

## PADSTOW TOWN COUNCIL - PLANNING COMMITTEE: 14 FEBRUARY 2023

### 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) [PA22/10538](#) **82 Body Avenue Padstow Cornwall PL28 8HD** – Two-storey side extension to add two bedrooms.  
Padstow Town Council = **NOT SUPPORTED i) development is on the boundary, not feasible for future maintenance; and ii) visual amenity and appearance due to roller door.**  
Cornwall Council = **REFUSED**
- b) [PA23/00018](#) **18 Egerton Road Padstow Cornwall PL28 8DJ** – Non material amendment in relation to decision notice PA22/04147 dated 07.07.22 – garage floor level reduced, chimney removed, minor alterations to windows and doors.  
Padstow Town Council = **SUPPORTED**  
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](http://www.cornwall.gov.uk).

- a) [PA23/00303](#) **Granta Trevone Road Trevone Padstow Cornwall** – Support Officer has no further information.
- b) [PA22/10965](#) **Quayside Cottage Market Street Padstow Cornwall** – Remove existing ground floor sash window, enlarge the opening and build in new bi-fold doors to match connected and adjacent restaurant.

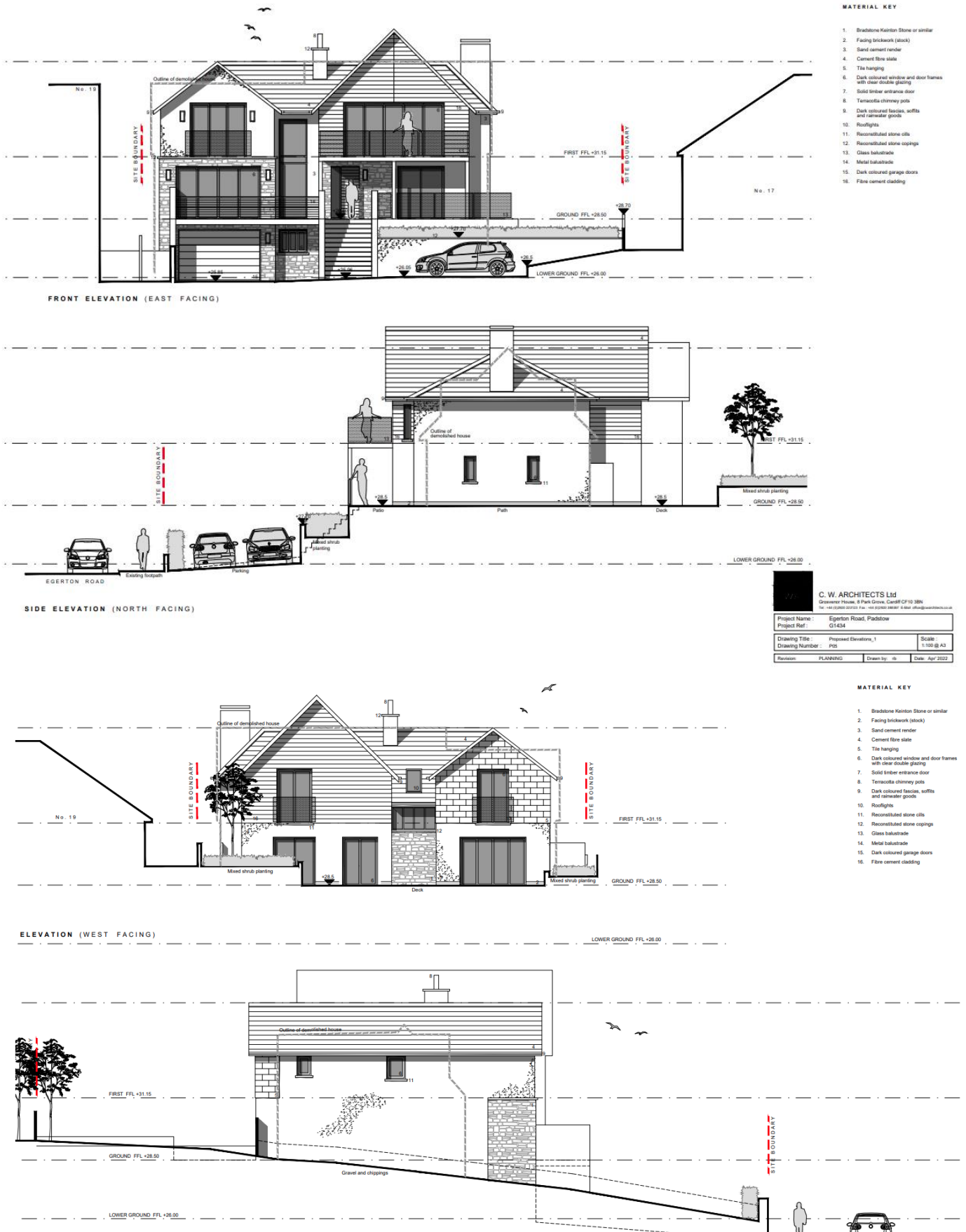
For information previous application for this site was: PA22/09018 - Change of Use of existing holiday let to additional kitchen space, storage and table space for front of house (Use Class A3)- which Padstow Town Council comment in November 2022 = **SUPPORTED on the condition that any exterior extractor fans are subject to a noise and odour test and there are no alterations to the frontage of the exterior of the building.**

