

PADSTOW TOWN COUNCIL

Minutes of the Planning Committee meeting held on Tuesday 23 May 2023 at 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 Curgenven and Mrs J Dawe

In Attendance: K Pemberton (Town Clerk), S Daly (Assistant TC/Assistant RFO and Minute Taker), 4 members of the public and Councillors A N Rees (part) and M Rickard (part)

P2023/1 Election of Chairman/Vice Chairman:

- i) **RESOLVED** that Councillor J O'Keefe be re-elected as Chairman whereupon he took the chair.
- ii) **RESOLVED** that Councillor R Higman be re-elected as Vice Chairman.

P2023/2 Apologies and Announcements:

- i) Apologies were received from Councillor Mrs T Walter.
- ii) The Chairman reminded members of the public pre-application consultation regarding Rock View, Station Road being held in the Memorial Hall on Wednesday 24 May between 2pm- 8pm. He reminded members to bear in mind their obligations under the Council's Code of Conduct and be aware of predetermination.

P2023/3 Declarations of Interest: There were no declarations of interest.

P2023/4 Public Participation: 1 member of the public attended the meeting and addressed Committee in support of the agenda item PA23/03244 Trearne Farm St Merryn Padstow Cornwall. Comments included:

- Application is for the conversion of 4 barns to dwellings and a replacement dwelling;
- Currently have conversion permission for some of the barns and the principal development is supportive of Policy 7 of the Local Plan;
- Trearne Farm is made up of a main farmhouse and barns, some of which are currently close to the listed farmhouse;
- Application has given consideration to the sensitivity of the area and the neighbouring AONB and will be an enhancement to the existing, or previously enhanced, development;
- The front elevation will be retained and remain the most prominent to minimise the impact on the listed building farmhouse;
- Application is for replacement dwelling in lieu of Class Q approval and will move the property to a more suitable location as it is currently close to the listed farmhouse. It will be in place of 2 existing barns which will be demolished;
- Applicants have engaged with ecological, land contamination and drainage surveyors to ensure acceptability. Consider proposal allows for good open green space and biodiversity;

- Access would continue to be provided by current access and a new access through the site;
- Currently have change of use permission for 3 barns making 4 dwellings with a replacement so application is only asking for 1 more;
- Consider 4 new dwellings are beneficial in the current housing crisis;
- Consider proposal will improve the setting of the listed farmhouse building as well as declutter and enhance the site.

In response to questions from Committee, the following further comments were made:

- Applicants will look into concerns that the application does not meet the affordable housing criteria in the Padstow Parish NDP;
- Not currently known if the dwellings will be for residential or holiday purposes. Supporting text to the principal residency policy in the Padstow NDP confirms that the conversion of buildings in the countryside are subject to other policies in the development plan. Principal residency policy does not apply.
- Noted the comment from a member that the development wouldn't ease housing pressures if it wasn't residential.

1 member of the public attended the meeting and addressed Committee in objection to agenda item PA23/02878 Avalon Trevone Road Trevone Padstow. Comments included:

- Not opposed to widening of driveway but have concerns over moving of electric pole from Avalon side of property to side adjacent to St Edmunds;
- Consider could put the power cables underground whilst undertaking the works as they had done in their own property;
- Noted on the application incorrect plans for St Edmund's.

P2023/5 **RESOLVED** that the **Minutes** of the meeting held on **Tuesday 18 April 2023** be signed as a true record.

P2023/6 **Committee Terms of Reference: RESOLVED TO RECOMMEND TO COUNCIL** that no changes be made to the Committee's Terms of Reference and they be adopted unchanged.

