

PADSTOW TOWN COUNCIL

Council Offices
Station House
Station Road
Padstow
Cornwall
PL28 8DA

Kathy Pemberton
Town Clerk
Email: enquiries@padstow-tc.gov.uk
Website: www.padstow-tc.gov.uk
Tel: 01841 532296



19 July 2023

TO: MEMBERS OF THE PLANNING COMMITTEE

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

Dear Member

All Members of the Committee are hereby summoned to attend an extra-ordinary meeting of the **PLANNING COMMITTEE** at the **Council Offices, Station House, Station Road, Padstow** on **Tuesday 25 July 2023 at 6.45pm.** 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

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 11 July 2023** (page 1-3)
5. **Planning**
To decide and respond on planning applications: (page 4)
 - a) **PA23/05354: Ilkek, Homer Park Road, Trevone, Padstow:** Non material amendment to decision PA21/12187 (23.06.2022) for the addition of a new small high level window within the ground floor bathroom located on the north elevation.
6. **Appeal**
To discuss and decide whether to make further comments, or modify/withdraw previous representation: (page 4-5)
 - a) **PA22/04255: Land at Dinas, Dinas, Padstow:** Appeal received for the erection of up to five dwellings including access with all other matters reserved. Cornwall Council request if the Planning Committee would like to make no comment, make any further comments or modify/withdraw their previous representation.
6. To note date of next meeting: **Tuesday 8 August 2023, 7.00pm**

PADSTOW TOWN COUNCIL

Minutes of the Planning Committee meeting held on Tuesday 11 July 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, Mrs J Dawe and Mrs t Walter

In Attendance: K Pemberton (Town Clerk and Minute Taker) and 2 members of the public

P2023/16 Apologies and Announcements: Apologies were received from Councillor P Curgenvan. There were no announcements.

P2023/17 Declarations of Interest: Councillor J O'Keefe declared an interest Planning Application PA23/05074: 4 Lodenek Avenue, Padstow.

P2023/18 Public Participation: 2 members of the public attended the meeting and addressed Committee in support of Planning Application PA23/04600 Pink House, Trevone Road, Trevone, Padstow

Comments included:

- Property had been in the family since the 1960s. It was previously a holiday let, however, were now moving to Trevone permanently and wished to improve to make the property more habitable i.e. storage and larger living space.
- Property was being extended at the front approximately by 12ft. They wished as much of the building to remain as possible.
- Will reconfigure inside moving kitchen upstairs, small garage and small office.
- Small walkway at the back to provide access to the upstairs kitchen.
- Will need to replace the roof, which will see ridge height increase by 20mm.
- Most windows will be the same but adding balcony at the front and sliding doors to the rear.
- Adding roof lights so to reduce light pollution.
- Parking for 2 vehicles to remain at the front of the property.
- Pink House will remain "pink" with the windows to be grey.
- In response to a query raised by the Chairman, they advised that works would be undertake during the quieter months as during the summer it gets congested. There was also space at the front of the property.

P2023/19 RESOLVED that the **Minutes** of the meeting held on **Tuesday 13 June 2023** be signed as a true record.

P2023/20 Planning

i. The following Cornwall Council planning decisions were noted:

- a) [PA21/02613](#) **Prideaux Place Tregirls Lane Padstow PL28 8RP**
- Listed Building Consent for remedial treatment in boundary walls and construction of 5 new reinforced concrete piers to south entrance.

Dismantling of sections of stone wall and gate towers and rebuild, localised stitching repairs to stonework, potential underpinning of tower corner and French linear drainage to higher side of boundary wall at east entrance. **APPROVED**

b) **PA23/00361 Carrek Cottage Trevone Road Trevone Padstow** Proposed construction of parking space and associated works. **APPROVED**

c) **PA23/00481 Portscatho Dobbin Close Trevone Padstow Cornwall PL28 8QS** – Demolition of existing property and erection of new residential dwelling with associated building works. **REFUSED**

d) **PA23/01995 13 Raleigh Road Padstow Cornwall PL28 8ET** – Erection of first floor extension to existing annexe. **APPROVED**