- c) [PA23/00042](#) **18 Egerton Road Padstow Cornwall PL28 8DJ** – Demolition of the existing 3-bed detached dwelling and replaced with a new 4-bed detached dwelling without compliance with Condition 2 of decision notice PA22/04147 dated 07.07.2022.

Previous application of PA22/04147 Padstow Town Council **SUPPORTED**.

In the current PA23/00042 application it details changes to condition 2 which is development to be carried out in accordance with the plans. They have stated the changes are due to Building Regulations and Structural Engineering requirements and asking for changes to update floor plans, elevation and typical sections.

For committee information plans below are from previous application PA22/04147:



d) [PA23/00361](#) **Carrek Cottage Trevone Road Trevone Padstow**

Previous application for this site [PA22/02377](#) - Construction of Parking Space at front of property and associated works, which 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.** This went to a 5 day protocol which Option 2 agree to disagree was chosen with the Chairman noting 'Even though the scheme represents a small scale alteration to the dwelling it is still ruining the appearance of a extremely old cottage, and also I still have concerns over the access of vehicles exiting the property as it is in the narrowest part of Trevone Road. I do agree that a condition requiring drainage on site to avoid water runoff should be included in the final decision as per the planning officers recommendation.'

The scheme was approved with Cornwall Council with the following conditions:

**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 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.



- e) [PA23/00446](#) **Land Adj To Menethdowr Sarahs Lane Padstow Cornwall PL28 SEL** – Reserved Matters application following Outline approval PA21/11299 dated 5th January 2022 for access, appearance, landscaping, layout and scale.

Previous application [PA21/11299](#) - Construction of dwelling house and associated works – outline with all matter reserved. Padstow Town Council = **Meeting became inquorate so unable to comment on this application.** Cornwall Council = **Granted outline planning permission** with the following conditions:

**CONDITIONS:**

- 1 Details of the access, appearance, landscaping, layout and scale, (hereinafter called the reserved matters) shall be submitted to and approved in writing by the local planning authority before any development begins and the development shall be carried out as approved.

Reason: In accordance with the requirements of Section 92 of the Town and Country Planning Act 1990 (as amended) and in accordance with the requirements of Articles 1, 2 and 4 of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

- 2 An application for approval of reserved matters must be made no later than the expiration of 3 years from the date of this decision and the development hereby approved shall commence no later than 2 years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: In accordance with the requirements of Section 92 of the Town and Country Planning Act 1990 (as amended) and in accordance with the requirements of Articles 1, 2 and 4 of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

- 3 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.

- 4 The development hereby permitted shall not be occupied until the installation of a system to serve the development for the disposal of sewage has been completed in accordance with details which shall first have been submitted to and approved in writing by the Local Planning Authority. The details shall include a programme for maintaining the system if required. The system shall be retained and maintained thereafter in accordance with the approved details.

Reason: In the interests of water quality and the residential amenities of future occupiers and in accordance with the aims and intentions of policy 13 of the Cornwall Local Plan Strategic Policies 2010-2030.



- f) **PA23/00481 Portscatho Dobbin Close Trevone Padstow Cornwall PL28 8QS** – Support Officer has no further information.
- g) **PA23/00670 4 Lodenek Avenue Padstow Cornwall PL28 8EP** – Support Officer has no further information.
- h) **PA23/00690 4 Moyle Road Padstow Cornwall PL28 8DG** – Support Officer has no further information.