

PADSTOW TOWN COUNCIL

Minutes of the Planning Committee meeting held on Tuesday 10 January 2023 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, Mrs J Dawe and Mrs T Walter

In Attendance: Mrs K Pemberton (Town Clerk), Mrs S Daly (Support Officer and Minute Taker) and 5 members of the public

P2022/49 Apologies and Announcements: Apologies were received from Councillor P Curgenvan

P2022/50 Declarations of Interest:

- Councillor Mrs J Colwill declared an interest in agenda item 5 iii) a) PA22/10538 82 Boyd Avenue Padstow Cornwall PL28 8HD;
- Councillor R Higman declared an interest in agenda item 5 iii) f) PA22/11390 Rocky Bottom 23 Dennis Road Padstow Cornwall

P2022/51 Public Participation: Councillor Mrs J Colwill left the meeting.

2 members of the public attended the meeting in support of agenda item 5 iii) a) PA22/10538 82 Boyd Avenue Padstow Cornwall PL28 8HD. Comments included:

- Applicants are a young couple who have recently purchased the property, looking to reconfigure to support future family needs and to include a study;
- Downstairs bedroom with wet room is included to support rehabilitation from operation applicant is due to have within next 10 years;
- Applicants are local and work locally, happy to be in property, changes are to facilitate being able to remain there into the future;
- Applicants are avid cyclists; purpose of roller door is for access to stored bicycles and for access to energy efficient heating tanks.

3 members of the public attended the meeting in opposition to agenda item 5 iii) a) PA22/10538 82 Boyd Avenue Padstow Cornwall PL28 8HD. Comments included:

- Concern for loss of natural light and overshadowing by the development, in particular consider would negatively impact light to conservatory and upstairs side window;
- Property extension will prohibit upkeep of fence;
- Concern for access to site during development and H&S implications if road is blocked by construction vehicles due to ongoing issues with parking in Boyd Avenue;
- Consider that scaffolding for second story will not be possible due to position of development.

Councillor Mrs J Colwill returned to the meeting.

P2022/52 RESOLVED that the **Minutes** of the meeting held on **Tuesday 13 December 2022** be signed as a true record.

Chairman:

Planning

i. The following Cornwall Council planning decisions were noted:

a) [**PA22/03102**](#) **Land South East of Treceus Riding Stables Treceus**

Padstow Cornwall – 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. **APPROVED**

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. **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. **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. **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. **APPROVED**

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)) **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. **APPROVED**

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. **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. **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) **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 **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. **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 **APPROVED**

ii. The following tree works application submitted to Cornwall Council were noted:

a) [PA22/11457](#) **10 St Saviours Lane Padstow Cornwall PL28 8BD** – Works to trees within a conservation area – removal of three Cupressocyparis Leylandii

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

Councillor Mrs J Colwill left the meeting.

a) [PA22/10538](#) **82 Boyd Avenue Padstow Cornwall PL28 8HD** – Two-Storey side extension to add two bedrooms **NOT SUPPORTED i) development is on the boundary, not feasible for future maintenance; and ii) visual amenity and appearance due to roller door.**

Councillor Mrs J Colwill returned to the meeting.

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. **SUPPORTED**

c) [PA22/10916](#) **4 Barrys Lane Padstow Cornwall PL28 8AU** – Proposed rear single-storey extension and associated alterations to existing dwelling house. **SUPPORTED**

Chairman:

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.

SUPPORTED

e) [PA22/11318](#) **26 Dennis Road Padstow Cornwall PL28 8DE** - Proposed extensions & alterations to existing semi-detached dwelling.

SUPPORTED

Councillor R Higman left the meeting and did not return.

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.

SUPPORTED

P2022/54 **Date of Next Meeting:** Tuesday 14 February 2023 at 7.00 pm

Meeting closed at 7.20 pm

Chairman: