

PADSTOW TOWN COUNCIL - PLANNING COMMITTEE: 8 NOVEMBER 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) [PA21/05791](#) **The Walled Garden Duke Street Padstow PL28 8AB** – Proposed use of the Walled Garden as a public, commercial garden with associated café.
Padstow Town Council = **SUPPORTED – following re-consultation in February 2022**
Cornwall Council = **APPROVED**
- b) [PA21/06103](#) **Porthmissen Farm Padstow Cornwall PL28 8HL** – Conversion of redundant outbuilding to holiday let and retention of rooflights.
Padstow Town Council = **SUPPORTED provided in keeping with other farm buildings**
Cornwall Council = **APPROVED**
- c) [PA21/06104](#) **Porthmissen Farm Padstow Cornwall PL28 8HL** – Listed Building Consent for conversion of redundant outbuilding to holiday let and retention of rooflights.
Padstow Town Council = **SUPPORTED**
Cornwall Council = **APPROVED**
- d) [PA22/05732](#) **Porthmissen Farm Trevone Cornwall** – Repair the roofs of the buildings in the courtyard adjacent to the farmhouse.
Padstow Town Council = **Supported provided conditions i) Bat Mitigation Licence obtained ii) Timeframe set for temporary roof covering to be reinstated with traditional Cornish slate.**
Cornwall Council = **APPROVED**

Conditions with approval:

CONDITIONS:

- 1 The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans Referred to in Consideration of this Application".

Reason: For the avoidance of doubt and in the interests of proper planning.
- 2 No development or associated works, such as buildings inspection, land clearance or maintenance, shall take place between the months of March to August (the normal breeding season for barn owls) unless the Local Planning Authority has received details in writing that, as a result of appropriate mitigation, it can be shown that barn owls are not breeding on the site or in close proximity to it.

Reason: To protect against and enhance protected species and in accordance with policy 23 of the Cornwall Local Plan 2010-2030 and section 15 of the National Planning Policy Framework 2021.

- 3 The hereby approved works namely the replacement of the traditional Cornish rag slate roof with corrugated sheet covering and all associated works shall be removed, and the former architectural character, fabric, and finishes reinstated within 5 years of the date of this permission in accordance with details first submitted to and approved in writing by the Local Planning Authority.

Reason: The hereby approved works would not be permanently acceptable in the absence of the justification provided and are intended as a temporary solution only. After the specified time period set out, the building shall be returned to its prior state.

- 4 The development hereby approved shall accord with the recommendations and mitigation within Chapter 5 of the submitted ecological survey 'Wheal Grey Ecology Ltd - Results of Further Bat Survey Work dated July and August 2021.'

Reason: To protect against and enhance protected species and in accordance with policy 23 of the Cornwall Local Plan 2010-2030 and section 15 of the National Planning Policy Framework 2021.

- e) [PA22/05733](#) **Porthmissen Farm Trevone Cornwall** – Listed Building Consent to repair the roofs of the buildings in the courtyard adjacent to the farmhouse.
Padstow Town Council = **Supported provided conditions i) Bat Mitigation Licence obtained and Natural England legislation is adhered to in their report ii) Historic Environment Planning comments are taken into consideration regarding timeframe and reusing the old slates as much as possible.**
Cornwall Council = **APPROVED**
- f) [PA22/07012](#) **8 Barrys Lane Padstow Cornwall PL28 8AU** – Proposed extension, loft conversion, remodelling and replacement annexe.
Padstow Town Council = **Supported provided access to the Little Theatre is maintained throughout the duration of the work and assurance any damage incurred to the Little Theatres wooden buildings close to the dividing wall are made good.**
Cornwall Council = **APPROVED**
- g) [PA22/07132](#) **78 Sarahs View Padstow Cornwall PL28 8LU** – Application to replace conservatory style roof with a flat roof/balcony, replace dormer window with patio doors, installation of glass balustrade and construction of a second dormer with patio doors.
Padstow Town Council = **SUPPORTED provide no overlooking issues**
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) **[PA22/08194](#) Padstow Cemetery Padstow Cornwall PL28 8RS** – This is Padstow Town Council application, Support Officer has nothing further to add.
- b) **[PA22/08988](#) The Lawn Car Park and The Plantation Hill Street Padstow Cornwall** – This is Padstow Town Council application, Support Officer has nothing further to add.
- c) **[PA22/08841](#) 4-6 South Quay Padstow PL28 8BU** – Support Officer has nothing further to add.
- d) **[PA22/08842](#) 4-6 South Quay Padstow PL28 8BL** – Support Officer has nothing further to add.
- e) **[PA22/08792](#) 4-6 South Street Padstow Cornwall PL28** – Support Officer has nothing further to add.
- f) **[PA22/09018](#) Quayside Cottage Market Strand Padstow Cornwall** – Support Officer has nothing further to add.
- g) **[PA22/09098](#) Gulland House Upper Dobbin Lane Trevone Padstow**

Previous application relating to this application is:

PA20/06068 Gulland House - Construction of garage with storage above
Padstow Town Council = **Supported provided there is no provision for residential use.**

Cornwall Council = **Approved with conditions (as below)**

CONDITIONS:

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: In accordance with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).
- 2 The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans Referred to in Consideration of this Application".

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3 The obscure glazing indicated on the first floor roof lights on the south east elevation shall be installed prior to the first use of the garage/storage building and shall be retained at all times.

Reason: To protect the privacy of the occupants of the neighbouring properties and in accordance with Policy 12 of the Cornwall Local Plan Strategic Policies 2010-2030 and paragraph 127 of the National Planning Policy Framework 2019.

- 4 The garage hereby permitted shall only be used for the storage of private motor vehicles and purposes incidental to the enjoyment of the dwelling house known as Gulland House.

Reason: To define the terms under which consent is granted, and in accordance with paragraph 127 of the National Planning policy Framework.

- h) [PA22/09450](#) **89 Sarahs View Padstow Cornwall PL28 8LU** – Support Officer has nothing further to add.