

## PADSTOW TOWN COUNCIL

### Minutes of the Planning Committee meeting held on Tuesday 11 October 2022 in the Council Chamber, Station House, Station Road, Padstow at 7.00 pm

**Present:** Councillors R Higman (Vice Chairman and Chairman for the meeting), P Curgenvan, Mrs J Dawe and Mrs T Walter

**In Attendance:** Mrs K Pemberton (Town Clerk), Mrs S Daly (Support Officer and Minute Taker) and 2 members of the public.

**P2022/29 Apologies and Announcements:** i) Apologies: Were received from Councillor J O'Keefe; ii) Announcements: Agenda item 5 ii) d) [PA22/08591](#) Trevose View Farm Harlyn Bay Road Harlyn Bay Padstow would be taken before agenda item 5 ii) a) [PA22/06998](#) Prideaux Place Tregirls Lane Padstow Cornwall.

**P2022/30 Declarations of Interest:** Councillor Mrs T Walter declared an interest in agenda item 5 ii) c) [PA22/08528](#) Pentire Dobbin Lane Trevone Padstow.

**P2022/31 Public Participation:** 2 members of the public addressed committee in support of agenda item 5 ii) d) [PA22/08591](#) Trevose View Farm Harlyn Bay Road Harlyn Bay Padstow, confirming their application to extend their current camping provision by way of a change of use of agricultural farmland. They wished to make clear that the farm shed on the land would continue to be used for grain storage for agricultural purposes.

In response to member queries, they advised that:

- No changes were being made to the field with the existing 28 day camping permission, this would serve as an overflow to the field in the current application but only in accordance with its exiting conditions;
- Confirmed that if application granted, consideration to repositioning or increasing toilet and shower provision could be considered. Were unaware of complaints over hygiene concerns in the neighbouring maize field due to distance of existing facilities;
- Considered that concerns over cars driving behind the swimming pool related to the spa which was not returning next season and should therefore not be an issue;
- Noted concerns expressed to Councillors by residents of Dobbin Road who had been affected by guests returning to the campsite late at night, consideration of residents could be stressed to guests. Advised that did not want a rowdy campsite and had actively enforced this by having a member

of staff stay onsite overnight to ensure the campsite was quiet by a respectable time.

**P2022/32** **RESOLVED** that the **Minutes** of the meeting held on **Tuesday 9 August 2022** be signed as a true record.

**P2022/33** **Planning**

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

- a) [PA22/00385](#) **6 Alma Place Middle Street Padstow Cornwall PL28 8AS** - Installation of an air source heat pump **APPROVED**
- b) [PA22/03592](#) **Trerethern Barn Padstow Cornwall PL28 8LE** – Conversion of barn to form dwelling house & associated works. **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. **APPROVED**
- d) [PA22/04155](#) **Mariners Friend Access to Hawkers Cove, Hawkers Cove, Padstow Cornwall PL28 8HR** – 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. **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. **WITHDRAWN**
- f) [PA22/04610](#) **Pentire (Plot 2) Dobbin Lane Trevone Padstow Cornwall PL28 8QP** – Variation of Conditions 1 (approved plans) and 3 of Application No PA20/04949 dated 29.07.20 – reserved matter application following outline approval PA17/08592 (access, appearance, landscaping, layout and scale) without compliance with condition 1,2 and 4 of decision notice PA20/09170 dated 08.01.21 **APPROVED**
- g) [PA22/04804](#) **Kelhefyd Parkenhead Lane Trevone Padstow Cornwall PL28 8QH** – Proposed Demolition of bungalow and construction of 2 No. 3- bedroomed dwellings. **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) **APPROVED**
- i) [PA22/05528](#) **15 Treverbyn Road Padstow Cornwall PL28 8DW** – Ground floor extension, first floor and roof extension and associated works. **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. **WITHDRAWN**

k) [PA22/05950](#) **White Horses Upper Dobbin Lane Trevone Padstow Cornwall PL28 8QR** – Proposed remodelling, attic conversion, extension and associated works. **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. **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 (Lobcray Cottage) has been used as a residential dwelling for more than 10 years. **REFUSED**

n) [PA22/06772](#) **Avon Cottage Treator Padstow Cornwall PL28 8RU** – Replacement of existing lean-to extension with new extensions. **APPROVED**

o) [PA22/06719](#) **Land North East of Churchey Cottage Padstow Cornwall PL28 8LE** – Erection of dwelling **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. **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. **APPROVED**

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

d) [PA22/08591](#) **Trevose View Farm Harlyn Bay Road Harlyn Bay Padstow** – Change of Use of agricultural farmland to allow camping from the 1st may to 31st August. The capacity of the site will be up to 40 tent pitches and 10 touring grass pitches – no permanent structures.

**SUPPORTED; provided i) site access via Harlyn Road; ii) consideration to residents of Dobbin Lane in respect of noise; and iii) adequate toilet and shower provisions for site.**

a) [PA22/06998](#) **Prideaux Place Tregirls Lane Padstow Cornwall** – Works to trees subject to a Tree Preservation Order (TPO) works include G2, G3 & G4 generally remove and Ash with evidence of Ash Die Back (ADB) remove dead or dying Elm; Deadwood; T2 0568 Crown lift from building 2.5m; T3 0569 crown reduce by 3.5m and deadwood; T4 0570 dismantle decay at base;

G1 Holm Oak remove broken limbs and crown raise 4m over lawns; T5 0574 Sycamore dismantle honey fungus' T6 0575 Cypress dismantle root plate heave; T2 Cypress dismantle decay at back; G2 Laurels reduce in height by 3m to create hedge; T3 Holm Oak crown reduce by 3m Honey fungus evident – monitor; Quarry G1 clear 2-3m around edge of quarry to prevent future rock falls. Reduce limb over drive on R2, crown reduce R1 by 3.5m. R3 Holm Oak crown reduction by 5m on one stem and remaining stem to be crown reduced by 3m, R4 & R5 to dismantle to ground level and replant with 2no Jacquemonti.

**SUPPORTED**

b) [PA22/07885](#) **Beau Vista Sarahs Lane Padstow Cornwall**  
Proposed extension, remodelling and vertical separation of existing 2no. 4 bedroom apartments to provide a pair of semi-detached houses.

**SUPPORTED**

**Councillor Mrs T Walter left the meeting.**

c) [PA22/08528](#) **Pentire Dobbin Lane Trevone Padstow**  
Variation/removal of conditions 1 & 2 of Application No. PA22/00807 dated 01.03.2022 (Non-material amendment in relation to decision notice PA20/09170 dated 08.01.2021 for design revision to Plot 1)  
**NOT SUPPORTED – reasons for conditions still exist.**

**Councillor Mrs T Walter returned to the meeting.**

e) [PA22/08673](#) **The Moorings Atlantic Terrace Trevone Padstow** – Proposed extension, remodelling and change of use of outbuilding to ancillary domestic accommodation.  
**SUPPORTED**

**P2022/34** **Date of Next Meeting:** Tuesday 8 November 2022 at 7.00 pm noted.

Meeting closed at 7.28 pm