

PADSTOW TOWN COUNCIL - PLANNING COMMITTEE: 11 OCTOBER 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) [PA22/00385](#) **6 Alma Place Middle Street Padstow Cornwall PL28 8AS**
Installation of an air source heat pump
Padstow Town Council = **NOT SUPPORTED; until i) noise assessment survey has been carried out and can be considered ii) that the Planning Officer has visited the site as in Conservation area.**
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

'I have looked at the report that has been sent as a 5 day protocol on PA22/00385 6 Alma Place Middle Street Padstow Cornwall. As the reasons for objecting when the application was first submitted and discussed by Padstow Town Council Planning Committee look like they have been addressed, with regards the noise assessment issue, and a site visit also there has been no third party or neighbour objections, I would now like to submit that decision be to:

1. Agree with my recommendation'

Officers delegated report, which can be read in full on Cornwall Councils planning portal, offers the following details:

Public Protection Noise And Odour Planning Consultations (8 August 2022)

"Extract from email dated 02/08/2022:

If they wish to apply for planning permission for the ASHP, we would consider MCS 020 as the applicable standard / process to follow (or the alternative option of a full 'conventional' noise assessment). This would likely require confirmation that MCS020 requirements are met and Table 2 of MCS020 showing that the ASHP will meet sound criteria. Or as discussed they may wish to withdraw the ASHP aspect and install under PD where appropriate to do so.

Extract from email dated 08/08/2022:

Thanks for this. This unit complies with the standard as such I have not additional comments.

"

Historic Environment Planning (16 August 2022)

"The proposed works to the existing small outbuilding are not considered to cause harm to the special character or the appearance of the conservation area. The structure would still be set down lower than the boundary wall and constructed from traditional materials including Delabole slate which is welcomed.

If you require further advice, please consult HEP.

- b) [PA22/03592](#) **Trerethern Barn Padstow Cornwall PL28 8LE** – Conversion of barn to form dwelling house & associated works

Padstow Town Council = **SUPPORTED**
Cornwall Council = **APPROVED**

- c) [PA22/03670](#) **3 Bowen Gardens Trevone Road Trevone Padstow Cornwall PL28 8QD** – Change of use of land to residential garden, erection of oak garden room and associated landscaping.
Padstow Town Council = **SUPPORTED**
Cornwall Council = **APPROVED**
- d) [PA22/04155](#) **Mariners Friend Access to Hawkers Cove Padstow Cornwall PL28 8HR** – Construction of coastal retreat replacement dwelling and garage, together with alterations and change of use to existing dwelling to annexe and boathouse and demolition of existing annexe
Padstow Town Council = **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.**
Cornwall Council = **APPROVED**
- e) [PA22/04280](#) **Land East of 1 Sarahs Meadow Padstow Cornwall PL28 8LX** – New 2 story, 3 bedroomed house to be built into the slope of the site to reduce the height of the building whilst keeping in matching of the existing properties.
Padstow Town Council = **NOT SUPPORTED; i) overdevelopment ii) concerns regarding sewage systems iii) concerns boundary hedge could be affected**
Cornwall Council = **WITHDRAWN**
- f) [PA22/04610](#) **Pentire (Plot 2) Dobbin Lane Trevone Padstow Cornwall PL28 8QP** – Variation of condition 1 (approved plans) and 3 of application no PA20/03949 dated 29.07.20- reserved matters application following outline approval PA17/08592 (access, appearance, landscaping, layout and scale) without compliance with conditions 1,2 and 4 of decision notice PA20/09170 dated 08.01.21
Padstow Town Council = **NOT SUPPORTED; i) Height not in keeping with area around it; ii) Natural stone hedges and walls to be maintained; iii) Overlooking issues to neighbouring properties; iv) maintain condition for obscure glazing**
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.

