

## PADSTOW TOWN COUNCIL

### Minutes of the Planning Committee meeting held on Tuesday 15 March 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, and A N Rees

**In Attendance:** Mrs K Pemberton (Town Clerk), Mrs S Daly (Support Officer and Minute Taker) and 3 members of the public.

**P2021/64 Apologies and Announcements:** Apologies were received from Councillor Mrs T Walter. It was agreed to take agenda item 5.ii) n) PA22/02071 Seaview Cottage Dobbin Lane Trevone Padstow before agenda item 5.ii) b) PA21/10992 The Golden Lion Lanadwell Street Padstow PL28 8AN.

**P2021/65 Declarations of Interest:** There were no declarations of interest.

**P2021/66 Public Participation:** 2 members of the public attended the meeting in support of agenda item 5.ii) a) PA22/01229 San Marcos Upper Dobbin Lane Trevone Padstow.

1 member of the public addressed committee in support of agenda item 5.ii) n) PA22/02071 Seaview Cottage Dobbin Lane Trevone Padstow. Comments included:

- Noted that during discussion of original planning application in 2019 the Town Council had raised concerns regarding the annexe which was subsequently approved by Cornwall Council but with a condition on its use;
- Existing condition restricts occupancy to non-paying guests and family but with no restrictions on times of use;
- New application seeks a more flexible restriction which can be used for some tourism;
- Request is not for a separate dwelling or for the purpose of selling off, it aims to achieve a more flexible planning condition;
- No physical changes proposed, just change of use.

**P2021/67 RESOLVED** that the **Minutes** of the meeting held **Tuesday 8 February 2022** be signed as a true record.

**P2021/68 Planning**

**i. The following Cornwall Council planning decisions were noted:**

- a) **[PA21/06101 Porthmissen Farm Padstow Cornwall PL28 8HL](#)**  
– Alterations to Grade II listed building to include new windows, doors and dormer windows. **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. **APPROVED**
- c) [PA21/10059](#) **Land North of 38-40 Duke Street Padstow Cornwall PL28 8AD** – Proposed self-contained 1 bed cabin. **APPROVED**
- d) [PA21/10551](#) **The Flat Fentonluna Lane Padstow PL28 8BA** – Demolition of existing dwelling and construction of replacement dwelling. **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. **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. **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). **APPROVED**
- h) [PA21/10658](#) **Treerethern Farm Padstow PL28 8LE** - Proposed new restaurant incorporating farm shop for produce grown on Treerethern Farm (removal of existing farm shop building and replacement of previously approved pop-up seasonal restaurant and cafe) **APPROVED**
- i) [PA21/11420](#) **40 Pellew Close Padstow PL28 8EY** - Proposed two storey side extension to existing dwelling, porch and single storey rear extension. **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. **APPROVED**
- k) [PA21/12561](#) **Byron Southway Windmill Padstow PL28 8RN** - Proposed demolition of existing dwelling and construction of new replacement dwelling and associated works. **APPROVED**

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

- a) [PA22/01229](#) **San Marcos Upper Dobbin Lane Trevone Padstow** – First floor extension with some ground floor amendments  
**SUPPORTED**
- b) [PA22/02071](#) **Seaview Cottage Dobbin Lane Trevone Padstow** – Combined use of an existing building as a self-contained residential annexe and for tourism, not in accordance with PA19/07268.  
**SUPPORTED**
- c) [PA21/10992](#) **The Golden Lion Lanadwell Street Padstow PL28 8AN** – Removal of existing roof slates, felt and batten and re-slate roof. Demolish chimney stack and rebuild using the old bricks.  
**SUPPORTED as long as Conservation Officer is happy**
- d) [PA21/10993](#) **The Golden Lion Lanadwell Street Padstow PL28 8AN** – listed building consent for removal of existing roof slates, felt and batten and re-slate roof. Demolish chimney stack and rebuild using the old bricks.  
**SUPPORTED as long as Conservation Officer is happy**
- e) [PA22/00788](#) **Culverlea Homer Park Road Trevone Padstow** – Demolition of beach store/garage and replacing with gym and store.  
**NOT SUPPORTED due to discrepancy with the proposal included in the consultation letter and the description in section 4 of the planning application – description of proposed works.**
- f) [PA22/00797](#) **32 Treverbyn Road Padstow Cornwall PL28 8DN** – Change of Use of Land for the proposed construction of garage and public seating area.

The Chairman noted that the area of land the applicant mentions to be gifted to the Council had not yet been put forward to Council for consideration and that at both officer level and Councillor level there had not been any communication. The Town Clerk added that correspondence had been received by the office after the planning application had been made and that this would go to Full Council for consideration. This was a separate matter to the consideration of the planning application.

**NOT SUPPORTED i) designated local green space in the Padstow Parish Neighbourhood Plan under PAD 5; ii) planning permission granted in the garden of 32 Treverbyn Road already has allocated parking for 2 vehicles; iii) development on a green space and does not meet the criteria**

**to support; iv) loss of on street parking; and v) change of street scene including loss of vision on a very busy junction.**

- g) [PA22/01241](#) **Sanderling Dennis Lane Padstow Cornwall** – Proposed loft conversion/extension to dwelling.  
**SUPPORTED provided no overlooking issues.**
- h) [PA22/00802](#) **Land North East Of Trevone Farm Trevone Road Trevone Padstow** - Erection of an affordable dwelling and the provision of new vehicular access at land North East of Trevone Farm.  
**SUPPORTED as long as it remains a primary residence.**
- i) [PA22/01763](#) **13 Duke Street Padstow Cornwall PL28 8AB** - Advertisement Consent to remove fascia signage and replace with new signage, new projecting sign and new A board.  
**SUPPORTED apart from i) the A board due to width of pavement; and ii) concerns with projected sign over the pavement for health and safety reasons.**
- j) [PA22/01762](#) **13 Duke Street Padstow Cornwall PL28 8AB** - Remove fascia signage and replace with new signage, new projecting sign and new A board. Repair and repaint existing fascia shopfront and soffit and repaint existing stallriser.  
**SUPPORTED apart from i) the A board due to width of pavement; and ii) concerns with projected sign over the pavement for health and safety reasons.**
- k) [PA22/01681](#) **13 Duke Street Padstow Cornwall PL28 8AB** - Listed Building Consent to remove fascia signage and replace with new signage, new projecting sign and new A board. Repair and repaint existing fascia shopfront and soffit and repaint existing stallriser.  
**SUPPORTED apart from i) the A board due to width of pavement; and ii) concerns with projected sign over the pavement for health and safety reasons.**
- l) [PA22/00245](#) **Anneth Lowena Dobbin Lane Trevone Padstow** - Conversion & change of use of existing garage to Annex  
**SUPPORTED as long as the annex remains part of the main residence and cannot be sold off as a separate property.**
- m) [PA22/01541](#) **Seaway Trevone Road Windmill Padstow** - Proposed garage with terrace to front of property.  
**NOT SUPPORTED i) garage roof too high compared to adjoining property's garden; ii) overlooking issues; iii) overdevelopment of front garden; iv) severe lack of visibility when exiting the garage; v) overbearing to neighbouring properties; and vi) not comparable to St Francis due to severe differences in road to garden height.**

- n) [PA22/01899](#) **9 Raleigh Road Padstow Cornwall PL28 8ET** -  
First floor level side extension, car-port and access to the rear of  
the existing property underneath.  
**NOT SUPPORTED i) extension built right up to boundary wall  
taking light; and ii) will be overbearing to property next  
door.**

**P2021/69 Date of Next Meeting:** Tuesday 12 April 2022

Meeting closed at 7.40 pm