P2023/7 **Planning**

i. The following Cornwall Council planning decisions were noted:

a) **[PA22/08577](#) Seaway Trevone Road Windmill Padstow Cornwall PL28 8RZ** – Variation of Condition 2 (approved plans) of application no PA21/05118 dated 25.10.21 (Proposed extension and alterations to Seaways including works to the main dwelling, and conversion of existing garage to ancillary accommodation. **APPROVED**

b) **[PA22/11280](#) 6 Dennis Road Padstow Cornwall PL28 8DD** – To convert and extend the detached garage in to an Habitual Annex to the main house. **WITHDRAWN**

c) **PA23/01094 5 Strand Street Padstow Cornwall PL28 8BU** - Refurbishment and alteration to 5 Strand Street (including the conversion of the existing outbuilding to annexe and re-build of the West gable wall). **APPROVED**

d) **PA23/01095 5 Strand Street Padstow Cornwall PL28 8BU** - Listed building consent for refurbishment and alteration to 5 Strand Street (including the conversion of the existing outbuilding to annexe and re-build of the West gable wall). **APPROVED**

e) **PA23/01870 1 St Saviours Lane Padstow Cornwall PL28 8BD** - Retrospective: replacement of existing perimeter driveway gates **REFUSED**

f) **PA23/01871 1 St Saviours Lane Padstow Cornwall PL28 8BD** - Listed building consent for the retrospective replacement of existing perimeter driveway gate. **WITHDRAWN**

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

a) **PA23/02812 Memorial Hall Trevone Road Trevone Padstow** - Variation of Condition 2 (approved plans) of application no PA21/10664 dated 04.03.22 (Demolition of existing extension to the Memorial Hall, including entrance lobby, corridor and toilets, and erection of a detached hall with kitchen and disabled facilities) **SUPPORTED**

b) **PA23/02860 St Martins Dobbin Lane Trevone Padstow** - Render existing brickwork. **SUPPORTED**

c) **PA23/02878 Avalon Trevone Road Trevone Padstow** - Widening of existing gateway and creation of parking area at the front of the property. **SUPPORTED widening of the gate but NOT SUPPORT moving of the pole to the other side of garden adjacent to St Edmunds. Instead, it could be moved back on existing side of garden of Avalon or underground.**

d) **PA23/03244 Trenearne Farm St Merryn Padstow Cornwall** - Conversion / extension of barns to dwellings and construction of replacement dwelling in lieu of Class Q approval. **NOT SUPPORTED: i) Overdevelopment; ii) visual impact; iii) not beneficial to economy; iv) concern for wildlife; and v) not compliant with Parish NDP (affordable housing)**

e) **PA23/03399 Trenearne Farm St Merryn Padstow Cornwall** - Construction of stone walls and installation of timber gates. **NOT SUPPORTED: i) visual access; and ii) delaying of traffic entering and exiting the site.**

- f) **PA23/03330 18 Egerton Road Padstow Cornwall PL28 8DJ** – Variation of Condition 2 (approved plans) of application no. PA22/04147 dated 07.07.22 (Demolition of the existing 3-bed detached dwelling and replaced with a new 4-bed detached dwelling) (re-submission of application no PA23/00042 dated 23.02.23)
SUPPORT but subject to: i) concern for potential noise nuisance, and ii) condition 2 MUST remain.

P2023/8

Government Consultations (Planning Matters): Consideration was given to the following government consultations regarding planning matters:

- a) **Use Class For Short Term Lets: RESOLVED** that Committee members submit comments to this consultation to the office by Monday 5 June and delegate final response to the Town Clerk in consultation with the Chairman.

The Town Clerk added that if no responses received a response wouldn't be made. If few members responded then she would liaise with the Chairman but if insufficient then instead individual responses would be sent, not a collective response.

- b) **Environmental Outcomes Reports: RESOLVED** no comment be made to this consultation.
- c) **New Infrastructure Levy: RESOLVED** to make the following response to this consultation:- No comment from the Town Council, suggest comments be made via the Community Area Partnerships.

P2023/9

Future Meetings: Future meeting dates and times were noted as per the agenda, next meeting being Tuesday 13 June 2023 at 7.00 pm.

Meeting closed at 7.39 pm