

PADSTOW TOWN COUNCIL

Minutes of the Planning Committee meeting held on Tuesday 8 February 2022 at The Church Rooms, Church Street, Padstow at 7.00 pm

Present: Councillors J O'Keefe (Chairman), Mrs J Dawe, 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) and 14 members of the public.

P2021/58 Apologies and Announcements: There were no apologies for absence. There were no announcements.

P2021/59 Declarations of Interest: Councillor K Freeman declared an interest in agenda item 5 ii. b) PA21/05791 The Walled Garden Duke Street Padstow PL28 8AB.

P2021/60 Public Participation: Councillor K Freeman left the meeting.

3 members of the public addressed Committee speaking in objection to agenda item 5 ii. b) PA21/05791 The Walled Garden Duke Street Padstow PL28 8AB. Comments included:

- Concern with site specifics and sensitivity of local context;
- Concern that despite Duke Street being identified as the schemes entrance, the entrance in the residential area of St Saviours will be used by customers and deliveries for practical and safety reasons;
- Proposal is in a conservation area within the AONB;
- Open spaces are important, the application would forever change the charm and ambience of the area and be visible throughout the town;
- Does not meet the criteria in Policy PAD5 of the Padstow Parish Neighbourhood Plan and is at odds with the wider area;
- Application relates to the whole of the Walled Garden, being nearly 1 acre, presenting the possibility for future expansion/development within the garden;
- Concern that listed building consent has not been obtained;
- Concern that Duke Street is incredibly busy and has only one loading bay, with traffic issues during the summer, consider this will be exacerbated by deliveries to the Walled Garden via Duke Street;
- Concern for increased noise in the area, acknowledge measures proposed to mitigate noise but consider in reality levels not easily managed and concern a noise management plan is unenforceable;
- Area is an important green space and proposal is a change from horticultural use to retail and catering with potential for further expansion;
- Concern proposal will exacerbate traffic problems in St Saviours.

1 member of the public addressed Committee in support of this application. Comments included:

- Acknowledge current main entrance is from St Saviours but application has taken all pains to use Duke Street entrance, not in an attempt to disguise/hide anything but to keep access away from the residential area. No intention for deliveries to be made via St Saviours entrance;
- The proposal will open up the area as a more accessible green space;
- Shocked by initial reaction to scheme, had felt proposal was positive however in hindsight consider original application was vague, understand suspicion around change of use;
- CC AONB Officer has visited site and has commented they consider proposal will enhance the area;
- Applicants share many of concerns raised by community, consider if area becomes raucous and over commercial then applicants have failed. Wish to create a peaceful atmosphere, restore the garden and grow produce in an organic, sustainable manner, funded by the café and shop;
- Looking to have legally enforceable controls, strict opening hours, limited numbers and no music;
- CC Officer has suggested to applicants that developing the site into the intended beautiful, peaceful and natural space will make it harder to get permission to develop adjacent to the garden setting and not easier.

Councillor K Freeman returned to the meeting.

1 member of the public addressed Committee speaking in objection to agenda item 5 ii. a) PA21/12795 Land ESE of Tarkas Rest Sandy Lane Trevone Padstow. Comments included:

- Noted 50 objections to the proposal on CC's Planning Portal and 10 in support;
- Consider area is a green field site and proposal fails to meet a number of CC Local Plan and Padstow Parish NDP policies.
- Development is outside of the settlement boundary and does not have a primary purpose of meeting affordable local needs as required by Local Plan Policy 9, consider it also fails to meet the criteria of the NDP Policy PAD6 Settlement Area Boundaries;
- Houses are for family use and consider in this context will mean second homes, with any sold potentially being purchased for second homes also. This would fail the NDP Policy PAD11 Second Homes;
- Consider the number of objections demonstrates the development would destroy a valuable local green space;
- During NDP consultations the importance of AONB and Landscape scored highly within the community, consider the development contravenes NDP Policy PAD1 Protecting the Natural Environment. Development is within the AONB and does nothing to enhance it,

development does not increase biodiversity and contravenes LP Policy 23.

1 member of the public addressed Committee speaking in support of this application. Comments included:

- Purpose of application is for clients to retire to the village they grew up in and where mother still resides, elderly relative also being relocated. The 2 remaining properties are to make the scheme viable;
- Consider size of the development is relative and with properties to 3 sides consider proposal is clear rounding off;
- Consider development should be assessed against existing policies. Noted Padstow Parish NDP has not yet been made;
- Dobbin Road will be widened to make safe and suitable access. There have been no objections to this from Highways;
- In respect of the landscape, development is located on part of a green field but 3 sides are already built on. It is in the AONB but consider overall landscape impact is not substantial and of an acceptable standard. Noted that comments from the AONB are still outstanding;
- In response to a member query, it was confirmed that the intention for only 2 car parking spaces per property was designed for the needs of the client but that this could be looked at again if an issue. There is no specified parking for visiting cars.

