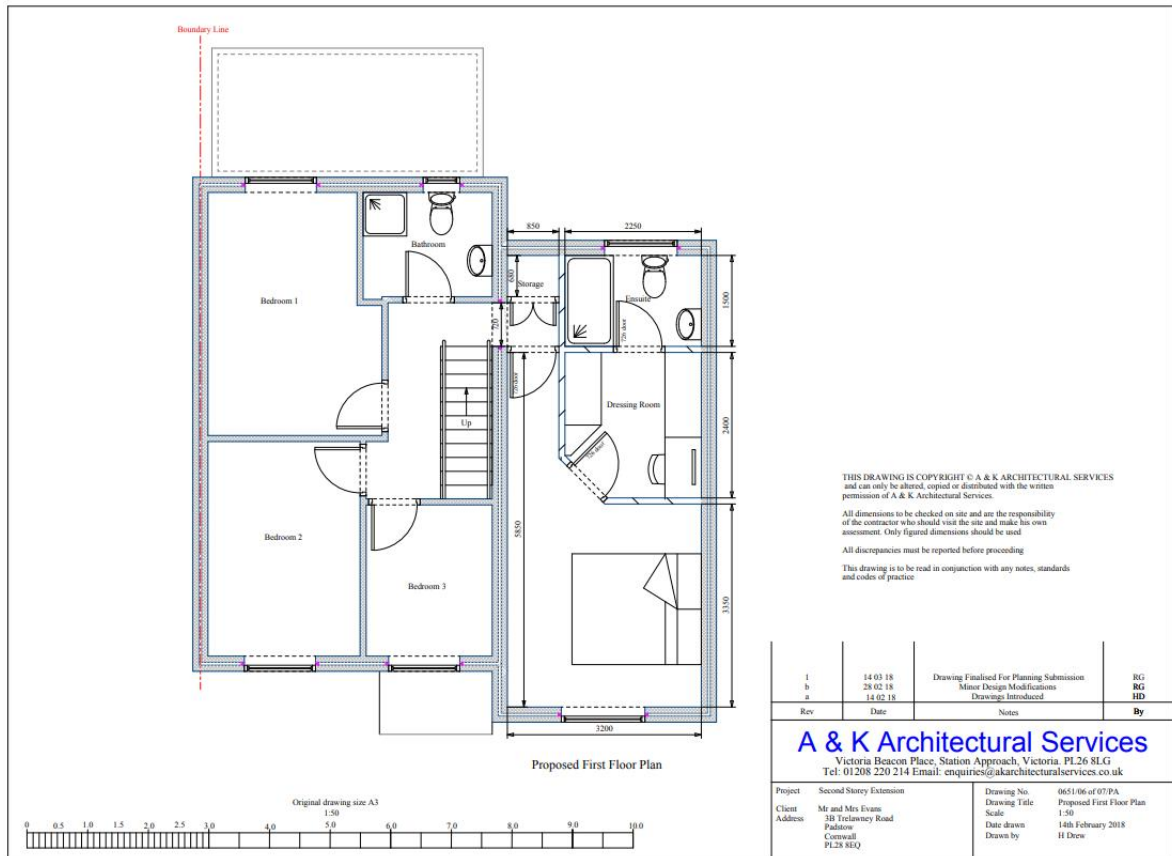
THIS DRAWING IS COPYRIGHT © A & K ARCHITECTURAL SERVICES
 and can only be altered, copied or distributed with the written permission of A & K Architectural Services.
 All dimensions to be checked on site and are the responsibility of the contractor who should visit the site and make his own assessment. Only figured dimensions should be used.
 All discrepancies must be reported before proceeding
 This drawing is to be read in conjunction with any notes, standards and codes of practice

Rev	Date	Notes	By
1	14 03 18	Drawing Finalised For Planning Submission	RG
b	28 02 18	Minor Design Modifications	RG
a	14 02 18	Drawings Introduced	HD

