

## PADSTOW TOWN COUNCIL

### Minutes of the Planning Committee meeting held on Tuesday 12 April 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 N Barnes (Responsible Financial Officer), Mrs S Daly (Support Officer and Minute Taker) and Councillor Mrs Colwill

**P2021/70 Apologies and Announcements:** Apologies were received from Councillor Mrs Walter.

**P2021/71 Declarations of Interest:** There were no declarations of interest.

**P2021/72 Public Participation:** There was no public participation.

**P2021/73 RESOLVED** that the **Minutes** of the meeting held on **Tuesday 15 March 2022** be signed as a true record.

**P2021/74 Cornwall Association of Local Councils Introduction to Planning Training Session:** The Chairman advised Committee that he and Councillor Mrs Dawe had attended the CALC training session held in March. Both commented that they had found the session very useful. Members noted the information from the training session included in the agenda pages.

**P2021/75 Planning**

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

a) [PA21/08382](#) **Ruskin House Fentonluna Lane Padstow Cornwall** – Enclosure of courtyard to create dining room. **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. **APPROVED**

c) [PA21/11151](#) **11-13 Barrys Lane Padstow** – Refurbishments and replacement of rear extension. **APPROVED**

d) [PA21/12165](#) **Land South of St Petrocs Church Church Lane Padstow** – Replacement of existing debris screen to reduce flood risk. **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. **APPROVED**

f) [PA22/00788](#) **Culverlea Homer Park Road Trevone Padstow PL28 8QU** – Demolition of beach store/garage and replacing with gym and store. **APPROVED**

**ii. The Chairman commented that it was useful to be made aware of tree work applications, especially when approached by members of the public. The following applications for tree works submitted to Cornwall Council were noted:**

- 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

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

- a) [PA21/04718](#) **44 Egerton Road Padstow PL28 8DL** – Proposed front and rear extensions, alterations plus home office to garage with associated landscaping – amended plans.  
**SUPPORTED provided i) no overlooking issues or loss of light; and ii) fence does not exceed permitted height for area.**
- b) [PA22/01348](#) **11 St Petrocs Meadow Padstow Cornwall PL28 8HB** – Remove the existing decorative apexes to make a standard peak roof so as to be able to fit solar panels.  
**SUPPORTED**
- c) [PA22/01354](#) **33 High Street Padstow Cornwall PL28 8BB** – Extension to existing detached dwelling at ground and first floor level and construction of new ramped access to property.  
**SUPPORTED**
- d) [PA22/02377](#) **Carrek Cottage Trevone Road Trevone Padstow** – Proposed construction of parking space at front of property and associated works.  
**NOT SUPPORTED i) parking space will be considerably higher than ground floor of cottage; ii) concern over access and egress; and iii) ruining appearance of extremely old cottage in a prominent position in AONB.**

- e) **[PA22/02563](#) Ruskin House Fentonluna Lane Padstow Cornwall** – Replace cracked concrete in parking space and verge with stone set and cobbles.  
**SUPPORTED**
- f) **[PA22/02588](#) Trevisker Garden Centre Padstow Cornwall PL28 8LD** – Extension to existing retail space at Trevisker Home and Garden Centre.  
**SUPPORTED however concerns raised over access and exit onto main road so close to a corner and would like Highways to give an opinion.**
- g) **[PA22/02847](#) 24 Hawkins Road Padstow Cornwall PL28 8EU** – New detached garage in garden.  
**SUPPORTED**
- h) **[PA22/03083](#) Land East of The Old Barn Trerethern Farm Padstow Cornwall PL28 8LE** – Non Material Amendment (1) in relation to PA21/09729 dated 15.11.21 for construction of replacement dwelling house and associated development (revised design following approval of PA11/03182) with non compliance with condition 1 in relation to Decision Notice PA20/06670, namely, to change the timber cladding from cedar to larch.  
**SUPPORTED**
- i) **[PA22/03131](#) 16 Egerton Road Padstow Cornwall PL28 8DJ** – Single storey extension to rear of property.  
**SUPPORTED**
- j) **[PA22/03301](#) Culverlea Homer Park Road Trevone Padstow Cornwall PL28 8QU** – Non material Amendment (1) to PA21/00995 dated 30.03.21 for rear extension and re-roofing to provide accommodation in roof space, namely, plant room north west wall set back 220mm; plant room rooflights; bedroom 3 window widened; kitchen window sill height reduced; front steps and internal layout tweaks.  
**SUPPORTED**

