

PADSTOW TOWN COUNCIL - PLANNING COMMITTEE: 12 JULY 2022

Agenda item 6i: To advise of Cornwall Council planning decisions.

In this report the Support Officer has provided a list of the decisions made by Cornwall Council 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) **PA21/12718** **Carrek Cottage Trevone Road Trevone Padstow PL28 8QJ** – Proposed demolition of garage and rear extensions and proposed construction of garage with bedroom/gym/playroom above.
Padstow Town Council = **NOT SUPPORTED overdevelopment on whole site, overlooking cottage extension, inadequate parking, concern for intention of garage.**
Cornwall Council = **APPROVED**

5 day protocol from CC Planning Officer had said the agent had amended the plan to remove the section of first floor balcony that was previously facing Remnant Cottage. The section of balcony facing the highway remained but would apply a condition for a privacy screen on the side. Condition also to be applied that the garage is used ancillary to the dwelling.

5 day protocols are dealt with Chairman in consultation with Town Clerk as they have delegated authority to respond – the decision was to agree with the case officers to approve the scheme subject to the conditions that are set out being implemented and agreed before planning permission is granted.

Conditions with the approval regarding matters above are:

Prior to the development hereby approved being brought into use a non-transparent screen of 1.8m in height shall be positioned on the north side elevation of the first floor balcony area shown on plan A1 02 Rev B to serve Bedroom 1. This screen shall thereafter be retained in this position and shall not be altered or removed. Reason: To protect the privacy of the neighbour at Remnant Cottage in accordance with Policy 12 of the Cornwall Local Plan 2016-2030.

The upper floor of the garage hereby permitted shall only be used by family or non-paying guests in connection with the dwelling known as Carreck Cottage only and shall not be used at any time as a separate residential unit of accommodation.

Reason: The Local Planning Authority consider that the proposed garage would be inappropriate for use independent of the main dwelling by virtue of the physical relationship between the garage and the main house which would create inadequate levels of residential amenity for the occupiers of both in accordance with Policies 12 and 13 of the Cornwall Local Plan 2016-2030.

- b) **PA21/12187** **Ilikek Homer Park Road Trevone Padstow PL28 8QU** – Demolition of the existing dwelling and replacement with a three-bedroom room in the roof style dwelling, with associated works.

Padstow Town Council = **SUPPORTED; Concern with height of building and overlooking issues, provided these issues are addressed would support.**
Cornwall Council = **APPROVED**

Planning Officer did update that changes were made to the plans to remove overlooking issues at Nansmelyn, these changes were sent to Planning Committee members to note on 05.05.22.

c) [PA22/01229](#) **San Marcos Upper Dobbin Lane Trevone PL28 8QR** – First floor extension with some ground floor amendments
Padstow Town Council = **SUPPORTED**
Cornwall Council = **APPROVED**

d) [PA22/01241](#) **Sanderling Dennis Lane Padstow Cornwall PL28 8DP** – Proposed loft conversion/Extension to dwelling
Padstow Town Council = **SUPPORTED provided no overlooking issues**
Cornwall Council = **APPROVED**

Information from Planning Officers delegated report:

Consultees

Padstow Town Council - SUPPORTED provided no overlooking issues.

Summary of representations received

Two objections summarised as;

- Confirmation rear window is obscure glazed
- Overlooking
- Quotes from the Cornwall Design Guide - "9.3.5 The layout ensures adequate levels of privacy and outlook for occupants of the new housing and existing residents surrounding the site and facilitates natural surveillance of communal and public spaces."

"9.3.6 Design avoids home-to-home views. If homes are facing each other over a short distance, the placement of windows should be designed to reduce overlooking into other homes."

- Re-consultation process

The rear window is proposed as obscure glazed and will be conditioned.

Overlooking has been addressed in the above report.

Additional conditions on approval read:

- 3 The second floor windows on the south and west elevations as shown on approved plan A102 Rev A shall be installed with obscure glazing prior to the first use of the loft conversion and shall be retained at all times.

Reason: To protect the privacy of the occupants of the neighbouring property and in accordance with Policy 12 of the Cornwall Local Plan Strategic Policies 2010-2030 and paragraph 130 of the National Planning Policy Framework 2021.

- 4 The balcony on the east elevation as shown on approved plan A102 Rev A shall be installed in full with obscure glazing to a height of 1.1m prior to the first use of the balcony and shall be retained at all times.

Reason: To protect the privacy of the occupants of the neighbouring property and in accordance with Policy 12 of the Cornwall Local Plan Strategic Policies 2010-2030 and paragraph 130 of the National Planning Policy Framework 2021.

- e) [PA22/03725](#) **Yawl Cottage 3 Hill Street Padstow Cornwall PL28 8EB –**
Retrospective application for the installation of a domestic extractor cowl in the east facing roof plane of the recently approved summerhouse (PA21/07477)
Padstow Town Council = **NOT SUPPORTED installed and should be retrospective planning permission.**
Cornwall Council = **APPROVED**

5 Day protocol was received from CC Planning Officers and Chairman in consultation with Town Clerk have delegated authority to respond – the decision was to agree with the Planning Officer’s recommendation to approve the scheme, following reading the Officers communication. The Officer noted that the application had been changed to a retrospective application and that the cowl positioning has changed.

- f) [PA22/04113](#) **Veilsfield Bay Road Trevone Padstow Cornwall PL28 8QZ**
– Proposed extension and alterations.
Padstow Town Council = **SUPPORTED**
Cornwall Council = **APPROVED**

Agenda item 6ii: to note tree works applications

Cornwall Council have advised the Town Council of these tree work applications in our area however they are decided under delegated authority within Cornwall Council and therefore the Town Council does not need to comment.

