

PADSTOW TOWN COUNCIL - PLANNING COMMITTEE: 10 JANUARY 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) [PA22/03102](#) **Land South East of Treceus Riding Stables Treceus Padstow**
Outline planning permission with some matters reserved (appearance, landscaping, layout and scale) for mixed-use development comprising of a C2 use class care/nursing home of up to 80 bedrooms (up to 4,500 square metres), up to 28 dwelling, formation of access from the A389 and associated parking, drainage, open space and other infrastructure.
Padstow Town Council = **NOT SUPPORTED i) not beneficial to the local community; ii) access concerns – too dangerous; and iii) major drain on Drs Surgery**
Cornwall Council = **APPROVED**

5 day protocol was received from Cornwall Council Planning Officer the Town Clerk/RFO in consultation with the Chairman have delegated authority to respond, on this occasion the responses was to agree to disagree.

The Planning Officer full report can be viewed on Cornwall Councils Planning Register along with the decision notice.

- b) [PA22/06024](#) **Quay Walls within The Old Boat Yard North Quay Padstow PL28 8AF** – Listed Building Consent for repointing and repair of Grade II listed harbour / sea walls.
Padstow Town Council = **SUPPORTED**
Cornwall Council = **APPROVED**
- c) [PA22/08792](#) **4-6 South Street Padstow Cornwall PL28 8BU** – Listed Building Consent for replacement shopfront signage, minor external alterations, replacement of window and main entrance doors and minor internal alterations to refurbish the shop unit.
Padstow Town Council = **SUPPORTED**
Cornwall Council = **APPROVED**
- d) [PA22/08841](#) **4-6 South Street Padstow Cornwall PL28 8BU** – Minor external alterations and replacement of window and main entrance doors. Replacement shopfront signage.
Padstow Town Council = **SUPPORTED**
Cornwall Council = **APPROVED**
- e) [PA22/08842](#) **4-6 South Street Padstow Cornwall PL28 8BU** – Advertisement consent for the replacement fascia signage and new freestanding A-frame sign and hand painted/traditional sign writing.
Padstow Town Council = **SUPPORTED; apart from the freestanding A-frame due to health and safety concerns**
Cornwall Council = **APPROVED**

Condition with approval notice from Cornwall Council:

CONDITIONS:

- 1 No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

Reason: In accordance with the requirements of Schedule 2 to the Town and Country Planning (Control of Advertisements) Regulations 2007, as amended.

- 2 No advertisement shall be sited or displayed so as to -

(a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military),
(b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air, or
(c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

Reason: In accordance with the requirements of Schedule 2 to the Town and Country Planning (Control of Advertisements) Regulations 2007, as amended.

- 3 Any advertisement displayed, and any site used for the display of advertisements, shall be retained in a condition that does not impair the visual amenity of the site.

Reason: In accordance with the requirements of Schedule 2 to the Town and Country Planning (Control of Advertisements) Regulations 2007, as amended.

- 4 Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.

Reason: In accordance with the requirements of Schedule 2 to the Town and Country Planning (Control of Advertisements) Regulations 2007, as amended.

- 5 Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

Reason: In accordance with the requirements of Schedule 2 to the Town and Country Planning (Control of Advertisements) Regulations 2007, as amended.

- f) [PA22/09018](#) **Quayside Cottage Market Strand Padstow Cornwall PL28 8AH** – Change of Use of existing holiday let to additional kitchen space, storage and table space for front of house (Use Class E (b))
Padstow Town Council = **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.**
Cornwall Council = **APPROVED**
- g) [PA22/09098](#) **Gulland House Upper Dobbin Lane Trevone Padstow Cornwall PL28 8QR** – Retention of building permitted for purposes of a domestic garage and store over (under PA20/06068) to a holiday unit of accommodation over the domestic garage.

Padstow Town Council = **NOT SUPPORTED**; previous application **PA20/06068** was supported provided there was no provision for residential use/ancillary accommodation. Consider that Cornwall Council's condition 4 should still apply.

Cornwall Council = **APPROVED**

5 day protocol was received from Cornwall Council Planning Officer the Town Clerk in consultation with the Chairman have delegated authority to respond, on this occasion the responses was to agree to disagree.

Below condition was included with Cornwall Councils approval regarding use of development:

- 4 The development hereby permitted shall only be occupied:
- i) By members of the family or non-paying guests of the occupiers of the dwelling known as "Gulland House" and shall not be used at any time as a separate residential unit of accommodation; or
 - ii) as a holiday letting unit which shall be used for holiday accommodation ancillary to the host dwelling known as "Gulland House" and for no other purpose, including any purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 2020 (or any order that amends or revokes and/or re-enacts that order). As a holiday let, the unit shall not be occupied by any one person for more than 28 days in any calendar year. The dwelling known as "Gulland House" and the letting unit shall be maintained as a single planning unit. The owner shall keep an up-to-date written register of the details of all occupiers of the letting unit, including their names and main home addresses, and shall make it available for inspection by the Local Planning Authority at all reasonable times.

