

PADSTOW TOWN COUNCIL

Minutes of the Planning Committee meeting held on Tuesday 24 May 2022 at the Church Rooms, Church Street, Padstow at 7.00 pm

Present: Councillors Mrs J Colwill, P Curgenvan, Mrs J Dawe, R Higman, J O'Keefe and Mrs T Walter

In Attendance: Mrs K Pemberton (Town Clerk), Mrs S Daly (Support Officer and Minute Taker), 28 members of public, Councillors A P Flide (part), A N Rees and Councillor M Rickard (part)

P2022/1 Election of Chairman/Vice Chairman:

- i) **RESOLVED** that Councillor J O'Keefe be re-elected as Chairman whereupon he took the chair.
- ii) **RESOLVED** that Councillor R Higman be elected as Vice Chairman.

P2022/2 Apologies and Announcements: There were no apologies or announcements.

P2022/3 Declarations of Interest: Councillor Mrs T Walter declared an interest in the following agenda items:

- 7 iv c) [PA22/04255](#) Land At Dinas Dinas Padstow Cornwall
- 7 iv f) [PA22/03725](#) Yawl Cottage 3 Hill Street Padstow Cornwall;
and
- 7 iv g) [PA22/03892](#) Land Adj. Dolphins Barn Dobbin Close Trevone Padstow

P2022/4 Public Participation: 5 members of the public addressed the Committee in relation to agenda items 7 iv a), 7 iv b), 7 iv c), 7 iv f) and 7 iv g).

7 iv b) [PA22/03670](#) 3 Bowen Gardens Trevone Road Trevone Padstow:
Comments in objection to this application included:

- Lack of justification, visual impact, increased intensity of use of adjacent paddock, overlooking issues and change of use;
- Neighbouring properties back on to site area;
- Undesirable extension onto open space;
- Paddock is higher area than house and so outbuilding proposal will overlook neighbouring properties;
- A condition of the property is that the paddock be retained for agricultural purposes;
- Application states area around pool not large enough for seating and recreation, consider not true.
- Outbuilding could easily be used for parties and games leading to further use of the paddock which impacts neighbours;
- Development encroaches into open countryside and does not enhance AONB;

- Consider the proposals are contrary to several policies in the Cornwall Local Plan and the draft Padstow Parish Neighbourhood Plan.

Comments in support of this application included:

- Consider seating is critical;
- Aware field has complicated planning history and there is widespread nervousness about the building, applicants have been open and transparent and invited people to discuss concerns;
- Proposed seating area within designated landscaped garden area does not require change of use, application is for 5m strip at bottom of field;
- High natural hedge will enhance area with additional planting as they too value their own privacy as much as their neighbours;
- Purpose of outbuilding is for storage of games and is situated as far as possible from neighbours and greater than the required boundary;
- Outbuilding is of a "barn type" design to blend with location.

7 iv c) [PA22/04255](#) Land At Dinas Dinas Padstow Cornwall: Comments in objection to this application included:

- Proposal is for 4-5 bed houses of a large size unlike houses in surrounding area which are only 2-1 bed with the occasional 3 bed;
- In 2018 a Padstow Parish Neighbourhood Plan questionnaire concluded that only 10% of respondents were in favour of 4-5 bed houses, 66% were in favour of 2-3 bed houses;
- Development is out of character and visually unfortunate when surrounded by bungalows;
- Main objection is access which would be via a small, paved cul-de-sac which would be damaged by construction vehicles and cause a nuisance to the properties of Sarah's View. Another access would be much better.

Councillor Mrs T Walter left the meeting.

Comments in support of this application included:

- Application was for outline planning permission for up to 5 houses all matters reserved;
- Land had been owned by family for a long time;
- Planning permission was previously granted for the development of a dilapidated barn with the same access;
- Understand that the access road has been adopted by highways and that there is no restriction on usage of access to area;
- Properties immediately adjacent are houses not bungalows;
- Development is not in a conservation area, not in the AONB and not in a critical drainage area;
- Meets with the Cornwall Local Plan;
- Proposal includes retention of hedge and introduction of boundary;
- Development meets size and scale requirements.

7 iv f) [PA22/03725](#) Yawl Cottage 3 Hill Street Padstow Cornwall:

Comments in support of this application included:

- Retrospective planning permission was required for the summer house and planning permission was now sought for the domestic extractor cowl;
- Odour and noise assessments both concluded that extractor should not cause an issue

7 iv g) [PA22/03892](#) Land Adj. Dolphins Barn Dobbin Close Trevone Padstow: Comments in objection to this application included:

- Concern for impact on neighbouring property, Trevone House which is listed. Exact impact on setting not clear, clarification has been requested from Planning Officer.

Councillor Mrs T Walter returned to the meeting.

7 iv a) [PA22/03102](#) Land South East OF Treceurus Riding Stables Treceurus Padstow Cornwall: Comments in support of this application included:

- Application is for a care home with up to 80 beds and for 28 homes;
- The care home will provide both respite and residential care. Cornwall Council have identified a need for 184 beds in Wadebridge and Padstow by 2025. Following clarification, it was outlined this was for North Cornwall;
- No new care homes have been built in the area in the last 10 years and there is increasing need for dementia care and nursing which this will provide;
- Cornwall Council have expressed interest in purchasing some of the beds;
- The care home will cater for the current area;
- Baker Estates (developer) are working on a similar project with Dartmouth;
- The development will provide 50 full-time equivalent jobs in a wide variety of roles;
- The bungalow scheme will provide downsizing opportunities. Have found consistently that 80% of homes are bought by people in the local area;
- Are aware of second home concerns, happy to accept primary residence policy within the Neighbourhood Plan and 40% of homes will be affordable;
- Held public consultation on 1 March, 33 people attended and 8 people responded in writing. A balanced response but considered concerns raised were house prices and impact on the Doctor's Surgery due to capacity concerns, properties being for second/holiday homes. Concern also expressed over the location close to existing properties, however development would be 30m or more from front doors of neighbouring properties;

- Development recognises need for care home which will be supplementary to the bungalows and proposal will provide attractive gateway feature to the town;
- 2 online objections to the application have been received but overall feel the proposal meets a need, meets PAD7 of the Padstow Parish Neighbourhood Plan and will make an attractive development.

