

PADSTOW TOWN COUNCIL

Minutes of the Extra-Ordinary Planning Committee meeting held on Tuesday 25 July 2023 in the Council Chamber, Station House, Station Road, Padstow at 6.45 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 Town Clerk/RFO and Minute Taker) and 7 members of the public

P2023/22 Apologies and Announcements: Apologies were received from Councillor Mrs T Walter. There were no announcements.

P2023/23 Declarations of Interest: There were no declarations of interest.

P2023/24 Public Participation: 7 members of the public attended the meeting in opposition to the appeal relating to planning application PA22/04255: Land at Dinas, Dinas, Padstow. 3 members of the public addressed committee in this regard, comments included:

- Speaking on behalf of group of 7 residents adjacent to proposed site. Object to proposal and put in objections when application first made. Following appeal, have submitted response, copy to Town Council, refuting comments in appeal on a point by point basis but key concern is land is wildlife habitat and outside of the Padstow settlement area in the Padstow Parish NDP;
- Key response from applicant to objection is development can be considered "rounding off". Consider "rounding off" is not applicable as development would come into open countryside, land forms part of continuous nature corridor and "rounding off" should be stopped to prevent further creepage and land grab;
- Concern expressed regarding proposed access, feeling was this would be dangerous and cause blind spots especially to number 62. Noted that highways supported original application but do not think they visited site in person. Highways decisions based on lack of fatalities and does not take account of consequential increase in journeys in area and danger posed. Noted children play outside;
- Consider appeal doesn't conform to NDP which should not be dismissed. Concern that if proposal accepted on appeal, will set expectation to all developers that appeals will be successful and NDP can be ignored;
- Space between 64 and 62 is currently privately maintained, as are hedges. Proposed access will impinge on 64's driveway.
- Environmental surveys not accurate as developers "bulldozed" through hedges and levelled before these were undertaken.

P2023/25 RESOLVED that the **Minutes** of the meeting held on **Tuesday 11 July 2023** be signed as a true record.

P2023/26 Planning: RESOLVED to make the following planning application response to the Planning Authority (Cornwall Council):

- 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.

SUPPORTED

P2023/27 **Appeal: RESOLVED to make the following planning appeal response to the Planning Authority (Cornwall Council):**

- 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.

MAINTAIN DECISION TO 'NOT SUPPORT', but to add i) Two planning applications where the Padstow Parish Neighbourhood Development Plan was referred to - PA22/00797 (32 Treverbyn Road, Padstow) and PA21/12795 (Land ESE of Tarkas Rest, Sandy Lane, Trevone); ii) Fully agree with Planning Officer's comments; iii) Field cleared prior to planning appeal taking place – photos provided which highlight wildlife corridor; and iv) Still no proof of need as per Cornwall Council's Homechoice Register.

P2023/28 **Date of Next Meeting:** Tuesday 8 August 2023 at 7.00 pm was noted.

Meeting closed at 7.16 pm