

PADSTOW TOWN COUNCIL

Minutes of the Planning Committee meeting held on Tuesday 14 March 2023 in the Council Chamber, Station House, Station Road, Padstow at 6.45 pm

Present: Councillors R Higman (Vice Chairman and Chairman for the meeting), Mrs J Colwill, P Curgenvan, Mrs J Dawe and Mrs T Walter

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

P2022/62 Apologies and Announcements: Apologies were received from Councillor J O'Keefe. There were no announcements.

P2022/63 Declarations of Interest: Councillors P Curgenvan and Mrs T Walter both declared an interest in agenda item 5 ii) h) PA23/01384 Dilkusha Dobbin Lane Trevone Padstow Cornwall PL28 8QP.

P2022/64 Public Participation: 1 member of the public addressed committee in opposition to agenda item 5 ii) b) PA23/01057 Land East of 1 Sarahs Meadow Padstow Cornwall. Comments included:

- Noted that the Town Council did not support the application previously for the reasons of:
 - overdevelopment
 - concerns regarding sewage systems; and
 - concerns boundary hedge could be affected.Hope that the Town Council will again recommend refusal for the same reasons.
- Noted that Cornwall Council's (CC) Planning Officer had expressed last year [in relation to withdrawn application] that although the policy context could support development, it was not felt the benefits of providing an additional dwelling as proposed would outweigh concerns over the harm of the development to the visual amenity/ character of the area and the impact on the local community caused by the loss of open space.
- Expressed concern regarding the irregular shape of the site to be able to deliver useable amenity space;
- Feel proposal has not changed [from withdrawn application] and hope that CC still consider it unsuitable;
- Development would be cramped and out of character in the context of its surroundings;
- Consider that concerns remain regarding the sewage and infrastructure; and
- Size and topography of the site not suitable for construction related vehicles.

P2022/65 RESOLVED that the **Minutes** of the meeting held on **Tuesday 14 February 2023** be signed as a true record.

P2022/66 Planning
i. The following Cornwall Council planning decisions were noted:

- 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. RESOLVED to make the following planning application responses to the Planning Authority (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. **SUPPORTED subject to the roof height not adversely affecting neighbouring properties.**
- b) [PA23/01057](#) **Land East of 1 Sarahs Meadow Padstow Cornwall PL28 8LX** – Application for Permission in Principle for the construction of a dwelling. **NOT SUPPORTED; i) overdevelopment; ii) concerns regarding sewage systems; and iii) concerns boundary hedge could be affected.**
- c) [PA23/01071](#) **25 Grenville Road Padstow Cornwall PL28 8EX** – Proposed dwelling including associated works **SUPPORTED**
- 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). **SUPPORTED in accordance with Historic Environment views.**
- 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).

SUPPORTED in accordance with Historic Environment views.

- 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
SUPPORTED

- 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.
SUPPORTED

Councillor's P Curgenvan and Mrs T Walter left the meeting for the next item.

- 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
SUPPORTED

Councillor's P Curgenvan and Mrs T Walter returned to the meeting.

P2022/67 **Date of Next Meeting:** Tuesday 11 April 2023 at 7.00 pm

Meeting closed at 7.03 pm