P2022/5 RESOLVED that the **Minutes** of the meeting held on **Tuesday 12 April 2022** be signed as a true record.

P2022/6 Committee Terms of Reference: RESOLVED TO RECOMMEND TO COUNCIL that no changes be made to the Committee's Terms of Reference and they be adopted unchanged.

P2022/7 Planning

i. The following Cornwall Council planning decisions were noted:

a) **PA22/02071 Seaview Cottage Dobbin Lane Padstow –**
Combined use of an existing building as a self-contained residential annexe and for tourism, not in accordance with PA19/07268

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

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.

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.

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.

APPROVED WITH CONDITONS

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

APPROVED WITH CONDITIONS

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

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. **APPROVED**

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

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

k) **PA22/01348 11 St Petros 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. **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 **No objections (OHL/OHE/HG apps)**

ii. The following Cornwall Council tree works decisions were noted:

a) **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.

Decided not to make a TPO (TCA apps)

b) **PA22/03025 Polyphant Cross Street Padstow Cornwall PL28 8AT** - Proposal 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.

Decided not to make a TPO (TCA apps)

c) **PA22/03008 46 High Street Padstow Cornwall PL28 8BB** - Proposal Works to trees in a Conservation Area, namely, Bay tree to the rear garden reduce height by c.3 to 4m and shape/reduce overall spread proportionately **Decided not to make a TPO (TCA apps)**

d) **PA22/03206 Rosehill House 40 High Street Padstow Cornwall PL28 8BB** - Proposal Works to trees in a Conservation Area, namely, Magnolia tree requires pruning back and shaping. Branches are nearing overhead service wires

Decided not to make a TPO (TCA apps)

iii. The following applications for tree works submitted to Cornwall Council were noted:

a) [PA22/03008](#) **46 High Street Padstow Cornwall PL28 8BB** – Works to trees in conservation Area, namely, Bay tree to the rear garden reduce height by c3 to 4m and shape/reduce overall spread proportionately

b) [PA22/04570](#) **27 Church Street Padstow Cornwall PL28 8BG** - Works to a tree in a conservation area (CA), works are for the removal of a Mimosa tree in order to prevent future potential damage.

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

a) [PA22/03102](#) **Land South East OF Treceus Riding Stables Treceus Padstow Cornwall** – Outline planning permission with some matters reserved (appearance, landscaping, layout and scale) for mixed-use development comprising of a C2 use class care/nursing home of up to 80 bedrooms (up to 4,500 square metres), up to 28 dwellings, formation of access from the A389 and associated parking, drainage, open space and other infrastructure

NOT SUPPORTED i) not beneficial to the local community; ii) access concerns – too dangerous; and iii) major drain on Drs Surgery

b) [PA22/03670](#) **3 Bowen Gardens Trevone Road Trevone Padstow** - Change of use of land to residential garden, erection of oak garden room and associated landscaping
SUPPORTED

Councillor P Curgenvan voted against this decision and requested his name be recorded.

Councillor Mrs T Water left the meeting.

c) [PA22/04255](#) **Land At Dinas Dinas Padstow Cornwall** - Outline application for the erection of up to five dwellings including access with all other matters reserved

NOT SUPPORTED i) unsuitable access via Sarah's View; ii) environmental impact concerns; iii) should have a primary residence policy under PAD11 of the Padstow Parish Neighbourhood Plan

Councillor Mrs T Walter returned to the meeting

d) [PA22/03842](#) **4 Ruthys Lane Padstow Cornwall PL28 8AZ** - Proposed conversion of dwelling into two units with extended side extensions to the north and west (Re-submission of Application No. PA21/04719)

SUPPORTED on the condition that there is no roof terrace

e) [PA22/04113](#) **Veilsfield Bay Road Trevone Padstow** - Proposed extension and alterations to Veilsfield, Bay Road, Trevone, PL28 8QZ
SUPPORTED

Councillor Mrs T Walter left the meeting

f) [PA22/03725](#) **Yawl Cottage 3 Hill Street Padstow Cornwall** - Installation of a domestic extractor cowl in the east facing roof plane of the recently approved summerhouse [PA21/07477]

NOT SUPPORTED installed and should be retrospective planning permission

g) [PA22/03892](#) Land Adj. Dolphins Barn Dobbin Close Trevone Padstow – New Dwelling
SUPPORTED

Councillor Mrs T Walter returned to the meeting

h) [PA22/03592](#) Trerethern Barn Padstow Cornwall PL28 8LE - Conversion of Barn to Form Dwelling House & Associated Works
SUPPORTED

i) [PA22/04147](#) 18 Egerton Road Padstow Cornwall PL28 8DJ - Demolition of the existing 3-bed detached dwelling and replaced with a new 4- bed detached dwelling
SUPPORTED

j) [PA22/04155](#) Mariners Friend Access To Hawkers Cove Hawkers Cove Padstow - Construction of coastal retreat replacement dwelling and garage, together with alterations and change of use of existing dwelling to annexe and boathouse and demolition of existing annexe
SUPPORTED on condition access to slipway is maintained for public use into and out of the cove and South West Coast Path is not moved away from site it is on now

P2022/8 **Date of Next Meeting:** Tuesday 14 June at 7.00 pm was noted.

Meeting closed at 8.13 pm