P2021/61 RESOLVED that the **Minutes** of the meeting held on i) **Tuesday 9 November 2021** and ii) **Tuesday 11 January 2022** be signed as a true record.

P2021/62 Planning

i. The following Cornwall Council planning decisions were noted:

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. **WITHDRAWN**

b) [PA21/09085](#) 29 Grenville Road Padstow PL28 8EX – Two storey side extension and single storey rear extension **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. **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

APPROVED

e) [PA21/11299](#) Land Adj To Menethdowr Sarahs Lane Padstow Cornwall – Construction of dwelling house and associated works – outline with all matters served. **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) **APPROVED**

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

a) [PA21/12795](#) Land ESE of Tarkas Rest Sandy Lane Trevone Padstow – Proposed residential development with amenity space and infrastructure

NOT SUPPORTED; The design and access statement says that Padstow is easily accessed by bus via a bus stop that is located some 600 m south of the site, this bus stop is closer to 1 km from the site along a road without pavements and has a lot of traffic especially in the summer when this section of road is often gridlocked with traffic trying to leave the beach when other cars are coming in to the village. The statement says occupiers would not be reliable on motor vehicles, there is no way that anyone in these houses would walk to Windmill to catch a bus.

It states that the development would have clear social and economic benefits in relation to 5 new family homes adding to the housing stock within this suitable location at Trevone. Cannot see any social and economic benefits, there are no affordable houses included, there are no new houses required as housing stock in Trevone as there is adequate housing stock currently being built at Padstow and also St. Merryn.

It also states that there is an existing vehicular and pedestrian access point onto Beach Road, this is clearly shown on the map on page 6 and mentioned at least 3 times, however this is not the case, and the applicant has confirmed by email in December, to the house owners of Beach Road that he will be blocking up this access, however there has been no mention of this in anything to the planning office. Anyone in these houses wishing to go to the beach will have to walk to the top of the field, then all the way down the main road or through Well Parc's private garden and through Sandy Lane.

The field lies within the Area of Outstanding Natural Beauty.

The site is outside of the village development boundary.

This cannot be seen as infill as there will still be a large area to the top of the field, there is also a large gap between the Well Parc bungalow and Tarka's Rest with fields continuing across to Harlyn. With the road down from the top of the field, should this development go ahead, then infill between these houses and the top of the field could be more justified and could open up the whole field for development.

Can't see that the building of 2 houses for the applicants to retire to, at some point in the future, plus a bungalow for an elderly aunt justifies the building of any new properties, let alone 5. What would happen to the 2 retirement houses for the applicants until retirement and the other 2 houses, also the bungalow at some point in the future. Should this development go ahead these houses should be enforced as primary residences.

The areas of the field to be built on, including the road and parking spaces, will reduce the area of the field that will be able to let rainwater soak away, although it will still make its way to the bottom of the field. The bottom of this field is often waterlogged and drains directly onto Porthmissen Beach, any pollutants entering the ground in this field will end up on the beach.

Councillor K Freeman left the meeting.

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.

SUPPORTED

Councillor A N Rees objected to this decision, Councillor Mrs J Dawe abstained, both requested their names be recorded.

Councillor K Freeman returned to the meeting.

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.

SUPPORTED

d) [PA21/11420](#) 40 Pellow Close Padstow PL28 8EY – Proposed two storey side extension to existing dwelling, porch and single storey rear extension.

SUPPORTED

e) [PA21/12187](#) Ilkek Homer Park Road Trevone Padstow – Demolition of the existing dwelling and replacement with a three-bedroom room in the roof style dwelling, with associated works.

SUPPORTED; Concern with height of building and overlooking issues, provided these issues are addressed would support.

f) [PA21/12718](#) Carrek Cottage Trevone Road Trevone Padstow –
Proposed demolition of garage and rear extensions and proposed construction of garage with bedroom/gym/playroom above.

NOT SUPPORTED; overdevelopment on whole site, overlooking cottage extension, inadequate parking, concern for intention of garage.

g) [PA22/00077](#) Little Crugmeer Farm Crugmeer Padstow PL28 8HN – Construction of a small timber annexe and side extension at Little Crugmeer.

SUPPORTED

h) [PA22/00196](#) North Quay Parade Padstow Cornwall PL28 8AF
– Works to trees in a Tree Preservation Order (TPO), works to include the reduction of elm trees on bank, back to wall height to allow for harbour view and the ivy hedge will be trimmed.

SUPPORTED

P2021/63 Date of Next Meeting: Tuesday 15 March 2022 at 7.00 pm

Meeting closed at 8.03 PM