e) **PA23/02302 4 Barrys Lane Padstow Cornwall** – Proposed rear single- storey extension and associated alterations to existing dwelling house (amended design to approved application PA22/10916) **APPROVED**

f) **PA23/02303 4 Barrys Lane Padstow Cornwall** – Listed building consent for proposed rear single-storey extension and associated alterations to existing dwelling house (amended design to approved application PA22/10916) **APPROVED**

g) **PA23/02860 St martins Dobbin Lane Trevone Padstow Cornwall** – Render existing brickwork. **APPROVED**

h) **PA23/02878 Avalon Trevone Road Trevone Padstow** – Widening of existing gateway and creation of parking area at the front of the property. **APPROVED**

i) **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) **APPROVED**

j) **PA23/03244 Trearne Farm St Merry Padstow Cornwall PL28 8JA** – Conversion / extension of barns to dwellings and construction of replacement dwelling in lieu of Class Q approval. **WITHDRAWN**

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

Councillor J O’Keefe left the meeting. Councillor R Higman took the chair for this item.

a) **PA23/05074 4 Lodenek Avenue Padstow Cornwall PL28 8EP** - Two storey side extension incorporating a new utility, dining room and within the roof space over a repositioned larger ensuite bathroom for the master bedroom. **SUPPORTED**

Councillor J O’Keefe returned to the meeting and resumed the chair.

b) **PA23/04600 Pink House Trevone Road Trevone Padstow** – Refurbishment and extension to include additional accommodation to the principal elevation of the ground floor along with a semi covered terrace over, benefiting from views towards Trevone

beach. Also proposed is a new rear first floor walkway with steps accessing the rear garden to suit the new reverse living layout.

SUPPORTED

P2023/21 **Date of Next Meeting:** Tuesday 8 August 2023 at 7.00 pm

Meeting closed at 7.10 pm

Agenda Item 5a / 6a

5 Planning

Agenda item 5: 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 information that maybe helpful to the Committee, including Padstow Town Council's earlier comments.

- a) **PA23/05354: Ilkek, Homer Park Road, Trevone:** Non-material amendment received for the addition of a new small high level window within the ground floor bathroom located on the North elevation.

Previous application PA21/12187, comments submitted by Padstow Town Council on 9 February 2022 - **SUPPORTED; Concern with height of building and overlooking issues, provided these issues are addressed would support.**

Planning officer emailed 05.05.22 with update after site visit and amendments (Juliette balconies replaced with normal windows) which was sent to Chairman. Application PA21/12187 was then approved by Cornwall Council on 23 June 2022.

6 Appeal

Agenda item 6: To discuss and decide whether to make further no further comment, make further comments or modify/withdraw previous representation:

- a) **PA22/04255: Land at Dinas, Dinas, Padstow:** An appeal has been made to the Ministry of Housing, Communities and Local Government in respect of this planning application.

Padstow Town Council are required to submit a response to Cornwall Council by 8 August.

This application was **NOT SUPPORTED** by the Town Council in May 22 due to i) unsuitable access via Sarah's View; ii) environmental impact concerns; iii) should have a primary residence policy under PAD11 of the Padstow Parish Neighbourhood Plan.

This application was **REFUSED** by Cornwall Council on 7 November 2022 as follows "The development if approved would be contrary to Policies 3, 7 and 9 of the Cornwall Local Plan 2010-2030 and Policy PAD7 (4) of the Padstow Neighbourhood Development Plan (NDP) 2018-2030 in that the site falls outside the settlement boundary as shown on Padstow Map 9 of

**PADSTOW TOWN COUNCIL – EXTRA-ORDINARY PLANNING COMMITTEE
MEETING: TUESDAY 25 JULY 2023**

the NDP and in open countryside where development is strictly regulated and based on identified local needs. The development is not affordable led and nor has it been supported by any evidence to demonstrate how it would respond to the most up to date assessment of housing needs for the parish as shown on the Cornwall Council's Housing Needs register (Homechoice). It therefore fails to demonstrate how it meets local needs or provide for the most needed affordable housing in the parish in perpetuity. In conflicting with the Padstow NDP it would also be contrary to the guidance within the National Planning Policy Framework 2021 with particular regard to paragraphs 12 and 14”.