A & K Architectural Services
 Victoria Beacon Place, Station Approach, Victoria, PL26 8LG
 Tel: 01208 220 214 Email: enquiries@akarchitecturalservices.co.uk

Project	Second Storey Extension	Drawing No.	065102 of 07/PA
Client	Mr and Mrs Evans	Drawing Title	Proposed Elevations
Address	3B Trelawney Road Padstow Cornwall PL28 8EQ	Scale	1:100
		Date drawn	14 February 2018
		Drawn by	H Dew

Original drawing size A3
 1:100
 0 0.5 1.0 1.5 2.0 2.5 3.0 4.0 5.0 6.0 7.0 8.0 9.0 10.0



- c) PA21/08202 6 Rainyfields Padstow PL28 8EZ – Support Officer has no further information.
- d) PA21/08382 Ruskin House Fentonluna Lane Padstow Cornwall – Support Officer has no further information.
- e) PA21/08651 Padstow Petrol Station Treceus Industrial Estate – Installation of two rapid electric vehicle charging stations within two existing parking spaces along with associated equipment. The application will replace the existing (PA18/02484).

 For information pervious application PA18/02484 – Installation of two rapid electric vehicle charging stations. Existing spaces will become two EV charging bays, along with associated equipment
 Padstow Town Council= SUPPORT in principle; concern possibly blocks access to commercial unit at Land East of Padstow Garage Planning officer to note it may be being built on land which has right of way for access.
 Cornwall Council = APPROVED
- f) PA21/08740 23 New Street Padstow PL28 8EA – Support Officer had no further information.
- g) PA21/08909 Padstow Touring Park Padstow PL28 8LE – Variation of condition 1 of application No E1/2005/00666 dated 29 April 2005 (lifting of condition 3 on decision notice 83/1311 to allow all year holiday use) to allow for the siting of 38 no lodges.

For information previous application PA20/08959 Lifting of condition 3 on decision notice 83/1311 to allow all year holiday use to vary condition 1 of application No E1/2005/00666 dated 29th April 2005.

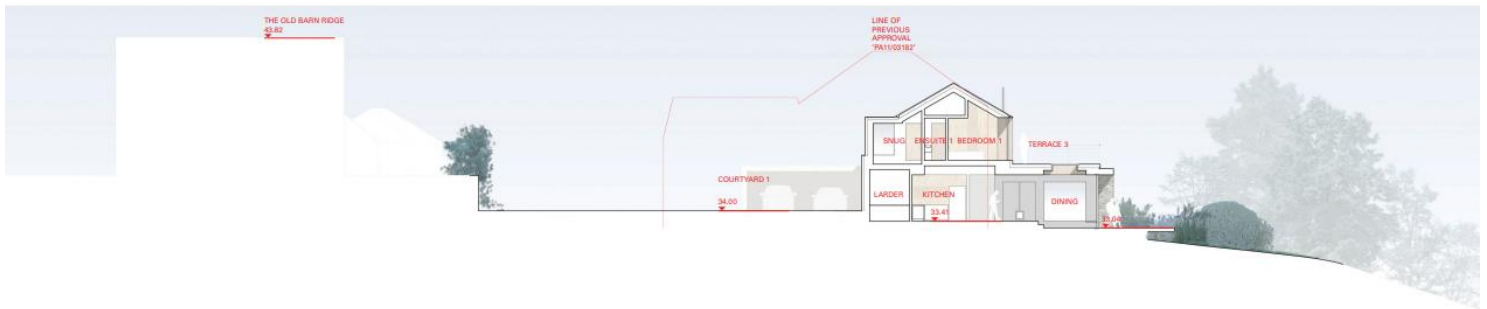
Padstow Town Council = SUPPORTED & Cornwall Council = APPROVED

- h) PA21/09729 Land East of The Old barn Trerethern Farm Padstow Cornwall – Construction of replacement dwelling house and associated development (revised design of PA11/03182) with non compliance with condition 1 in relation to decision notice PA20/06670.