Officers delegated report, which can be read in full on Cornwall Councils planning portal, offers the following details:

In terms of the former, it is considered that the proposal accords with policy 3 of the Cornwall Local Plan and Policy PAD6 of the Padstow NDP. This is due to its location within the defined settlement. The proposal site is also subject to a RM approved consent under PA20/03949, with a S73 following this under PA20/09170 . As such, this is the fall-back position which allowed for 2 dwellings on this site.

Design

In terms of design, with specific regard to Plot 2 which is the dwelling being altered, it is considered that the design reflects the form of the approved dwelling. The dwelling is no higher than the previously approved scheme and as such is accepted given the strong fall-back. The design seeks to make minor amendments to the fenestrations and materials, with a balcony reinstated. The plans also show that the hedgerow to the front of the site shall be retained. In all, these changes have been viewed as acceptable in accordance with Policy 12 of the CLP. Plot 1 shall remain as approved under PA22/00807 which was a Non-Material Amendment to PA20/09170.

Amenity

In respect to amenity, concerns have been noted in respect to over-looking, and this has been assessed in detail. As part of this, a cross-section has been submitted. It has shown the distances from the proposed dwelling and those opposite, as well as the possible views from the first-floor windows. When looking at the section, appropriate distances are secured between window to window. In terms of over-looking to the garden, the section shows that the hedgerow would obscure most views. Moreover, any inter-visibility will be from an appropriate distance away. It should also be outlined those potential views are only possible from the smaller kitchen window, with views from the entrance hall angled down due to the living room being set in from the front of the dwelling (this is shown on the section and floor plans). I am aware the garden/s opposite are private but given the distances shown, approx. 22m to reach eye level, a suitable level of privacy will be maintained. With respect to the rear elevation, due to the screens and distances secured, as well as the fall-back design, no material concern shall occur. In terms of over-bearing/over-shadowing and unreasonable noise, this is acceptable due to the limited change and fall-back design. In all, the proposal is viewed as being acceptable and complies with Policy 12 of the CLP.

- g) [PA22/04804](#) **Kelhefyd Parkenhead Lane Trevone Padstow Cornwall PL28 8QH** – Proposed Demolition of bungalow and construction of 2 No. 3-bedroomed dwellings.
Padstow Town Council = **SUPPORTED – Subject to consideration being given to the neighbours for working hours and contractor parking.**
Cornwall Council = **APPROVED**
- h) [PA22/05137](#) **Padstow Touring Park Padstow Cornwall PL28 8LE** – 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 stationing of an additional 30 no. lodges (static caravans)
Padstow Town Council = **SUPPORTED**
Cornwall Council = **APPROVED**
- i) [PA22/05528](#) **15 Treverbyn Road Padstow Cornwall PL28 8DW** – Ground floor extension, first floor and roof extension and associated works.
Padstow Town Council = **SUPPORTED**
Cornwall Council = **APPROVED**
- j) [PA22/05678](#) **36 Boyd Avenue Padstow Cornwall PL28 8ER** – Proposed extension, remodelling and associated works including demolition of existing outhouse to property providing workers accommodation.

Padstow Town Council = **NOT SUPPORTED; i) over development ii) concerns with additional noise, traffic and parking as in residential area.**