Agenda item 6iii: Applications to consider

On occasion Padstow Town Council are reconsulted on applications which have previously been discussed due to amended plans. Other times Council are asked to consider new applications which are linked to previous applications. To assist Committee in these circumstances, the Support Officer has included below any information regarding Padstow Town Council's earlier comments.

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 by viewing the Cornwall Council Online Planning Register at www.cornwall.gov.uk.

a) **[PA22/03663](#) Land East of Treceus Farm B3276 between Bowleys Lane and Greenlane Treceus Padstow Cornwall PL28 8RT**

Previous application PA19/08040 – Development of affordable led housing scheme for local people of 55 new homes subsidised by open market housing – Padstow Town Council = SUPPORTED.

b) **[PA22/04804](#) Kelhefyd Parkenhead Lane Trevone Padstow** – Support Officer has no further information.

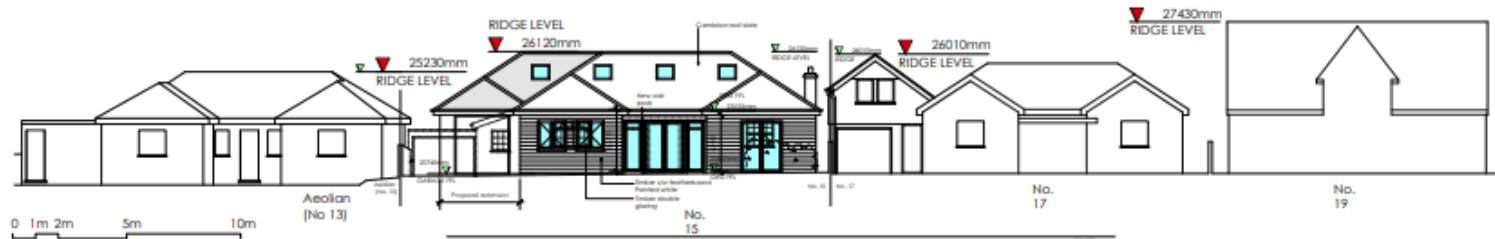
c) **[PA22/0528](#) 15 Treverbyn Road Padstow Cornwall PL28 8DW** – Ground floor extension, first floor and roof extension and associated works.

Previous application PA20/08059 -Demolition of existing garage and flat roof extension, proposed extensions and alterations with inclusion of a first floor balcony - Padstow Town Council SUPPORTED Oct 2020 and Cornwall Council APPROVED Nov 2020. Appended to this report (appendix 1) you will see plans from the approved PA20/08059 for Committees information. Further details of why the client has changed the plans is detailing the design and access statement for this application PA22/0528.

d) **[PA22/05950](#) White Horses Upper Dobbin Lane Trevone Padstow** – Support Officer has no further information.

e) **[PA22/05975](#) Greens Café and Crazy Golf North Quay Padstow Cornwall** – Support Officer has no further information.

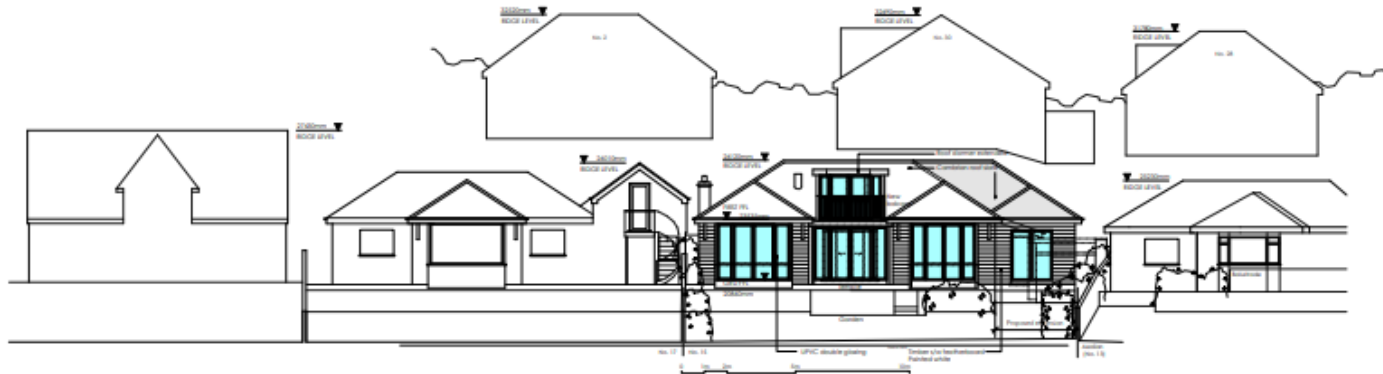
f) **[PA22/06024](#) Quay Walls Within The Old Boat Yard North Quay Padstow PL28 8AF** – Support Officer has no further information.



FRONT (WEST) ELEVATION. 1:100.



SIDE (SOUTH) ELEVATION. 1:100.



REAR (EAST) ELEVATION. 1:100.

Note:
All dimensions must be checked on site and for construction purposes not scaled from this drawing.

Author	Project	59 CENTURY CLOSE
Checker	Client	MR. T. & MRS E. MOLONEY.
Designer	Job Title	DEMOLITION OF EXISTING GARAGE & FLAT ROOF EXTENSION, PROPOSED EXTENSIONS & ALTERATIONS WITH INCLUSION OF A FIRST FLOOR BALCONY TO EXISTING DWELLING AT 15 TREVERBYN ROAD, PADSTOW.
Scale	Drawing Title	PLANNING APPLICATION PROPOSED ELEVATIONS.
Date	Scale	1:100 @ A1.
Dwg No	Date	06/08/20
Rev	Drawn by	J.C.B.
	Dwg No	BMB 560/08
	Rev	C