Reason: The Local Planning Authority considers that the holiday letting unit hereby permitted would be inappropriate for occupation independent of the host dwelling, by virtue of the physical relationship between the holiday let and the garage below and in accordance with the aims and intentions of policies 5, 12 and 13 of the Cornwall Local Plan Strategic Policies 2010 - 2030 and paragraph 130 of the National Planning Policy Framework 2021.

- h) [PA22/09450](#) **89 Sarahs View Padstow Cornwall PL28 8LU** – Demolition of conservatory and replacement with new extension at ground floor level and a new balcony at first floor level.
Padstow Town Council = **SUPPORTED**
Cornwall Council = **APPROVED**
- i) [PA22/09457](#) **Land East of The Old Barn Trerethern Farm Padstow Cornwall PL28 8LE** – Non-material amendment in relation to decision notice PA21/09729 dated 15/11/2021 to add to the building a small porch to the north elevation.
Padstow Town Council = **SUPPORTED**
Cornwall Council = **APPROVED**
- j) [PA22/09479](#) **Tregella Place Caravan and Camping Tregella Lane St Merryn Padstow Cornwall PL28 8LA** – Removal of condition 3 and variation of condition 4 of App No PA21/09406 dated 14 January 2022 (Retrospective planning for improvement to and extension of caravan park to replace toilet block with new laundry building, construct mower/equipment

store, improvement and extension of access track and site mobile home unit to accommodate warden and office)

Padstow Town Council = **SUPPORTED provided accommodation remains a mobile unit and not a permanent structure**

Cornwall Council = **APPROVED**

- k) [PA22/09995](#) **The Flat Fentonluna Lane Padstow Cornwall PL28 8BA** – Demolition of existing dwelling and construction of replacement dwelling without compliance with condition 2 and 3 of decision notice PA21/10551 dated 27.01.22
Padstow Town Council = **SUPPORTED precedent set by adjoining property to wall**
Cornwall Council = **APPROVED**
- l) [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.
Padstow Town Council = **SUPPORTED**
Cornwall Council = **APPROVED**
- m) [PA22/10398](#) **Mordros Homer Park Road Trevone Padstow PL28 8QU** - Non Material Amendment to application no PA21/12589 dated 14.02.22. 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
Padstow Town Council = **SUPPORTED**
Cornwall Council = **APPROVED**

Agenda item 5ii: to note tree works applications

Cornwall Council have advised the Town Council of these tree work applications in our parish, however they are decided under delegated authority within Cornwall Council and therefore the Town Council does not need to comment, it's just for information.

Agenda item 5iii: 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) [PA22/10538](#) **82 Boyd Avenue Padstow Cornwall PL28 8HD** – Two-Storey side extension to add two bedrooms
Support Officer has no further information.

- b) [**PA22/10931**](#) **The Walled Garden Duke Street Padstow Cornwall** – Listed Building Consent for proposed installation of an external ventilation wall fan with a black painted, cast iron grille vent.
The covering letter includes heritage information and refers to previous application PA21/05791, for Committees information Padstow Town Council **SUPPORTED** PA21/05791 after re-consultation in February 2022.
- c) [**PA22/10916**](#) **4 Barrys Lane Padstow Cornwall PL28 8AU** – Proposed rear single-storey extension and associated alterations to existing dwelling house.
Support Officer has no further information
- d) [**PA22/10917**](#) **4 Barrys Lane Padstow Cornwall PL28 8AU** – Listed Building Consent for proposed rear single-storey extension and associated alterations to existing dwelling house.
Support Officer has no further information.
- e) [**PA22/11318**](#) **26 Dennis Road Padstow Cornwall PL28 8DE** - Proposed extensions & alterations to existing semi-detached dwelling.
Support Officer has no further information.
- f) [**PA22/11390**](#) **Rocky Bottom 23 Dennis Road Padstow Cornwall** – Resubmission of PA19/07659 for: Erection of porch, rebuild and extend existing garage to accommodate kitchen/utility and store. Extension and renovation of existing single storey side/rear addition. Demolition of first floor rear dormer and erection of new dormers to rear and side elevation with associated building works.
Padstow Town Council comments on previous application PA19/07659 = **SUPPORTED; provided no increase in original roof height.**