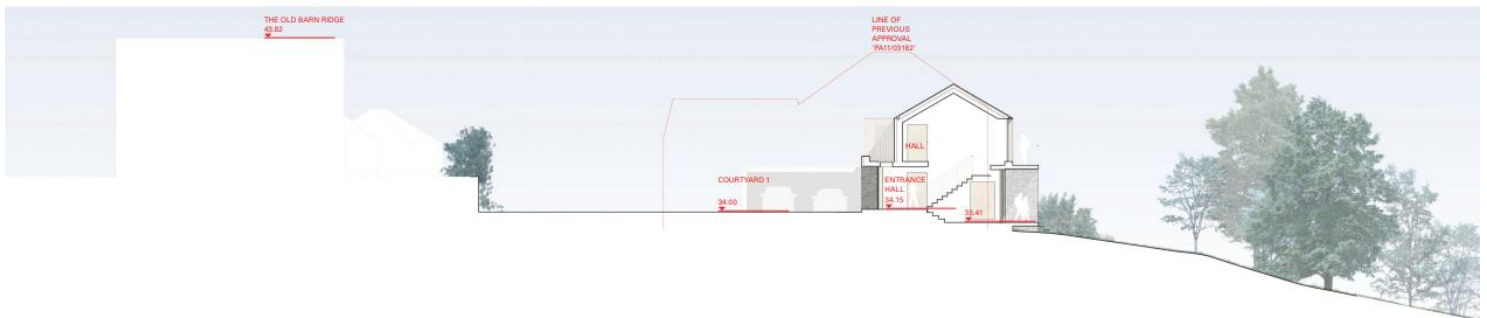
Previous application PA20/06670 - Construction of replacement dwelling house and associated development (revised design following approval of application ref PA11/03182) Padstow Town Council SUPPORTED and Cornwall Council APPROVED

Within the application PA21/09729 section 5 details their proposed amendments and the plans also provide outline of previously approved plans, however, as with other applications Support Officer has still provided previous plans PA20/06670 below and on the next pg.

SECTION A - A



SECTION B - B



Notes
 All setting out of work to be checked before work commences.
 Any errors to be reported to the Architect before any further work is carried out.
 All work to be in accordance with the relevant Building Regulations.

