

## **PADSTOW TOWN COUNCIL**

### **Minutes of the Planning Committee meeting held on Tuesday 14 February 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, P Curgenvan and Mrs J Dawe.

**In Attendance:** Mrs K Pemberton (Town Clerk), Mrs S Daly (Support Officer and Minute Taker) and 3 members of the public

**P2022/55      Apologies and Announcements:** Apologies were received from Councillor Mrs T Walter. There were no announcements.

**P2022/56      Declarations of Interest:** There were no declarations of interest.

**P2022/57      Public Participation:** 3 members of the public attended the meeting in support of agenda item 5 ii) a) PA23/00303 Granta Trevone Road Trevone Padstow Cornwall. A handout was provided to members and comments made included:

- Application is for a modern contemporary two-storey replacement dwelling similar to applications already accepted in Trevone such as Trelawney and Fulmar;
- Proposal is to demolish existing dwelling and construct new. Roof height is currently 16.79m above sea level, proposal is for two-storey dwelling angled towards the road with a roof height of 16.82m. Consider this is comparable to neighbouring properties including Merope which is 16.94m;
- Consider that new floor plan is comparable with existing as depicted by dotted line in figures 1a and 1b of the handout;
- Consider that new height is not out of character when compared with neighbouring properties as shown in figures 2a and 2b of the handout;
- Materials chosen to respect local character, natural slate pitched roof, glazed screening to terrace, and windows would be grey powder coated metal;
- In response to objections regarding the new dwelling's position to the road. Consider figures 3a and 3b of the handout shows street line of new dwelling is comparable to existing area and site. Also, no objections received from Highways;
- Proposed layout makes best use of space whilst maintaining sea views. Orientation is not incongruous with street scene, similarities to Trelawny;
- Proposal avoids compromising neighbours' privacy, glass balustrade would have obscure glazing and privacy screen;
- Impact on light and overshadowing of neighbours has been considered and living spaces not affected.

In response to questions from members the following additional comments were made:

The displaying of planning notices is the responsibility of Cornwall Council, copies were not sent to the planning agent for display. They would contact the Planning Officer in this regard;

- Applicant has taken plans to immediate neighbours and taken feedback,
- Clarified replacement dwelling is for same number of bedrooms as existing;
- No intention to let out, property is family home/asset;
- Applicant would drop rear balcony from application if there were concerns over privacy. Want proposal to be something that works for the community as well as themselves.

**P2022/58**      **RESOLVED** that the **Minutes** of the meeting held on **Tuesday 10 January 2023** be signed as a true record.

**P2022/59**      **Planning**

**i. The following Cornwall Council planning decisions were noted:**

- a) [PA22/10538](#) **82 Body Avenue Padstow Cornwall PL28 8HD** – Two-storey side extension to add two bedrooms.      **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.      **APPROVED**

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

- a) [PA23/00303](#) **Granta Trevone Road Trevone Padstow Cornwall** – Demolition of dwelling house and construction of new dwelling house with landscaping and parking.

**NOT SUPPORTED i) overlooking and unreasonable loss of privacy; ii) overshadowing and overbearing impact; iii) AONB officer's comments; and iv) out of character with street scene.**

- 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.

**NOT SUPPORTED - wish to maintain visual amenity of the cottage, as outlined previously do not support 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.

**SUPPORTED**

- d) [PA23/00361](#) **Carrek Cottage Trevone Road Trevone Padstow** – Proposed construction of parking space and associated works.

**NOT SUPPORTED i) ruins charm/appearance of Carrek Cottage; ii) situated on blind corner/narrow section of road being a significant highway issue; and iii) no option to turn within**

**grounds of property, turning space owned by other properties, concern with access and egress.**

e) [PA23/00446](#) **Land Adj To Menethdowr Sarahs Lane Padstow Cornwall PL28 8EL** – Reserved Matters application following Outline approval PA21/11299 dated 5th January 2022 for access, appearance, landscaping, layout and scale.

**SUPPORTED**

f) [PA23/00481](#) **Portscatho Dobbin Close Trevone Padstow Cornwall PL28 8QS** - Demolition of existing property and erection of new residential dwelling with associated building works.

**SUPPORTED on the condition that there is no roof terrace.**

g) [PA23/00670](#) **4 Lodenek Avenue Padstow Cornwall PL28 8EP** -Two-storey side extension to semi-detached property incorporating a new utility and dining room at ground floor level and a repositioned larger bedroom at first floor level.

**SUPPORTED**

h) [PA23/00690](#) **4 Moyle Road Padstow Cornwall PL28 8DG**

Demolition of existing garage to be replaced with new ground floor extension, internal alteration works & replacement roof covering with the proposed addition of photovoltaic panels on South elevation.

**SUPPORTED**

**P2022/60**

**Levelling-up and Regeneration Bill Consultation:** Consideration was given to responding to the Levelling-up and Regeneration Bill Consultation. It was noted that at the online event held by Cornwall Council (CC) on 8 February, CC highlighted which of the 57 survey questions were of the most interest to Town and Parish Councils. As a way forward, members agreed to feedback to the office their comments on these select questions to be consolidated by the Town Clerk in consultation with the Chairman and used to formulate a response. Due to a postal issue, members were given hard copies of the survey at the meeting with the questions of most interest to Town and Parish Council's highlighted. Members were made aware of the online link to the consultation version of the National Planning Policy Framework. Hard copies had been sent by post.

**RESOLVED** that, regarding the Levelling-up and Regeneration Bill Consultation, i) members put forward to the office their views on the questions highlighted by Cornwall Council as being of most interest to Town and Parish Councils by 28 February 2023; and ii) the Town Clerk in consultation with the Planning Committee Chairman, consolidate member comments, if any, into a response to Cornwall Council by the deadline of 2 March 2023.

**P2022/61**

**Date of Next Meeting:** Tuesday 14 March 2023 at 7.00 pm

Meeting closed at 7.53 pm