

# PADSTOW TOWN COUNCIL

Council Offices  
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PL28 8DA

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07 June 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 13 June 2023 at 7.00pm** for the purpose of considering and resolving upon the business to be transacted as set out hereunder.

Yours faithfully

*Kathy Pemberton*  
Kathy Pemberton  
Town Clerk

## 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 23 May 2023** (p1-4)
5. **Planning**
  - i. **To advise of Cornwall Council planning decisions:** (p5)
    - a) **PA23/01071 25 Grenville Road Padstow Cornwall PL28 8EX** - Proposed dwelling including associated works **APPROVED**
    - b) **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. **APPROVED**
    - c) **PA23/01689 Blue Waters 1 Egerton Road Padstow Cornwall PL28 8DJ**  
- 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. **APPROVED**

- d) **PA23/01709 40 Dennis Road Padstow Cornwall PL28 8DE** - Proposed demolition of rear conservatory. Construction of two storey rear extension with hipped roof along with single storey sunroom. **APPROVED**
- e) **PA23/01920 Prideaux Place Tregirls Lane Padstow Cornwall PL28 8RP** - Works to trees covered by a Tree Preservation Order, namely, group of 9 no mixed species trees (Ash, Elm, Sycamore) to be felled to ground level to enable ground level to be reduced for wall repairs. **APPROVED**
- f) **PA23/02305 25 Egerton Road Padstow Cornwall PL28 8DL** - Construction of single-storey extension and alterations to existing dwelling **APPROVED**

**ii. To discuss and decide on responses to the following planning applications from Cornwall Council: (p5-7)**

- a) i) **PA23/03124 2 Ruthys Lane Padstow Cornwall PL28 8AZ** – To erect bi-folding metal gates in a traditional style to the driveway of the property.
- ii) **PA23/04134 2 Ruthys Lane Padstow Cornwall PL28 8AZ** - Listed building consent to erect bi-folding metal gates in a traditional style to the driveway of the property.
- b) **PA23/03555 Black Shed Upper Dobbin Lane Trevone Padstow Cornwall PL28 8QR** - Construction of replacement dwelling.
- c) **PA23/04267 Carrek Cottage Trevone Road Trevone Padstow Cornwall PL28 8QJ** – Non Material Amendment (1) to application No PA21/12718 dated 22.06.22 for the proposed demolition of garage and rear extensions and proposed construction of garage with bedroom/gym/playroom above, namely removal of external stairs and replacing with internal stairs.

**6. To note date of next meeting: Tuesday 11 July 2023 at 7.00 pm**

## **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 Trenearne 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;
- Trenearne 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

## **PADSTOW TOWN COUNCIL - PLANNING COMMITTEE: 13 JUNE 2013**

### **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) **PA23/01071** **25 Grenville Road Padstow Cornwall PL28 8EX** – Proposed dwelling including associated works  
Padstow Town Council = **SUPPORTED**  
Cornwall Council = **APPROVED**
- b) **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.  
Padstow Town Council = **SUPPORTED**  
Cornwall Council = **APPROVED**
- c) **PA23/01689** **Blue Waters 1 Egerton Road Padstow Cornwall PL28 8DJ** – 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.  
Padstow Town Council = **SUPPORTED**  
Cornwall Council = **APPROVED**
- d) **PA23/01709** **40 Dennis Road Padstow Cornwall PL28 8DE** - Proposed demolition of rear conservatory. Construction of two storey rear extension with hipped roof along with single storey sunroom.  
Padstow Town Council = **SUPPORTED**  
Cornwall Council = **APPROVED**
- e) **PA23/01920** **Prideaux Place Tregirls Lane Padstow Cornwall PL28 8RP** - Works to trees covered by a Tree Preservation Order, namely, group of 9no mixed species trees (Ash, Elm, Sycamore) to be felled to ground level to enable ground level to be reduced for wall repairs.  
Padstow Town Council = **SUPPORTED**  
Cornwall Council = **APPROVED**
- f) **PA23/02305** **25 Egerton Road Padstow Cornwall PL28 8DL**- Construction of single-storey extension and alterations to existing dwelling  
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, a Council Officer will included below any information regarding Padstow Town Council's earlier comments.

A Council Officer will send another report to Councillors regarding comments gathered on applications being discussed. Councillors are reminded that they can check comments that



[www.cornwall.gov.uk](http://www.cornwall.gov.uk).

a) **PA23/03124** 2 Ruthys Lane Padstow Cornwall PL28 8AZ

Previous application for this site was PA20/01872 - Listed Building Consent for proposed internal remodelling, external redecoration and associated works. Padstow Town Council comments to previous application PA20/01872 was Support – subject to Conservation Officer being satisfied.

