

PADSTOW TOWN COUNCIL

Minutes of the Planning Committee meeting held on Tuesday 13 December 2022 in the Council Chamber, Station House, Station Road, Padstow at 7.00 pm

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

In Attendance: Mrs K Pemberton (Town Clerk and Minute Taker)

P2022/42 Apologies and Announcements: i) There were no apologies for absence; ii) The Chairman announced a typing error in respect of agenda item 5iia) Mordros. The correct planning application number was PA22/10398.

P2022/43 Declarations of Interest: There were no declarations of interest.

P2022/44 Public Participation: There was no public participation

P2022/45 RESOLVED that the **Minutes** of the meeting held on **Tuesday 8 November 2022** be signed as a true record.

P2022/46 Planning

i. The following Cornwall Council planning decisions were noted:

a) [PA21/10992](#) **The Golden Lion Lanadwell Street Padstow PL28 8AN** – Removal of existing roof slate, felt and batten and re-slate roof. Demolish chimney stack and rebuild using the old bricks.

APPROVED

b) [PA21/10993](#) **The Golden Lion Lanadwell Street Padstow PL28 8AN** – Listed Building consent for removal of existing roof slates, felt and batten and re-slate roof. Demolish chimney stack and rebuild using the old bricks.

APPROVED

c) [PA22/02865](#) **Well Parc Hotel Dobbin Road Trevone Padstow PL28 8QN** The construction of 10 new 2 storey, 3 and 4 bed holiday homes of between 90-130 square metres including parking for 10 cars, access road, communal recycling, refuse and cycle stores and associated landscaping.

REFUSED

d) [PA22/03892](#) **Land East of Dolphins Barn Dobbin Close Trevone Padstow Cornwall PL28 8QS** – New Dwelling

APPROVED

e) [PA22/04255](#) **Land at Dinas Padstow Cornwall PL28 8LU** - Outline application for the erection of up to five dwelling including access with all other matters reserved.

REFUSED

f) [PA22/04768](#) **Seaway Trevone Road Windmill Padstow Cornwall PL28 8RZ** – Proposed garage.

APPROVED

g) [PA22/06998](#) **Prideaux Place Tregirls Lane Padstow PL28 8RP** – Works to trees subject to a Tree Preservation Order (TPO)

APPROVED

- h) [PA22/07580](#) **35 Treverbyn Road Padstow Cornwall PL28 8DN** – Non material amendment to App No PA21/04115 dated 19.07.21 for proposed replacement dwelling with associated landscaping, namely, amendment to rear dormer; minor extension to balconies; open plan living window changed to door; lower ground floor and ground floor ffl reduced; rear garden access stair from ground floor terrace revised in bedroom 4 and front garden landscaping revised. **APPROVED**
- i) [PA22/07820](#) **Black Shed Upper Dobbin Lane Trevone PL28 8QR** - Construction of replacement dwelling **APPROVED**
- j) [PA22/07885](#) **Beau Vista Sarahs lane Padstow Cornwall PL28 8EL** – Proposed extension, remodelling and vertical separation of existing 2no. 4 bedroom apartments to provide a pair of semi-detached houses. **APPROVED**
- k) [PA22/08194](#) **Padstow Cemetery Padstow Cornwall PL28 8RS** – Works to trees subject to a Tree Preservation Order (TPO), works include crown reduction to evergreen oaks. **APPROVED**
- l) [PA22/08528](#) **Pentire Dobbin Lane Trevone Padstow Cornwall PL28 8QP** - Variation/removal of Conditions 1 and 2 of Application No. PA22/04610 dated 22nd August 2022 (Variation of Conditions 1 (approved plans) and 3 of Application No. PA20/03949 dated 29th July 2020 - 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 08.01.2021) **APPROVED**
- m) [PA22/08591](#) **Trevose View Farm Harlyn Bay Road Harlyn Bay Padstow PL28 8GS** – Change of use of agricultural farmland to allow camping from the 1st May to 31st of August. The capacity of the site will be up to 40 tent pitches and 10 touring grass pitches – no permanent structures. **WITHDRAWN**
- n) [PA22/08673](#) **The Moorings Atlantic Terrace Trevone Padstow Cornwall PL28 8RB** – Proposed extension, remodelling and change of use of outbuilding to ancillary domestic accommodation. **APPROVED**
- o) [PA22/08988](#) **The Lawns Car Park and The Plantation Hill Street Padstow Cornwall PL28 8EB** – Works to trees subject to a Tree Preservation Order (TPO), fell various ash with ash dieback, fell 3 elms with elms disease, pruning to clear structures and formative pruning to improve trees. **APPROVED**

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

- a) [PA22/10398](#) **Mordros Homer Park Road Trevone Padstow Cornwall PL28 8QU** - Non Material Amendment (1) to Application No. PA21/12589 dated 14th February 2022 for Extension to room in the bungalow roof, new single storey rear extension incorporating a new kitchen/dining room. New double height entrance hall and rear dormer added to existing roof, namely, solar panels to front and rear roofs; repositioning of ground floor bathroom, improved snug/office area, associated walls demolished. New sewage pump and pipe

routes added; reorganisation of master bedroom with juliet balcony, rear dormer configuration changed and new en suite position with waste added

SUPPORTED

b) [PA22/10225](#) **Armysyde & Trenaton 10 Cross Steet Padstow Cornwall** – Listed Building Consent: Replacement of damaged wall.
SUPPORTED, subject to Historic Environment being satisfied

c) [PA22/08343](#) **Armysyde & Trenaton 10 Cross Street Padstow Cornwall** – Replacement of collapsed walling and associated works.
SUPPORTED, subject to Historic Environment being satisfied

d) [PA22/08577](#) **Seaway Trevone Road Windmill Padstow** – Variation of Condition 2 (approved plans) of Application No. PA21/05118 dated 25.10.21 (Proposed extensions and alterations to Seaways including works to the main dwelling, and conversion of existing garage to ancillary accommodation)
NOT SUPPORTED concern with rear extension blocking light to back of Calumet (adjoining property)

e) [PA22/09995](#) **The Flat Fentonluna Lane Padstow Cornwall** – Variation of Condition 2 (approved plans) and Condition 3 of Application No PA21/10551 dated 27.01.22 (Demolition of existing dwelling and construction of replacement dwelling)
SUPPORTED precedent set by adjoining property to wall

f) [PA22/09996](#) **9 Raleigh Road Padstow Cornwall PL28 8ET** – First floor level side extension, car-port and access to the rear of the existing property underneath.
SUPPORTED

P2022/47 **Padstow Town Council Planning Procedure:** Members noted the updates to the Planning Procedure which aimed to reflect current processes more accurately, to include the Council's Emergency Scheme of Delegation and to reflect changes to Cornwall Council's 5-day protocols.

RESOLVED TO RECOMMEND TO COUNCIL that the updated Padstow Town Council Planning Procedure as set out in pages 10-15 of the agenda papers be approved.

P2022/48 **Date of Next Meeting:** Tuesday 10 January 2023 at 7.00 pm was noted.

The Chairman concluded the meeting by thanking Committee members for their support and hard work and wished them a Happy Christmas. The same sentiments were echoed to the Chairman.

Meeting closed at 7.15 pm