

PADSTOW TOWN COUNCIL - PLANNING COMMITTEE: 08 FEBRUARY 2022

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

Support Officer provides list of decision that Cornwall Council has 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) **PA21/04719 4 Ruthys Lane Padstow PL28 8AZ** – Demolition of existing side extension/shed and ground floor bathroom/utility and replace with two bed cottage together with internal alterations and roof extensions to existing property.
Padstow Town Council = **NOT SUPPORTED:**
Overdevelopment of site in a conservation area and concerns with: i) raising roof; ii) out of character; iii) roof terrace; iv) removal of garden; and v) loss of historic wall.
Cornwall Council = **WITHDRAWN**
- b) **PA21/09085 29 Grenville Road Padstow PL28 8EX** – Two storey side extension and single storey rear extension.
Padstow Town Council = **SUPPORTED**
Cornwall Council = **APPROVED**
- c) **PA21/09406 Tregella Place Caravan and Camping Tregella Lane St Merryn Padstow Cornwall** – Retrospective planning for improvements to, and extension of, caravan park to replace toilet block with new laundry building, construct mower/equipment store, improvement and extension of access track and site mobile home unit to accommodate warden and office.
Padstow Town Council = **SUPPORTED**
Cornwall Council = **APPROVED**
- d) **PA21/11157 Kadja Dobbin Road Trevone Padstow PL28 8QW** – Demolition of an existing attached building containing 2 residential apartments and replacement with a single detached residential property including associated site works.
Padstow Town Council = **SUPPORTED provided ridge height consistent with neighbouring properties (as not noted on plans)**
Cornwall Council = **APPROVED**
- e) **PA21/11299 Land Adj To Menethdowr Sarahs Lane Padstow** – Construction of dwelling house and associated works – outline with all matters reserved.
Padstow Town Council = **Meeting became inquorate so unable to comment on this application.**
Cornwall Council = **APPROVED**

- f) **PA21/11340 5 Fentonluna Lane Padstow Cornwall PL28 8BA** – Variation of Condition 2 (approved plans) of App No. PA19/07454 dated 13.11.19 (Extensions and associated alterations.)
Padstow Town Council = **SUPPORTED provided i) no overlooking issues; and ii) Conservation Officer satisfied.**
Cornwall Council = **APPROVED**

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) **PA21/12795 Land ESE of Tarkas Rest Sandy Lane Trevone Padstow** – Support Officer has no further information.
- b) **PA21/05791 The Walled Garden Duke Street Padstow PL28 8AB** – Re-consultation due to additional information - Proposed use of the Walled Garden as a public, commercial garden with associated café.

This application was last discussed by Padstow Town Council in August 2021 and comments submitted - **NOT SUPPORTED; i) noise; ii) Area of Outstanding Natural Beauty; iii) Access & v) Set precedent for others to do the same at St Saviours.**

Cornwall Council have reconsulted us as they have received additional information. The Planning Officer has provided the following information 'formally submitted details of the extractor fan (Internal Filtration Unit) are also on the portal dated 19th Jan 2022, the details include the specifications and maintenance instructions. Additionally, the applicants submitted a document on the 1st October labelled 'Business Operations Proposal & Further Information' which I feel sets out the true nature and scale of the proposal well.'

Planning Officer as advised 'For information the Public Protection Noise and Odour Team have been consulted and considered that the proposed internal ventilation would mitigate the risk of adverse odour impact to neighbouring properties such that no external ventilation would be required (thereby also reducing any external visual impact to the Listed Building). Conditions will be attached restricting the use of external extraction units without prior approval. In terms of noise impact, the Noise and Odour Team have not raised an objection in this respect and considered that the adverse impacts from patrons/diners would be limited by the small scale extent of the proposal and operational timings. Again, appropriate conditions would be attached with regard to times of operation and the implementation of a suitable noise management plan.

In terms of the Parish Council's concerns regarding access, patrons of the site will use the existing entrance along Duke Street. Any produce deliveries will also be made via the Duke Street Entrance, whilst the entrance along St Saviours Lane will be used for the delivery of garden supplies such as compost. The applicant has advised that garden deliveries will be extremely limited in their occurrence and are only anticipated a few occasions per year. Additionally, St Saviours Lane will be used to accommodate access for disabled patrons. I note that some objectors have raised disabled access as an issue on this site, however, as this is a historic site, The Equality Act does not override any other legislation which looks to protect this irreplaceable asset; instead it sets out that reasonable steps should be taken to allow disabled users to visit the site, as far as is practicable. It is considered that making alternative access provision for disabled patrons is a reasonable alternative in this instance.

In terms of the impact on the AONB, the proposal is not considered to have an adverse impact on the AONB. No physical alterations are proposed to the site, with the additional paraphernalia being extremely low key, i.e. removeable tables and chairs. The garden itself would remain a green space, although better maintained, with the added opportunity for members of the public to visit and appreciate this important heritage space. Please note that the Cornwall AONB Unit have been consulted on this application and have not raised an objection.

It is not considered that this proposal would set a precedent for others along St Saviours Lane, as set out above, the St Saviours Lane access will remain very limited in its use (garden deliveries and access for disabled patrons where needed). Any other applications would be judged on their own individual merits.

This application is considered to provide a strong public benefit to local people, both in terms of its economic impact to local businesses/suppliers but more importantly, it aims to bring a heritage asset back into a viable use rather than allowing it to fall into disrepair. Additionally, not-only does this provide longevity for this asset, but it also allows not only the applicants to experience and appreciate the asset, but members of the public as well.

