

## **PADSTOW TOWN COUNCIL - PLANNING COMMITTEE: 12 APRIL 2022**

### **Agenda item 6i: 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) **PA21/08382 Ruskin House Fentonluna Lane Padstow Cornwall** – Enclosure of courtyard to create dining room.  
Padstow Town Council: **SUPPORTED**  
Cornwall Council: **APPROVED**
  
- b) **PA21/10664 Memorial Hall Trevone Road Trevone Padstow PL28 8QJ** – Demolition of existing extension to the Memorial Hall, including entrance lobby, corridor and toilets and erection of a detached hall with kitchen and disabled facilities.  
Padstow Town Council: **SUPPORTED**  
Cornwall Council: **APPROVED**
  
- c) **PA21/11151 11-13 Barrys Lane Padstow** – Refurbishments and replacement of rear extension.  
Padstow Town Council: **SUPPORTED, as long as Conservation Officer satisfied**  
Cornwall Council: **APPROVED**
  
- d) **PA21/12165 Land South of St Petrocs Church Church Lane Padstow** – Replacement of existing debris screen to reduce flood risk.  
Padstow Town Council: **SUPPORTED**  
Cornwall Council: **APPROVED**
  
- e) **PA22/00196 North Quay Parade Padstow Cornwall** – 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 icy hedge will be trimmed.  
Padstow Town Council: **SUPPORTED**  
Cornwall Council: **APPROVED**
  
- f) **PA22/00788 Culverlea Homer Park Road Trevone Padstow PL28 8QU** - Demolition of beach store/garage and replacing with gym and store.  
Padstow Town Council: **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.**  
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 from the Chairman and read:

'Please see below the response to the 5 day protocol in relation to PA22/00788 Culverlea Homerpark Rd Trevone Padstow.

1. Agree with the recommendation.

Please note that the planning committee were going to support the application until the discrepancy in the wording of the use of the building was noticed, as there is a lot of difference between a conversion to a gym and store compared to an annexe. I would like to propose in future if the description is different on the planning application to that on the consultation letter a note is attached to the form so that there is no confusion on what the planning committee are discussing and being consulted on.'

To note the 5-day protocol confirmed that the description on the consultation notice would be the wording in the final decision notice.

### **Agenda item 6ii: To Note tree work applications.**

Cornwall Council have sent the following tree works notifications to Padstow Town Council. These applications are decided under delegated authority by Cornwall Council and therefore they are not asking for Council comments, they are merely notifying the Council that the applications have been received with Cornwall Council.

- a) **PA22/03025 Polyphant Cross Street Padstow Cornwall PL28 8AT** – Works to trees in a Conservation Area, namely, Magnolia Tree- Crown lifting to a height of 15ft/20ft on Marble Arch side, pruning/cut overhanging branches
- b) **PA22/02393 Abbey House North Quay Padstow Cornwall PL28 8AF** – Works to trees in a Conservation Area, namely, Elm, Ash Sycamore and Holly trees in top garden – to reduce all trees by one third and pruned back hard.
- c) **PA22/03206 Rosehill House 40 High Street Padstow Cornwall PL28 8BB** – Works to trees in a Conservation Area, namely, Magnolia tree requires pruning back and shaping. Branches are nearing overhead service wires Rosehill House 40 high Street Padstow Cornwall PL28 8BB.

### **Agenda item 6iii: 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) **PA21/04718 44 Egerton Road Padstow PL28 8DL – amended plans.**  
This application was last considered in June 2021 to which Padstow Town Council **SUPPORTED** the application. Cornwall Council have now received updated plans. The previous plans which Padstow Town Council Supported are still available to see on Cornwall Council planning portal and marked as 'superseded'.

The Planning Officer has provided the below information on the changes:

'I've had a quick look through the latest drawings, Revision C, received 11/03/2022 and the previous version I can see on our systems which is Revision A received 08/06/2021.

There has been an internal re-configuration – main differences are the location of the kitchen and bedrooms 2 and 3 and externally there have been alterations to the position and number of windows and doors on all elevations. North elevation (with 42) door to utility is obscured glazed – there are also two full height slot windows to bedroom 3 – I need to check that boundary wall prevents unreasonable overlooking towards 42.

The forward projecting extension has been reduced in size from a maximum of 4.3m (4.5m including eaves) to 3.4m (3.65 including eaves) and the curved end wall replaced with a straight one -in response to concerns over overshadowing to neighbours living/ dining room window and front balcony.

The size and extent of the terrace at the front has altered, with the revised scheme showing a much larger terrace which extends to towards the southern boundary with 46 Egerton Road, the edge of which is approximately 1.27m from neighbours garage wall, with a raised path running to the rear of the property. Glazed balustrading to edges, some frosted for privacy of neighbours, though height of panels facing north have not been confirmed on drawings. Also, the configuration of the stores at the front has been altered, not sure of layout of these stores at this stage.

Hopefully this will help you explain the changes to Members.'

- b) PA22/01348 11 St Petros Meadow Padstow Cornwall – Support Officer has no further information to provide.**
- c) PA22/01354 33 High Street Padstow Cornwall PL28 8BB - Support Officer has no further information to provide.**
- d) PA22/02377 Carrek Cottage Trevone Road Trevone – This application is to construct a parking space.**  
Members may recall in February 2022 considering PA21/12718 Proposed demolition of garage and rear extensions and proposed construction of garage with bedroom/gym/playroom above – which Padstow Town Council 'NOT SUPPORTED; overdevelopment on whole site, overlooking cottage extension, inadequate parking, concern for intention of garage.' PA21/12718 is still awaiting the final decision from Cornwall Council.
- e) PA22/02563 Ruskin House Fentonluna Lane – Support Officer has no further information to provide.**
- f) PA22/02588 Trevisker Garden Centre Padstow Cornwall PL28 8LD – Support Officer has no further information to provide.**
- g) PA22/02847 24 Hawkins Road Padstow Cornwall PL28 8EU – Support Officer has no further information to provide.**

**h) PA22/03083 Land East of The Old Barn Trerethern Farm Padstow Cornwall PL28 8LE**

For information: PA21/09729 Construction of replacement dwelling house and associated development (revised design PA11/03182) with non compliance with condition 1 in relation to Decision Notice PA20/06670- Padstow Town Council **SUPPORTED**

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

**i) PA22/03131 16 Egerton Road Padstow Cornwall PL28 8DJ** – Support Officer has no further information to provide.

**j) PA22/03301 Culverlea Homer Park Road Trevone Padstow Cornwall**

For information: PA21/00995 Rear extension and re-roofing to provide accommodation in roof space - Padstow Town Council **SUPPORTED**