

## **PADSTOW TOWN COUNCIL - PLANNING COMMITTEE: 15 MARCH 2022**

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

In this report the Support Officer has provided a list of Cornwall Council decisions made since the last meeting. With each decision Padstow Town Council's consultee response has been included for Committee to note. Where Padstow Town Council submitted a specific comment in respect of an application, the Support Officer has checked the approval decision for any conditions relating to the comment and included these in the report below.

- a) **PA21/06101 Porthmissen Farm Padstow Cornwall PL28 8HL –**  
Alterations to Grade II listed building to include new windows, doors and dormer windows.  
Padstow Town Council: **SUPPORTED**  
Cornwall Council: **APPROVED**
  
- b) **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.  
Padstow Town Council: **SUPPORTED**  
Cornwall Council: **APPROVED**
  
- c) **PA21/10059 Land North of 38-40 Duke Street Padstow Cornwall**  
Proposed self-contained 1 bed cabin.  
Padstow Town Council: **NOT SUPPORTED i) access and parking issues; ii) Loss of garden; iii) out of character with Conservation Area; iv) concern used as separate dwelling; and v) overdevelopment**  
Cornwall Council: **APPROVED**

5 day protocol was sent by Planning Officer and the Town Clerk in consultation with the Planning Chairman have delegated authority to respond. The response to the 5 day protocol was:

Agree to Disagree - however that it still be noted that the Town Council submitted: NOT SUPPORTED i) access and parking issues; ii) Loss of garden; iii) out of character with Conservation Area; iv) concern used as separate dwelling; and v) overdevelopment.

The Chairman also considers it wise to change the wording of one paragraph within your email, should it be in our final report, so that people are aware your visit was along the top path of Plantation, as currently it can be confusing and the reason he called you. The line he is referring to is 'a visit to site including the paths to the south of St Petrocs Church and Church Lane from which the site can be viewed.

Some extracts from the Delegated Officer Report are below to give some further context (the full report can be viewed on the Cornwall Councils planning portal)

### **Access and parking**

Existing property currently a mix of long-term rent and holiday lets, all owned by the same freeholder, who has perpetual access rights through the communal lobby to the rear garden. The proposal is for a further 'self-contained' single bedroomed unit in the rear garden, that the applicant intends to let, and this will also have use of the communal lobby.

Given this is an existing situation, and that items such as gardening supplies would already need to be taken through the shared lobby, it is considered that the impact of an additional unit using the shared communal lobby will not lead to significant negative impacts to the existing residents' residential amenity.

Additionally, whilst it is acknowledged that there is no parking provided as part of the proposals, there is no absolute policy requirement to deliver parking within settlements and the proposed use of the site is of a low intensity and is sustainably located within the centre of the town and the occupants will be able to access a range of facilities on foot as well as to a number of bus routes. As such, in this instance though it is desirable to provide on-site parking its absence is not so significant as to justify refusal.

### **Impact on the Padstow Conservation Area and nearby Grade II Listed Building**

The site is located within the Padstow Conservation Area and lies to the south of the rear garden of Oak House, a Grade II listed dwelling. As such consideration must be given to the duty imposed under S.72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, which requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area and the settings of nearby designated heritage assets.

The proposal is for backland development, and whilst the Conservation Area Statement doesn't specifically refer to the site, assessment of the proposals potential impact on the character and appearance of the Padstow Conservation area has been informed by the available aerial imagery, a visit to site including a walk through The Plantation, from which there are views of the site.

This area of Padstow is characterised by dense terraced development with narrow strip gardens that rise steeply up to less densely developed St Saviours Lane. The modest height and use of visually recessive materials (timber clad with a green roof), together with the retention of the existing tree to the south of the proposed building, minimise any impact of the proposal where visible from afar and though modern in aesthetic the low-key nature of the design means that the proposed building is not felt to jar unacceptably with the surrounding properties.

Its height and the use of the green roof also minimise any impact to the setting of the Grade II listed building known as 'Oak House', and it was confirmed by the agent, via email that the proposed building would sit only 100mm above the existing brick wall, with views from Oak House further screened by the existing mature trees/ vegetation at the southern end of its garden.

