

## **PADSTOW TOWN COUNCIL**

### **Minutes of the Planning Committee meeting held on Tuesday 13 June 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 Curgenven and Mrs J Dawe

**In Attendance:** K Pemberton (Town Clerk and minute taker) and 1 member of the public

**P2023/10      Apologies and Announcements:** There were no apologies or announcements.

**P2023/11      Declarations of Interest:** There were no declarations of interest.

**P2023/12      Public Participation:** 1 member of the public attended the meeting and addressed Committee in support of agenda item PA23/03555, Black Shed, Upper Dobbin Lane, Trevone, Padstow. Comments included:

- Existing property had certificate of lawfulness in place since 2013.
- Application was for a replacement dwelling.
- Location was in a residential area.
- Noted there were 10 letters of support and 3 objections.
- Objections outline that site is outside of the village boundary. She confirmed it was in the village boundary.
- Another objection related to construction impact; this was not a fair reason.
- Care had been taken during the design relating to AONB and landscaping.
- The application was positioned centrally on the site, this allowed it to benefit from a garage for 2 vehicles as well as 2 further parking spaces.
- The design includes white render and natural stone to tie in with neighbouring properties.
- The design strives to achieve a sustainable design and development as outline in the Local NDP, Pad 8.
- Throughout the design process have also been sympathetic to placement of windows, so no overlooking issues and Lamorna still benefiting from the sea views.
- The Cornish hedge would be maintained with no trees being removed.
- Scale of the existing property does not meet living space standards. The application was enhancing the living space.

**P2023/13      RESOLVED** that the **Minutes** of the meeting held on **Tuesday 23 May 2023** be signed as a true record.

**P2023/14      Planning**

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

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

- 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.  
**SUPPORTED, provided compliant with Historic Environment's recommendations.**
- 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.  
**SUPPORTED, provided compliant with Historic Environment's recommendations.**
- b) [PA23/03555](#) **Black Shed Upper Dobbin Lane Trevone Padstow Cornwall PL28 8QR –** Construction of replacement dwelling.  
**NOT SUPPORTED, i) excess width to size of plot; and ii) design not in keeping with street scene.**
- 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.

**SUPPORTED**

**P2023/15**     **Date of Next Meeting:** Tuesday 11 July 2023 at 7.00pm.

Meeting closed at 7.23 pm

Chairman:

Date: