

PADSTOW TOWN COUNCIL

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8 March 2023

TO: MEMBERS OF THE PLANNING COMMITTEE

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

Dear Member

All Members of the Committee are hereby summoned to attend a meeting of the **PLANNING COMMITTEE** at the **Council Offices, Station House, Station Road, Padstow** on **Tuesday 14 March 2023 at 6.45 pm** for the purpose of considering and resolving upon the business to be transacted as set out hereunder.

Yours faithfully

K E Pemberton

Kathy Pemberton
Town Clerk

Please Note: Start time for this meeting.

AGENDA

Public & Press are invited to attend

1. To receive **apologies for absence and announcements (if any)**
2. To receive **declarations of interest** relating to items on the agenda in accordance with Padstow Town Council's code of conduct.
3. **Public Participation:** to receive submissions from members of the public relating to items on the agenda, in accordance with the Council's code of conduct & standing orders.
4. **To agree the minutes** of the meeting held on **Tuesday 14 February 2023**
(1-3)
5. **Planning**
i. **To advise of Cornwall Council planning decisions:** (4-7)
 - a) **PA22/08343 Armsyde and Trenaton 10 Cross Street Padstow PL28 8AT** – Replacement of collapsed walling and associated works. **APPROVED**
 - b) **PA22/10225 Armsyde and Trenaton 10 Cross Street Padstow PL28 8AT** – Listed Building Consent: Replacement of damaged wall. **APPROVED**
 - c) **PA22/10916 4 Barrys Lane Padstow Cornwall PL28 8AU** – Proposed rear single-storey extension and associated alterations to existing dwelling house. **APPROVED**
 - 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. **APPROVED**

- e) **PA22/11318 26 Dennis Road Padstow Cornwall PL28 8DE** – Proposed extensions and alterations to existing semi-detached dwelling. **APPROVED**
- f) **PA22/11390 Rocky Bottom 23 Dennis Road Padstow Cornwall PL28 8DE** – 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. **APPROVED**
- g) **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 7 July 2022. **APPROVED**

ii. To discuss and decide on responses to the following planning applications from Cornwall Council:

- a) **PA23/00626 10 Egerton Road Padstow Cornwall PL28 8DJ** – Demolition of dwelling, replacement dwelling, associated car parking, bin storage, amenity space and associated works.
- b) **PA23/01057 Land East of 1 Sarahs Meadow Padstow Cornwall PL28 8LX** – Application for Permission in Principle for the construction of a dwelling.
- c) **PA23/01071 25 Grenville Road Padstow Cornwall PL28 8EX** – Proposed dwelling including associated works
- d) **PA23/01094 5 Strand Street Padstow Cornwall PL28 8BU** – Refurbishment and alterations to 5 Strand Street (including the conversion of the existing outbuilding to annexe and re-build of the West gable wall).
- e) **PA23/01095 5 Strand Street Padstow Cornwall PL28 8BU** – Listed Building Consent for refurbishment and alterations to 5 Strand Street (including the conversion of the existing outbuilding to annexe and re-build of the West gable wall).
- f) **PA23/01709 40 Dennis Road Padstow Cornwall PL28 8DE** - Proposed demolition of 2 storey rear extension with hipped roof. Replacement of rear conservatory with single storey sun room
- g) **PA23/01689 | Blue Waters 1 Egerton Road Padstow Cornwall** – Store room extension to dwelling and associated works to include:- External door to bedroom 1, flat roof/balcony with glass balustrade extended, replacement of existing external steps from the rear garden to the parking area, enlargement of driveway 3 spaces from 2 | Blue Waters 1 Egerton Road Padstow Cornwall PL28 8DJ
- h) **PA23/01384 | Dilkusha Dobbin Lane Trevone Padstow Cornwall PL28 8QP** -Amended scheme for the conversion of the loft to provide additional bedrooms, bathroom and dayroom, including raising the roof to accommodate the proposal, previously approved under PA19/02582

6. To note date of next meeting: Tuesday 11 April 2023

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 Curgenvin 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

PADSTOW TOWN COUNCIL - PLANNING COMMITTEE: 14 MARCH 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) [PA22/08343](#) **Armsyde and Trenaton 10 Cross Street Padstow PL28 8AT**
Replacement of collapsed walling and associated works.
Padstow Town Council = **SUPPORTED; subject to Historic Environment being satisfied**
Cornwall Council = **APPROVED**
- b) [PA22/10225](#) **Armsyde and Trenaton 10 Cross Street Padstow PL28 8AT – Listed Building Consent: Replacement of damaged wall.**
Padstow Town Council = **SUPPORTED; subject to Historic Environment being satisfied**
Cornwall Council = **APPROVED**
- c) [PA22/10916](#) **4 Barrys Lane Padstow Cornwall PL28 8AU – Proposed rear single-storey extension and associated alterations to existing dwelling house.**
Padstow Town Council = **SUPPORTED**
Cornwall Council = **APPROVED**
- 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.**
Padstow Town Council = **SUPPORTED**
Cornwall Council = **APPROVED**
- e) [PA22/11318](#) **26 Dennis Road Padstow Cornwall PL28 8DE – Proposed extensions and alterations to existing semi-detached dwelling.**
Padstow Town Council = **SUPPORTED**
Cornwall Council = **APPROVED**
- f) [PA22/11390](#) **Rocky Bottom 23 Dennis Road Padstow Cornwall PL28 8DE – 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 = **SUPPORTED**
Cornwall Council = **APPROVED**
- g) [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 7 July 2022.**
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.

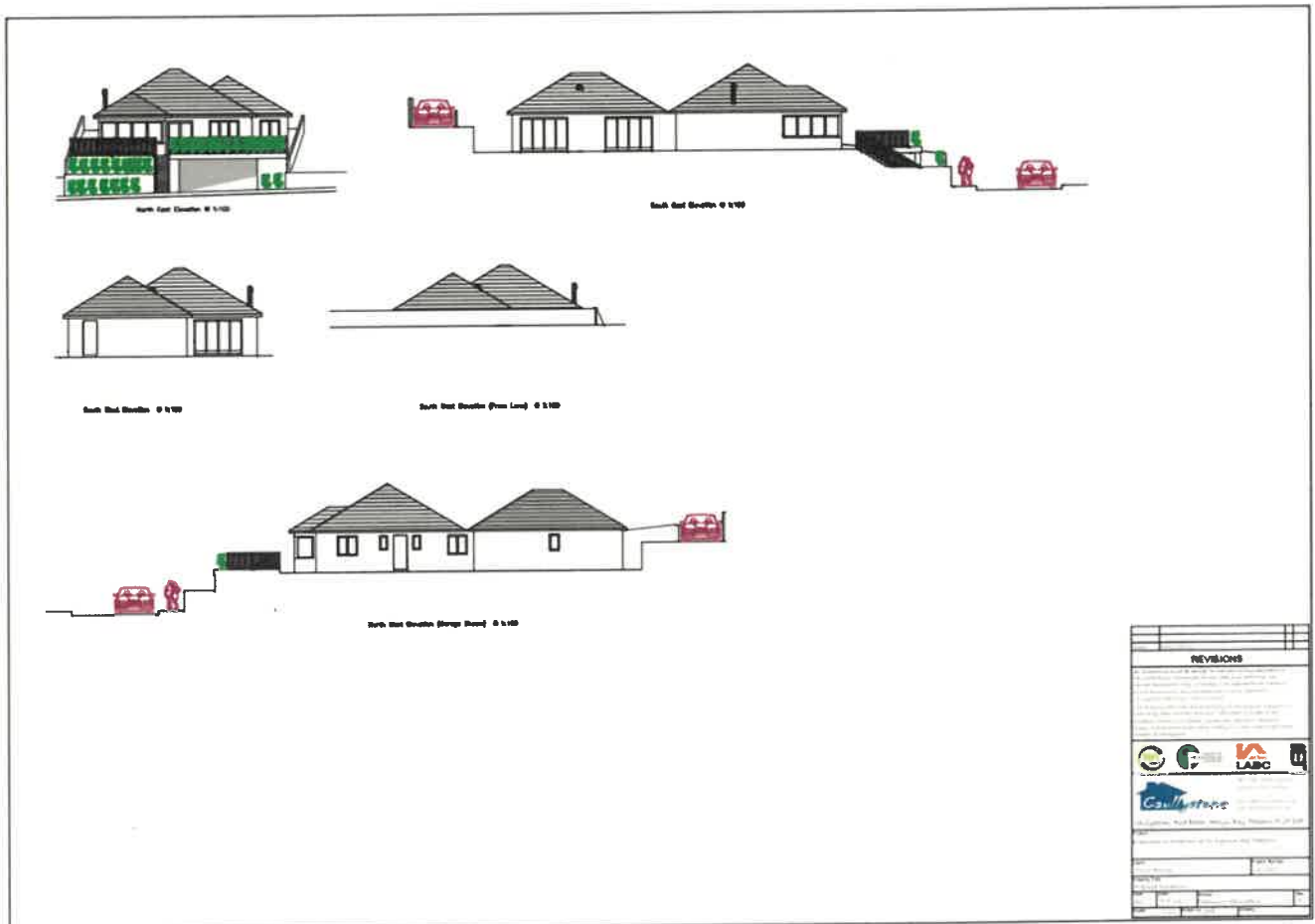
The Support Officer will send another report to Councillors regarding comments gathered on applications being discussed. Councillors are reminded that they can check comments that have been submitted by viewing the Cornwall Council Online Planning Register at www.cornwall.gov.uk.