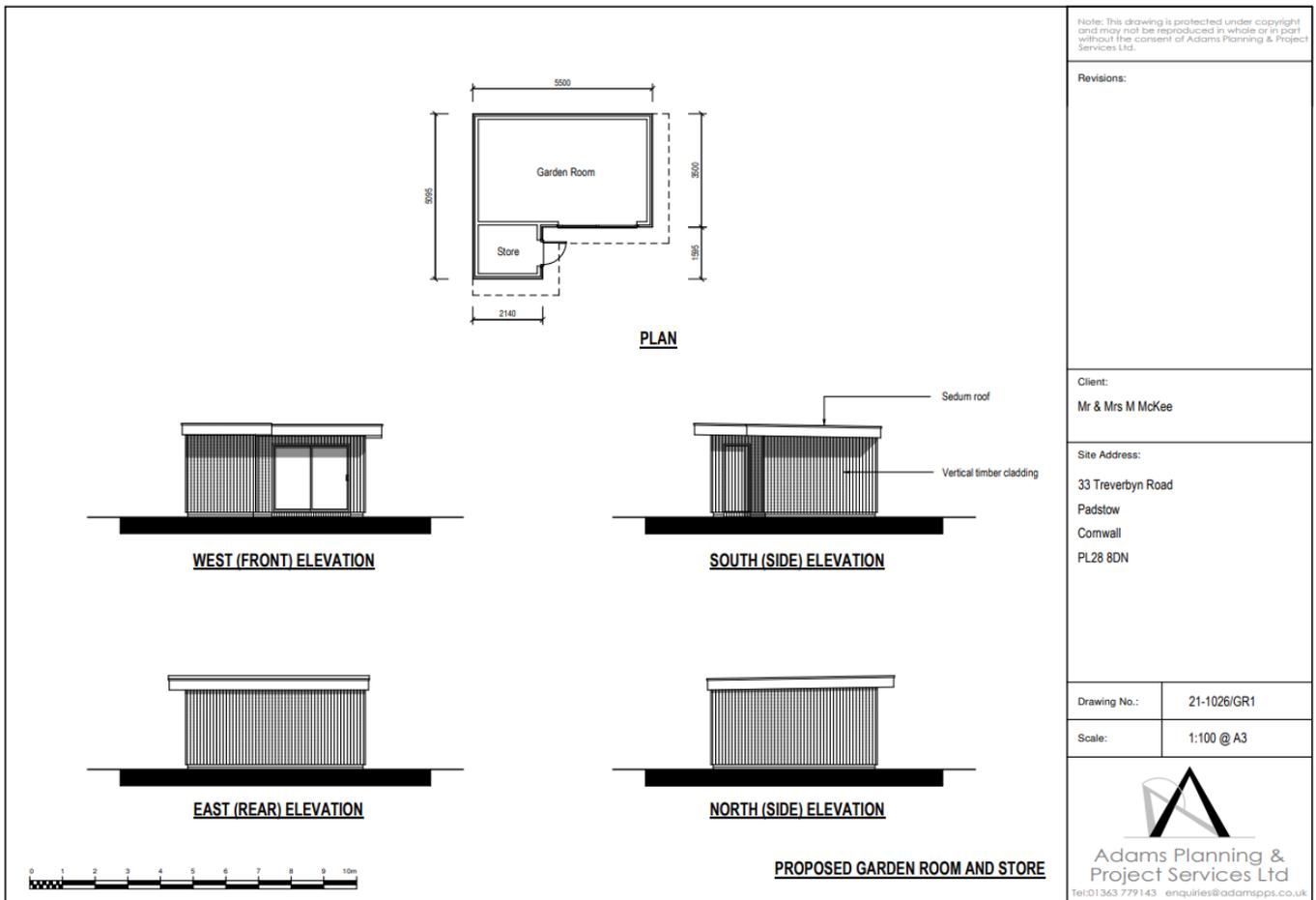
In summary, I will be recommending approval of the application subject to conditions. It is not considered that the proposal would have an adverse impact on neighbouring properties, subject to the implementation of the internal extraction system and noise management plan as set out above. The proposal does not propose any permanent physical changes to the existing site, only the introduction of low levels of removeable items such as outside seating, and as such the proposal is not considered to have an adverse impact on the heritage asset or AONB. The small scale extent of the proposal on this site is highlighted by the proposed hours of opening which for the garden would be 9am-4pm five days per week and for the shop and café 9am-6pm five days a week. Evening meals would be limited to two evenings a week (weather permitting) with a maximum of 20 guests who will be asked to vacate the terrace by 9pm and site by 10pm. 20 guests equates to five tables of four people which is not considered excessive given similar uses in the vicinity.'

c) PA21/11817 33 Treverbyn Road Padstow PL28 8DN –Amended plans-
Erection of a new 5 bedroom detached dwelling and garden store following
demolition of the existing dwelling and garage.

Planning Officer has updated as: 'The changes, as described by the agent are as follows: ' In order to create balconies for the rear 2 bedrooms we have extended the rear bedrooms out by 500mm. We have then recessed the balconies into the house by 500mm to create a decent walk out balcony. There has been no increase in overlooking.'

In the original proposals the rear bedrooms had Juliette balconies rather than a 'walk-out' balcony.'

For Committee information this application was considered in January 2022 as **SUPPORTED** by Padstow Town Council, copy of the plans that were considered in January are below, so Committee can compared to the amended proposed version.





- d) PA21/11420 40 Pellow Close Padstow PL28 8EY** – Support Officer has no further information.
- e) PA21/12187 Ilkek Homer Park Road Trevone Padstow** – Support Officer has no further information.
- f) PA21/12718 Carrek Cottage Trevone Road Trevone Padstow** – Support Officer has no further information.
- g) PA22/00077 Little Crugmeer Farm Crugmeer Padstow PL28 8HN** – Support Officer has no further information.
- h) PA22/00196 North Quay Parade Padstow Cornwall** – Padstow Town Council is the applicant