**P2021/76 Date of Next Meeting:** Tuesday 24 May 2022 at 7pm. It was noted that this meeting would include the election of Chairman for 2022/23.

Meeting closed at 7.25 pm

## **Committees Delegated powers**

Each committee agenda will clearly indicate if the item under discussion is within the Committees delegated powers. If the item is within delegated powers the minutes will record the decision as **RESOLVED**. If it is not within the delegated powers then the minutes will show **RECOMMENDED** and the item will then be brought to the Full Council for approval and adoption as appropriate.

A power delegated does not always have to be exercised and if a committee is unsure of a decision they may make a recommendation to Full Council.

## **Committees**

All Committees are appointed by and are solely responsible to Padstow Town Council. The Committee's duties are defined and agreed by the Full Council within these terms of reference. Alterations to the terms of reference may be made at any Full Council meeting provided an agenda item is included to amend.

All committees are required to make clear and concise formal resolutions at all times to avoid ambiguity in the minutes and to ensure that the intention of the resolution is conveyed to the members for them to vote on.

# **Terms of Reference for the Planning Committee**

## **Membership**

- The Committee will consist of 6 elected Councillors and the first item of business at its first meeting after the Annual Town Council meeting each year will be to elect a Chair for the year. It will also elect a Vice-Chair, if thought appropriate, although any elected member can preside by agreement in the Chair's absence. A quorum will be a minimum of 3 elected members.
- The Committee shall be able to constitute sub-committees and working groups to study any aspect of the Committee's sphere of activity and members of the public can be co-opted on to assist with the recommendations.

## **Records of Proceedings**

- The Committee will meet on the 2<sup>nd</sup> Tuesday of each month at 7pm
- Additional meetings will be arranged as required.
- Written minutes will be taken to record the Committee decisions and will be received at the next full council meeting and signed as a true record of the meeting at the next committee meeting. The Town Clerk will be responsible for arranging meetings and for the recording and distribution of minutes. The minutes will be available on the Town Council website.

## **Responsibilities**

The Committee **will have full delegated powers** in respect of –

1. The Council's response to all applications for development within Padstow Town Council area (including Listed Building, Conservation Area consent, consent for advertisement displays etc) received from Cornwall Council.
2. A response to consultation documents regarding tree preservation and other matters regarding general land development,
3. The consideration of all appeals against planning refusal by Cornwall Council within Padstow Town Council area and the submission of comments to the relevant bodies,
4. The consideration of any proposals for new and any review of Cornwall Council structure plans, local plans and any other consultation document of a planning nature,
5. The appointment of a member of the committee to represent the Council at Cornwall Council planning meetings as appropriate.
6. The consideration of recommendations of sub-committees, working groups etc under the control of the Planning Committee,
7. Consultation with other relevant bodies with similar interests including other Town Council committees and sub-committees and consideration of their recommendations,

## **To make recommendations to Full Council**

1. Any matter falling within the remit of the committee which involves the introduction of a new policy or changes to existing policy, future direction and strategy.

## **PADSTOW TOWN COUNCIL - PLANNING COMMITTEE: MAY 2022**

### **Agenda item 7i: 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) **PA22/02071 Seaview Cottage Dobbin Lane Trevone Padstow Cornwall**  
Combined use of an existing building as a self-contained residential annexe and for tourism, not in accordance with PA19-07268

Padstow Town Council: **SUPPORTED**  
Cornwall Council: **APPROVED**

- b) **PA22/00797 32 Treverbyn Road Padstow Cornwall PL28 8DN** – Change of Use of Land for the proposed construction of garage and public seating area

Padstow Town Council: **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**  
Cornwall Council: **REFUSED**

- c) **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.