In light of the above it is considered that the proposed development will result in only minimal harm to the Padstow Conservation Area. Where harm is less than substantial, paragraph 202 of the NPPF states that the harm should be 'weighed against the public benefits of the proposal'.

d) **PA21/10551 The Flat Fentonluna Lane Padstow PL28 8BA** – Demolition of existing dwelling and construction of replacement dwelling.

Padstow Town Council: **SUPPORTED provided Conservation Officer satisfied**  
Cornwall Council: **APPROVED**

- e) **PA21/12221 Padstow Harbour Hotel (formerly The Metropole) Station Road Padstow PL28 8DB** – Non Material Amendment to Application No PA20/06585 dated 25.11.20 namely addition of roof lights, alteration of window locations, addition of window, alteration of window and balcony size, alteration of entrance stair and refuse point and minor alteration of roof pitch and height.  
Padstow Town Council: **SUPPORTED**  
Cornwall Council: **APPROVED**
- f) **PA21/12589 Mordros Homer Park Road Trevone Padstow PL28 8QU**  
Extension to room in the bungalow roof, new single storey rear extension incorporating a new kitchen/dining room. New double height entrance hall and rear dormer added to existing roof.  
Padstow Town Council: **SUPPORTED**  
Cornwall Council: **APPROVED**
- g) **PA22/00052 Land North East of Churchey Cottage Padstow Cornwall**  
Non Material Amendment to application No PA21/00471 dated 17.06.21 for proposed conversion of stable building into a single dwelling, namely, changes to windows and extension and increase in ridge height from 64.87m to 65.15m (280mm).  
Padstow Town Council: **SUPPORTED**  
Cornwall Council: **APPROVED**
- h) **PA21/10658 Trerethern Farm Padstow PL28 8LE** - Proposed new restaurant incorporating farm shop for produce grown on Trerethern Farm (removal of existing farm shop building and replacement of previously approved pop-up seasonal restaurant and cafe)  
Padstow Town Council: **SUPPORTED**  
Cornwall Council: **APPROVED**
- i) **PA21/11420 40 Pellew Close Padstow PL28 8EY** - Proposed two storey side extension to existing dwelling, porch and single storey rear extension.  
Padstow Town Council: **SUPPORTED**  
Cornwall Council: **APPROVED**
- j) **PA21/11817 33 Treverbyn Road Padstow PL28 8DN** - Erection of a new, 5 bedroom detached dwelling and garden store following demolition of the existing dwelling and garage.  
Padstow Town Council: **SUPPORTED**  
Cornwall Council: **APPROVED**
- k) **PA21/12561 Byron Southway Windmill Padstow PL28 8RN** - Proposed demolition of existing dwelling and construction of new replacement dwelling and associated works.  
Padstow Town Council: **SUPPORTED**  
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](http://www.cornwall.gov.uk)

- a) **PA22/01229 San Marcos Upper Dobbin Lane Trevone Padstow** – Support Officer has no further information to provide.
- b) **PA21/10992 The Golden Lion Lanadwell Street** – Support Officer has no further information to provide.
- c) **PA21/10993 The Golden Lion Lanadwell Street [Listed Building Consent]** – Support Officer has no further information to provide.
- d) **PA22/00788 Culverlea Homer Park Road Trevone Padstow** – Support Officer has no further information to provide.
- e) **PA22/00797 32 Treverbyn Road Padstow Cornwall PL28 8DN** – Support Officer has no further information to provide regarding the previous applications. Committee are mindful to understand that the area of land the applicant is mentioning to be gifted to the Council has not yet been put forward to the Council to consider.
- f) **PA22/01241 Sanderling Dennis Lane Padstow Cornwall** – Support Officer has no further information to provide.
- g) **PA22/00802 Land North East Of Trevone Farm Trevone Road Trevone Padstow** – Support Officer has no further information to provide.
- h) **PA22/01763 13 Duke Street Padstow Cornwall PL28 8AB**  
[Advertisement Consent] - Committee previously considered an application for Advertisement Consent with a similar projecting sign in respect of 13 Duke Street on the 8 March 2017. Application and response were as follows:

**PA17/01498 13 Duke Street Padstow PL28 8AB, Fat Face Fat Face Ltd**  
- Application for Display of Advertisement Consent for the siting of 1 no non illuminated fascia signage, 2 no non illuminated fascia logos, 1 no non illuminated projecting sign