- a) **PA23/00626 10 Egerton Road Padstow Cornwall PL28 8DJ** – Demolition of dwelling, replacement dwelling, associated car parking, bin storage, amenity space and associated works.

Previous application for this site was PA14/09079 - Proposed demolition of garage and construction of extension to dwelling, parking, recycling storage and associated works- which Padstow Town Council = **SUPPORTED** and Cornwall Council = **APPROVED**

Information has been provided in the current application (PA23/00626) design and access statement regarding reason why they looking to demolish and have submitted new plans.

For information please find below PA14/09079 plan which were previously approved.



- b) **PA23/01057 Land East of 1 Sarahs Meadow Padstow Cornwall PL28 8LX** – Application for Permission in Principle for the construction of a dwelling.

Previous application PA22/04280 **Land East of 1 Sarahs Meadow Padstow Cornwall PL28 8LX** - New 2 story, 3 bedroomed house to be built into the slope of the site to reduce the height of the building whilst keeping in matching of the existing properties – Padstow Town Council **NOT SUPPORTED; i) overdevelopment ii) concerns regarding sewage systems iii) concerns boundary hedge could be affected** and was **WITHDRAWN** from Cornwall Council.

Support Officer has not provided plans from previous PA22/04280 as the current application is only Permission in Principle. This first stage establishes whether a site is suitable in-principle and the scope of Permission in Principle is limited to location, land use and the amount of development. All other matters would be considered at the Technical Details Stage.

- c) **PA23/01071 25 Grenville Road Padstow Cornwall PL28 8EX** – Proposed dwelling including associated works. Support Officer has no further information.
- d) **PA23/01094 5 Strand Street Padstow Cornwall PL28 8BU** – Refurbishment and alterations to 5 Strand Street (including the conversion of the existing outbuilding to annexe and re-build of the West gable wall). Support Officer has no further details to provide.
- e) **PA23/01095 5 Strand Street Padstow Cornwall PL28 8BU** – Listed Building Consent for refurbishment and alterations to 5 Strand Street (including the conversion of the existing outbuilding to annexe and re-build of the West gable wall). Support Officer has no further details to provide.
- f) **PA23/01709 40 Dennis Road Padstow Cornwall PL28 8DE** - Proposed demolition of 2 storey rear extension with hipped roof. Replacement of rear conservatory with single storey sun room. Support Officer has no further details to provide.
- g) **PA23/01689 | Blue Waters 1 Egerton Road Padstow Cornwall** – Store room extension to dwelling and associated works to include:- External door to bedroom 1, flat roof/balcony with glass balustrade extended, replacement of existing external steps from the rear garden to the parking area, enlargement of driveway 3 spaces from 2.

A previous application (PA15/01845) for this property was considered for a sun room. Padstow Town Council – **Not Supported: out of keeping with the street scene.** Cornwall Council **approved** the application.

- h) **PA23/01384 | Dilkusha Dobbin Lane Trevone Padstow Cornwall PL28 8QP** - Amended scheme for the conversion of the loft to provide additional bedrooms, bathroom and dayroom, including raising the roof to accommodate the proposal, previously approved under PA19/02582

The previous application referred to above was for the conversion of loft to provide additional bedrooms, bathroom and dayroom, including raising the roof to accommodate the proposal. Padstow Town Council – **Supported, query if side window should be glazed.** Cornwall Council issued a 5 day protocol with PTC opting to agree to disagree. A further 5 day protocol was issued with amended plans to Cornwall Council with PTC opting to agree to recommendations which were approved by Cornwall Council. Committee was updated at their January 2020 meeting on this matter as follows:-

“Section from the Officer report regarding windows:

The proposal shall incorporate new fenestrations/windows to the dwelling and as such could lead to potential over-looking/privacy issues. The proposal seeks to add new windows/openings to the North West, North East and South East. Given the outlook for the North East and South East windows and receiving environments, with dwellings being an appropriate distance away and at an angle, these would not incur harm to the neighbouring amenity. In respect to openings on the North West elevation, it is apparent that these focus towards a dwelling opposite, namely Chrisalgo. Windows may also afford viewpoints into the adjacent property, Lanvean/Jackdaws. To mitigate against this, windows have been reduced in size and lifted so sill levels are 1.5m above floor level. This alters the amount of over-looking that can be achieved, with viewpoints focused across rather than down towards the amenity area and windows of Chrisalgo. Viewpoints adjacent into Jackdaws amenity space is also reduced. With this in mind, it was considered that the relationship was acceptable and harm to over-looking/loss of privacy was not significant.”