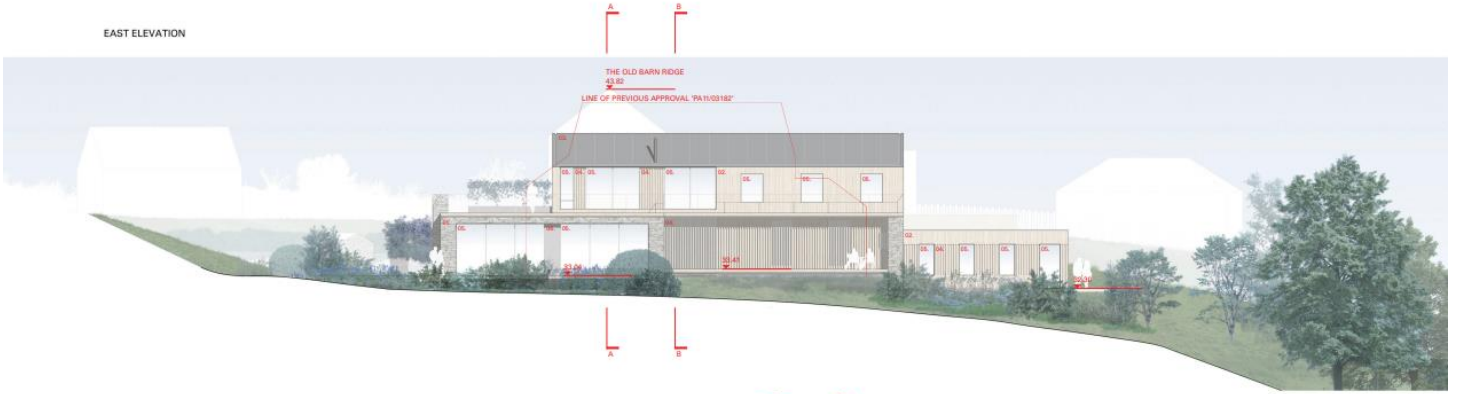
ISSUED FOR APPROVAL

Revision	Note	Date	Revision	Note	Date
A	Issued for Approval	07/08/20			

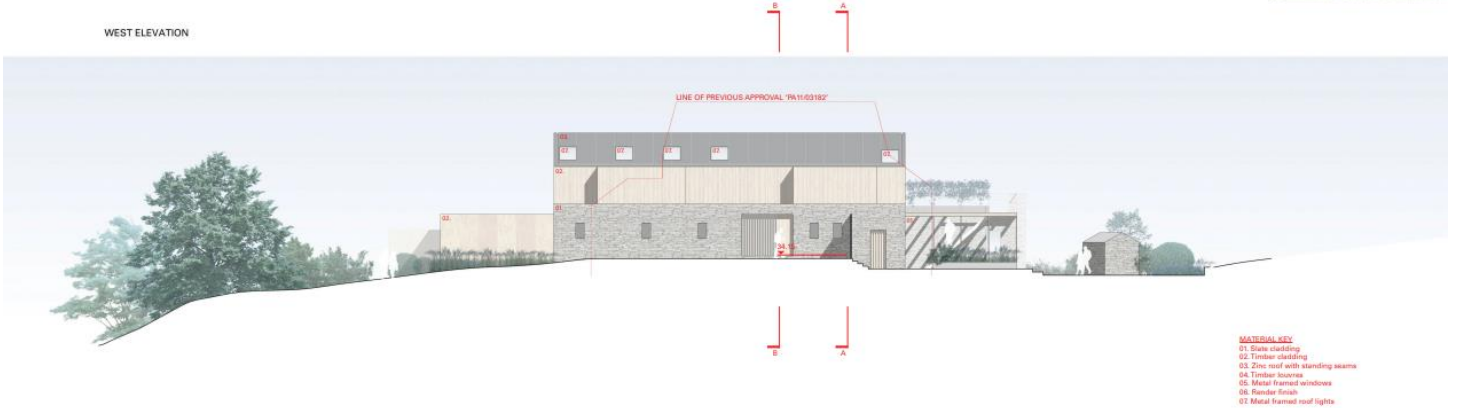
Project		TRERETHERN FARMHOUSE, PADSTOW, CORNWALL, PL28 8LE	
Date	07/08/2020	Title	SECTIONS A-A & B-B AS PROPOSED
Drawn by	SS	Checked by	SS
Scale	1:200 @ A3/1:100 @ A1	Drawing No.	1127 APL 007
		Rev.	A



EAST ELEVATION



WEST ELEVATION



- MATERIAL KEY**
- 01 Slate cladding
 - 02 Timber cladding
 - 03 Zinc roof with standing seams
 - 04 Timber louvers
 - 05 Metal framed windows
 - 06 Render finish
 - 07 Metal framed roof lights



Notes
 All setting out of work to be checked before work commences.
 Any errors to be reported to the Architect before any further work is carried out.
 All work to be in accordance with the relevant Building Regulations.

ISSUED FOR APPROVAL

Revision	Note	Date	Revision	Note	Date
A	Issued for Approval	07/08/20			

Project		TRERETHERN FARMHOUSE, PADSTOW, CORNWALL, PL28 8LE	
Date	07/08/2020	Title	EAST & WEST ELEVATIONS AS PROPOSED
Drawn by	SS	Checked by	SS
Scale	1:200 @ A3 1:100 @ A1	Drawing No.	1127 APL 005
		Rev.	A

SSA
 SASHIE SNEELSON ARCHITECTS

Unit 10, 100 River Walk,
 Padstow, Cornwall PL28 8LE
 01326 874280
 01326 874281
 © COPYRIGHT 2020 BY SASHIE SNEELSON