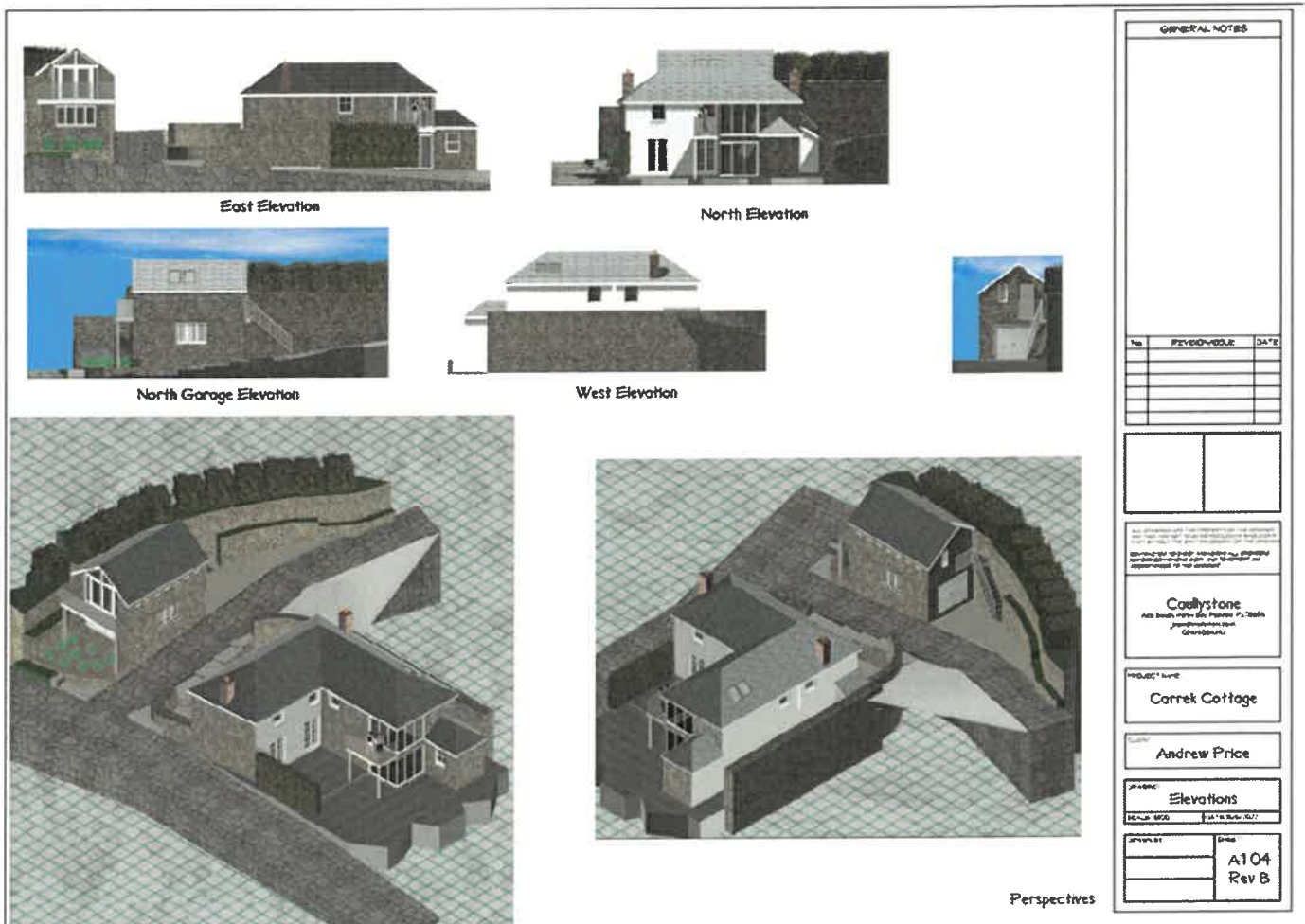
b) **PA23/03555** Black Shed Upper Dobbin Lane Trevone Padstow Cornwall

Previous application for this site PA22/07820 - Construction of replacement dwelling. Padstow Town Council SUPPORTED and Cornwall Council APPROVED – this application building is still to be constructed and is noted on the proposed site plan. The alterations this planning application (PA23/03555) is to change the Studio Black Shed and Garage into dwelling.

c) [PA23/04267](#) Carrek Cottage Trevone Road Trevone Padstow Cornwall PL28 8QJ

For information previous application PA21/12718 Padstow Town Council = NOT SUPPORTED; overdevelopment on whole site, overlooking cottage extension, inadequate parking, concern for intention of garage. Which went to 5 day protocol where the plans had been revised and provided details of conditions, which was then agreed with Chairman via the 5 day protocol process.

Below is one plan that was approved by Cornwall Council PA21/12718.





Below is previous conditions with approved scheme of PA21/12718

**CONDITIONS:**

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: In accordance with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

- 2 The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans Referred to in Consideration of this Application".

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3 Prior to the development hereby approved being brought into use a non-transparent screen of 1.8m in height shall be positioned on the north side elevation of the first floor balcony area shown on plan A1 02 Rev B to serve Bedroom 1. This screen shall thereafter be retained in this position and shall not be altered or removed. Reason: To protect the privacy of the neighbour at Remnant Cottage in accordance with Policy 12 of the Cornwall Local Plan 2016-2030.

- 4 The upper floor of the garage hereby permitted shall only be used by family or non-paying guests in connection with the dwelling known as Carreck Cottage only and shall not be used at any time as a separate residential unit of accommodation.

Reason: The Local Planning Authority consider that the proposed garage would be inappropriate for use independent of the main dwelling by virtue of the physical relationship between the garage and the main house which would create inadequate levels of residential amenity for the occupiers of both in accordance with Policies 12 and 13 of the Cornwall Local Plan 2016-2030.