Padstow Town Council: **NOT SUPPORTED i) extension built right up to boundary wall taking light; and ii) will be overbearing to property next door.**  
Cornwall Council: **WITHDRAWN**

- d) **PA22/03083 Land East of The Old Barn Trerethern Farm Padstow Cornwall PL28 8LE** - Non Material Amendment (1) in relation to PA21/09729 dated 15.11.21 for construction of replacement dwelling house and associated development (revised design following approval of PA11/03182) with non compliance with condition 1 in relation to Decision Notice PA20/06670, namely, to change the timber cladding from cedar to larch.

Padstow Town Council: **SUPPORTED**  
Cornwall Council: **APPROVED**

- e) **PA21/04718 44 Egerton Road Padstow PL28 8DL** - Proposed front and rear extensions, alterations plus home office to garage with associated landscaping. Amended plans.

Padstow Town Council: **SUPPORTED provided i) no overlooking issues or loss of light; and ii) fence does not exceed permitted height for area**

Cornwall Council: **APPROVED WITH CONDITIONS.** Condition 3 relates to privacy and states: Prior to the first use of the east facing terrace hereby approved, the obscured 'frosted' glazed privacy panels as shown on approved plan 202-0022PL A100 Rev D shall be installed on the northern and southern edges of the terrace, and shall thereafter remain obscured and shall not be altered without the express consent of the local planning authority. Reason: To protect the residential amenities of the neighbouring properties known as 42 and 46 Egerton Road in accordance with policy 12 of the Cornwall Local Plan 2016.

f) **PA22/00245 Anneth Lowena Dobbin Lane Trevone Padstow** - Conversion & change of use of existing garage to Annex

Padstow Town Council: **SUPPORTED as long as the annex remains part of the main residence and cannot be sold off as a separate property.**

Cornwall Council: **APPROVED WITH CONDITIONS.** Condition 3 relates to the annexe and states: The annexe hereby approved shall only be used as ancillary accommodation. The annexe shall only be occupied by members of the family or non-paying guests of the occupiers of the dwelling known as Anneth Lowena, Dobbin Lane, Trevone and shall not be used at any time as a separate residential unit of accommodation. Reason: The Local Planning Authority consider that the proposed annexe would be inappropriate for accommodation independent of the main dwelling by virtue of the physical relationship between the annexe and the main house which would create inadequate levels of residential amenity for the occupiers of both and would, if occupied independently, would through the additional visual intensification of use appear at odds with the character and appearance of the surrounding area contrary to policies 12 and 13 of the Cornwall Local Plan Strategic Policies 2010-2030.

g) **PA22/01541 Seaway Trevone Road Windmill Padstow** - Proposed garage with terrace to front of property

Padstow Town Council: **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.**

Cornwall Council: **WITHDRAWN**

- h) **PA22/03301 Culverlea Homer Park Road Trevone Padstow Cornwall PL28 8QU** - Non Material Amendment (1) to PA21/00995 dated 30.03.21 for Rear extension and re-roofing to provide accommodation in roof space, namely, plant room north west wall set back 220mm; plant room rooflights; bedroom 3 window widened; kitchen window sill height reduced; front steps and internal layout tweaks.

Padstow Town Council: **SUPPORTED**  
Cornwall Council: **APPROVED**

- i) **PA22/02588 Trevisker Garden Centre Padstow Cornwall PL28 8LD**  
Extension to existing retail space at Trevisker Home and Garden Centre

Padstow Town Council: **SUPPORTED however concerns raised over access and exit onto main road so close to a corner and would like Highways to give an opinion.**  
Cornwall Council: **APPROVED**

- j) **PA21/12795 Land ESE of Tarkas Rest Sandy Lane Trevone Padstow -**  
Proposed residential development with amenity space and infrastructure

Padstow Town Council: **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.