Padstow Town Council = **NOT SUPPORT PROJECTING SIGN; in conservation area and health and safety concerns. SUPPORT REST OF APPLICATION.**

Cornwall Council = APPROVED

- i) **PA22/01762 13 Duke Street Padstow Cornwall PL28 8AB** – Support Officer has no further information to provide.
- j) **PA22/01681 13 Duke Street Padstow Cornwall PL28 8AB [Listed Building Consent]** – Support Officer has no further information to provide.
- k) **PA22/00245 Anneth Lowena Dobbin Lane Trevone Padstow** – Support Officer has no further information to provide.
- l) **PA22/01541 Seaway Trevone Road Windmill Padstow** - The last application for this site was considered by Committee on 14 July 2021. Application and response were as follows:

**PA21/05118 Seaway Trevone Road Windmill Padstow** - Proposed extensions and alterations to Seaways including works to the main dwelling, the ancillary accommodation and construction of new double garage

Padstow Town Council = **SUPPORTED on the condition that i) it is kept as part of the main residence for family use and not a separate holiday let, and ii) there are no overlooking issues.**

Cornwall Council: **APPROVED**

- m) **PA22/01899 9 Raleigh Road Padstow Cornwall PL28 8ET** – Support Officer has no further information to provide.
- n) **PA22/02071 Seaview Cottage Dobbin Lane Trevone Padstow** - The last application for this site was considered by Committee on 09 October 2019. Application and response were as follows:

**PA19/07268 Seaview Cottage Dobbin Lane Trevone Padstow Cornwall** – Construction of a self-contained annexe in the rear garden of main residence with the eventual purpose of assisted living accommodation for one of the owners.

Padstow Town Council = **NOT SUPPORTED; i) Concern street scene from Dobbin Road not in keeping; ii) Loss of existing parking and need for additional parking due to additional property; iii) concern it will become rental/holiday let therefore include clause not to be a separate residence; iv) overlooking into Chycoose; v) Loss of light; vi) Concern plans show unspecified roof height vi) overdevelopment of relatively small site**

Planning Officer sent a 5 day protocol which Chairman opted with agree to disagree - on the proviso that it does not become a separate residence as per your comments with a condition, as this was a strong point brought up at planning meeting.

Cornwall Council = **APPROVED with conditions**

**Details from the Planning Officer report:** Balance of Considerations  
The building proposed is subservient to the main house and is sited within the garden area of Seaview Cottage sharing the garden and parking areas and as such it meets the annexe criteria as set out in Cornwall Council's

annexe guidance. Given the relationship of the annexe to the main house and the sharing of garden and parking areas it would only be considered suitable as an annexe and therefore an annexe condition is to be attached to the decision to ensure it is only used in conjunction with the main house.

Seaview Cottage benefits from a large garden that backs onto Dobbin Road. Whilst it is acknowledged that there are no other annexe buildings within the gardens of neighbouring dwellings the proposed annexe for Seaview Cottage will sit in line with Chycoose, The Patch and Cobblers and therefore carry along the same built form line as neighbouring development. Dobbin Road has a mix of style and design of dwellings and as the annexe falls in line with the existing built form I do not consider it will harm the character of Dobbin Road. The proposed annexe building is to be set into the land with the highest point of the roof being 3.55m and with the use of a green roof the impact on the roof structure will be mitigated.

The location of the annexe replaces an existing shed on the site and given the annexe does not come any further toward Dobbin Road than the existing shed and the other shed is also to be removed it is considered that the parking arrangement will remain much the same. The design and access statement states that parking arrangements will remain as existing.

Consideration has been given to the impact of the annexe of neighbouring dwellings. The main neighbour concerned is Chycoose, however the building is single storey with no windows on the side elevation looking into Chycoose. The annexe will be dug into the ground, sitting at the same level as Dobbin Road, front to back, which is lower than Chycoose. Therefore this together with the single storey nature of the development and the existing boundary treatment I do not consider that any harmful overlooking or overshadowing will occur.

The annexe can sit comfortably within the site leaving a parking area and a private shared rear garden area which is considered adequate for the size of the dwelling and therefore with the demolition of the existing sheds I do not consider this to be overdevelopment of the site