

PADSTOW TOWN COUNCIL - PLANNING COMMITTEE: 9 AUGUST 2022

Agenda item 5i: 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) [PA22/02377](#) **Carrek Cottage Trevone Road Trevone Padstow PL28 8QJ** – Construction of parking space at front of property and associated works.
Padstow Town Council = **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.**
Cornwall Council = **APPROVED**

5 day protocol was received from Cornwall Council Planning Officer and the Chairman in consultation with the Town Clerk have delegated authority to respond, on this occasion the responses was to agree to disagree.

The Planning Officer Supporting Information document is available to view on Cornwall Council planning portal, but in summary the Planning Officer was recommending approval for the scheme as it represents a small scale alteration to the curtilage area of the dwelling that is considered to be acceptable in terms of appearance and impact on the AONB. The Planning Officer also recommended a condition regarding water drainage.

One condition from approval notice reads:

Prior to the development hereby approved being brought into use soakaways shall be incorporated into the development in a position that will adequately prevent surface water running off onto the highway. The soakaways shall thereafter be retained and shall be maintained by the occupier of the dwelling known as Carrek Cottage and shall not be allowed to become blocked. Reason: To ensure there is sufficient provision to accommodate surface water from the new development to prevent runoff onto the public highway in accordance with Policy 26 of the Cornwall Local Plan 2016-2030 and Policy PAD15 of the Padstow Neighbourhood Development Plan 2018 - 2030.

- b) [PA22/02563](#) **Ruskin House Fentonluna Lane Padstow Cornwall PL28 8BA** – Replace cracked concrete in parking space and verge with granite setts and cobbles.
Padstow Town Council = **SUPPORTED**
Cornwall Council = **APPROVED**
- c) [PA22/02850](#) **St Petros House 4 New Street Padstow Cornwall PL28 8EA** – Listed building consent for provision of two awnings to the Ground floor street elevation.
Padstow Town Council = **SUPPORTED – provided it is kept as a temporary structure**
Cornwall Council = **WITHDRAWN**

- d) [PA22/03663](#) **Land East of Treceus Farm B3276 between Bowleys Lane and Green Lane Treceus Padstow** – Non-material amendment in relation to decision notice PA19/08040 dated 13.05.20: plots 1,8,24,26,30,31,32,33,37,38 & 39 porches to be set on gallows brackets rather than posts.
Padstow Town Council = **SUPPORTED**
Cornwall Council = **APPROVED**
- e) [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 App No PA21/04719)
Padstow Town Council = **SUPPORTED on the condition that there is no roof terrace**
Cornwall Council = **APPROVED**

Additional conditions with the approval notice:

- 3 Prior to first occupation of the dwellings hereby approved the temporary parking area shall be reinstated to garden and the front boundary wall shall be rebuilt in accordance with approved plans 898.15A and 898.17A

Reason: To maintain the character of the conservation area in line with policy 24 of the Cornwall Local Plan Strategic Policies 2010-2030

- 4 The additional two bed house as shown on plan 896.17A hereby permitted shall not be occupied otherwise than by a person as their only or principal home and so shall not be used or occupied as a second home or holiday letting accommodation.

The Occupant will supply to the Local Planning Authority (within 14 days of the Local Planning Authority's written request to do so) such information as the Authority may reasonably require in order to determine whether this condition is being complied with.

Reason: In order to safeguard the sustainability of the settlements in the Padstow Neighbourhood Development Plan area, whose communities and facilities are at risk of being eroded through the high proportion of housing stock not being occupied on a permanent basis, The condition seeks to ensure that the new dwelling is occupied by persons in compliance with policy PAD11 of the Padstow Neighbourhood Development Plan 2018-2030.

Informative

This condition shall not preclude periods of occupation by visiting guests but those visiting guests will not individually or cumulatively contribute towards the occupation of the property as a Principal Home.

The condition will require that the dwelling(s) is/are occupied only as the primary (principal) residence of those persons entitled to occupy them. Occupiers of homes with a Principal Residence condition will be required to keep proof that they are meeting the condition, and be obliged to provide this proof if/when the

Local Planning Authority requests this information. Proof of Principal Residence is via verifiable evidence which could include, for example (but not limited to) residents being registered on the local electoral register and being registered for and attending local services (such as healthcare, schools etc).

- e) **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.
Padstow Town Council= **SUPPORTED**
Cornwall Council = **APPROVED**

Agenda item 5ii: to note tree works applications

Cornwall Council have advised the Town Council of these tree work applications in our parish, however they are decided under delegated authority within Cornwall Council and therefore the Town Council does not need to comment, it's just for information.

Agenda item 5iii: Applications to consider

On occasion Padstow Town Council is reconsulted on applications which have previously been discussed due to amended plans. Other times Council is 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) **PA22/04280** **Land East of 1 Sarahs Meadow Padstow Cornwall** – no further information from Support Officer

- b) **PA22/05137** **Padstow Touring Park Padstow Cornwall PL28 8LE**

Previous applications relating:

- PA21/08909 - Variation of condition 1 of application No E1/2005/00666 dated 29 April 2005 (lifting of condition 3 on decision notice 83/1311 to allow all year holiday use) to allow for the siting of 38 no lodges.
Padstow Town Council = Supported Oct 21
Cornwall Council = Approved Nov 21
- PA20/08959 - Lifting of condition 3 on decision notice 83/1311 to allow all year holiday use to vary condition 1 of application No E1/2005/00666 dated 29th April 2005.
Padstow Town Council =Supported Nov 20
Cornwall Council = Approved Nov 20

- c) **PA22/05678** **36 Boyd Avenue Padstow Cornwall PL28 8ER** – No further information from Support Officer

- d) **PA22/05977** **24A Church Lane Padstow Cornwall PL28 8AY** – Support Officer has no further information

- e) **PA22/06772** **Avon Cottage Treator Padstow Cornwall** – Support Officer has no further information

- f) **PA22/00385** **6 Alma Place Middle Street Padstow Cornwall** – Support Officer has no further information.

- g) **PA22/06719** **Land North East of Churchey Cottage Padstow Cornwall**

Previous applications relating:

- PA22/00052 - Non Material Amendment (1) 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.

- Padstow Town Council = Supported Jan 2022
Cornwall Council = Approved Feb 2022
- PA21/00471 - Proposed conversion of stable building into a single dwelling.
Padstow Town Council = Supported Feb 2021
Cornwall Council = Approved June 21