Cornwall Council: **REFUSED**

- k) **PA22/01348 11 St Petrocs Meadow Padstow Cornwall PL28 8HB**  
Remove the existing decorative apexes to make a standard peak roof so as to be able to fit solar panels.

Padstow Town Council: **SUPPORTED**

Cornwall Council: **APPROVED**

- l) **PA22/03397 Trethillick Farm Crugmeer Padstow Cornwall** - Western Power Distribution (WPD) for the Installation of a third wire to the HV line between poles 43DLC11 and 43DLC11B, a total length of approximately 181m

Padstow Town Council: **SUPPORTED**

Cornwall Council: **No objections (OHL/OHE/HG apps)**

**Agenda item 7ii: To advise of Cornwall Council tree works decisions.**  
As notice of these works is for information only, the decisions are simply to note.

**Agenda item 7iii: To Note tree work applications.**

Notifications have been received from Cornwall Council for applications for works to trees in the Padstow Parish area. These applications are decided by Cornwall Council under delegated authority. The Town Council are not required to submit comments as Cornwall Council are merely notifying the Council that the applications have been received. Where applications for works will effect trees with a TPO (Tree Preservation Order) a consultation notice will be sent for comment in the usual way.

**Agenda item 7iv: 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](http://www.cornwall.gov.uk).

- a) **PA22/03102 Land South East OF Treceus Riding Stables Treceus Padstow Cornwall** – Committee will recall at the Full Council meeting held on 27 July 2021 representatives from Baker Estates Limited attended to give a presentation on the land to the west of Polpennic Drive. Minute reference **2021/59** provides more detail. At the Full Council meeting held on 22 February 2022 members noted under minute reference **2021/158** the public consultation to be held by Baker Estates on 1 March 2022. Baker Estates have now submitted planning application PA22/03102 which Committee are asked to consider.
- b) **PA22/03670 3 Bowen Gardens Trevone Road Trevone Padstow** – no further information.
- c) **PA22/04255 Land At Dinas Dinas Padstow Cornwall** – no further information.
- d) **PA22/03842 4 Ruthys Lane Padstow Cornwall PL28 8AZ** – This application is a re-submission of Application No. PA21/04719 which was considered by the Planning Committee on 14 July 2021. The details and decision of the application were as follows:

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

Padstow Town Council: **NOT SUPPORTED: Overdevelopment of site in a conservation area and concerns with: i) raising roof; ii) out of character; iii) roof terrace; iv) removal of garden; and v) loss of historic wall.**

Cornwall Council: **Withdrawn**

e) [PA22/04113](#) **Veilsfield Bay Road Trevone Padstow** – no further information.

f) [PA22/03725](#) **Yawl Cottage 3 Hill Street Padstow Cornwall** – application is for Installation of a domestic extractor cowl in the east facing roof plane of the recently approved summerhouse [PA21/07477]. Committee considered PA21/07477 on 15 September 2022 the details and decision of which were as follows:

PA21/07477 Yawl Cottage 3 Hill Street Padstow PL28 8EB - Construction of a summerhouse

Padstow Town Council: **NOT SUPPORTED** i) **size is overbearing;** ii) **concern with noise issue;** iii) **concern regarding the height compared to surrounding boundary walls;** and iv) **concern that roof colour is not in keeping with area.**

Cornwall Council: **APPROVED** following 5 Day Protocol where Chairman Agreed to Disagree

g) [PA22/03892](#) **Land Adj. Dolphins Barn Dobbin Close Trevone Padstow** – no further information.

h) [PA22/03592](#) **Treerethern Barn Padstow Cornwall PL28 8LE** – no further information.

i) [PA22/04147](#) **18 Egerton Road Padstow Cornwall PL28 8DJ** – no further information.

j) [PA22/04155](#) **Mariners Friend Access To Hawkers Cove Hawkers Cove Padstow** – no further information.