Cornwall Council = **WITHDRAWN**

- k) [PA22/05950](#) **White Horses Upper Dobbin Lane Trevone Padstow Cornwall PL28 8QR** – Proposed remodelling, attic conversion, extension and associated works.
Padstow Town Council = **SUPPORTED; provided no overlooking issues.**
Cornwall Council = **APPROVED**
- l) [PA22/05975](#) **Greens Café and Crazy Golf North Quay Padstow Cornwall PL28 8AF** – Works to trees in a conservation area (TCA), works include G1721 – Ash, Fell. Consider retaining stumps at around 2m height as habitat T1722 – Ash, Fell T1723 – Ash, Fell G1724 – Ash, Fell.
Padstow Town Council = **SUPPORTED**
Cornwall Council = **Decided not to make a TPO (TCA app)**
- m) [PA22/05977](#) **24A Church lane Padstow Cornwall PL28 8AY** – Certificate of lawful development for an existing use for proof that 24a Church Lane (Lobray Cottage) has been used as a residential dwelling for more than 10 years.
Padstow Town Council = **(no response submitted)**
Cornwall Council = **REFUSED**
- n) [PA22/06772](#) **Avon Cottage Treator Padstow Cornwall PL28 8RU** – Replacement of existing lean-to extension with new extensions.
Padstow Town Council = **SUPPORTED**
Cornwall Council = **APPROVED**
- o) [PA22/06719](#) **Land North East of Churchey Cottage Padstow Cornwall PL28 8LE** – Erection of dwelling
Padstow Town Council = **SUPPORTED**
Cornwall Council = **APPROVED**
- p) [PA22/06995](#) **Prideaux Place Tregirls Lane Padstow Cornwall PL28 8RP** - Works to trees subject to a Tree Preservation Order (TPO) works include: 5.5m highway clearance across all areas; removal of any Ash Die back; 3no Limbs to Pollard; 2no Holm Oak trees to Pollard. T1 & T2 – 1 no Holm Oak to be removed due to decay; 1 no Dead Elm in A4; 1 no Oak in G2 3M drown reduction.
Padstow Town Council = **Supported provided Tree Inspection Officer supportive and any replanting is using native species to the area.**
Cornwall Council = **APPROVED**
- q) [PA22/06996](#) **Prideaux Place Tregirls Lane Padstow Cornwall PL28 8RP** - Works to trees subject to a Tree Preservation Order (TPO) works include generally remove all Ash with evidence of Ash Die Back; T3 Remove dead elm; T1 Wolm Oak 3.5m reduction; T2 ADB dismantle; T6 ADB dismantle; T7 Sycamore dismantle; T8 ADB dismantle. T10 Sycamore dismantle decay at base; T5 Oak deadwood; T3 ADB (Deer park entrance; T6 Oak dead wood; T7 Sycamore fell; T11 beech fell fungus at base.
Padstow Town Council = **Supported provided Tree Inspection Officer supportive and any replanting is using native species to the area.**
Cornwall Council = **APPROVED**

Agenda item 5ii: 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) **[PA22/06998](#) Prideaux Place Tregirls Lane Padstow Cornwall** –Support Officer has no further information.
- b) **[PA22/07885](#) Beau Vista Sarahs Lane Padstow Cornwall** – Support Officer has no further information.
- c) **[PA22/08528](#) Pentire Dobbin Lane Trevone Padstow** – Padstow Town Council comments to PA22/00807 was **SUPPORTED – Provided no overlooking issues.**

Below extract taken from approval notice PA22/00807 to show the conditions:

- 1 Prior to the occupation of the dwelling at plot 1 hereby approved, the screens serving the external balconies to the north western elevation/s shall be constructed in accordance with submitted drawing no. '2022/1B'. The screen/s shall be retained as such thereafter.

Reason: To protect against neighbouring amenity and in accordance with Policy 12 of the Cornwall Local Plan 2010-2030 and paragraph 130 of the National Planning Policy Framework 2021.

- 2 Before the first occupation of the dwelling at plot 1, the first floor windows on the Southeast elevation shall be fitted with obscure glazing and fixed closed to a height of 1.5 metres above the finished floor level as shown in submitted drawings '2022/1B' and the windows shall be permanently retained in that condition thereafter.

Reason: To protect the privacy of the occupants of the dwelling known as 'Atlantic View' and 'Pinehaven' and in accordance with policy 12 of the Cornwall Local Plan 2010-2030 and paragraph 130 of the National Planning Policy Framework 2021.

- d) **[PA22/08591](#) Trevose View Farm Harlyn Bay Road Harlyn Bay Padstow** –Support Officer has no further information.
- e) **[PA22/08673](#) The Moorings Atlantic Terrace Trevone Padstow** – Support Officer has no further information.