

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

PADSTOW TOWN COUNCIL - PLANNING COMMITTEE: 8 AUGUST 2023

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, along with Padstow Town Council’s consultee response to the application. 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 or provided details of the 5 day protocol information.

a) **PA23/02812: Memorial Hall, Trevone Road, Trevone:** Variation of Condition 2; demolition of existing extension to the Memorial Hall and erection of a detached hall with kitchen and disabled facilities. **Padstow Town Council SUPPORTED. Cornwall Council APPROVED: 10.07.23**

b) **PA23/03399: Trenearne Farm, St Merryn Padstow:** Construction of stone walls and installation of timber gates. **NOT SUPPORTED** BY Padstow Town Council Padstow Town Council due to i) visual access, ii) delaying of traffic entering and exiting the site. Cornwall Council **APPROVED** the application with the following conditions:

The new stone walls as indicated on approved plan 200213.60 REV D shall be constructed in accordance with the details and specification submitted and shown in approved plan 70/34, type 1 hedge, with a turf top. Prior to the construction of the aforementioned walls a photograph of the facing stone to be used shall be submitted to an approved in writing by the Local Planning Authority. The wall shall then be constructed in accordance with the approved details, specification and materials and retained as such. Reason: To ensure that the setting of the grade II* listed Trenearne farmhouse and associated buildings is preserved and the landscape character and natural beauty of the nearby AONB is conserved in accordance with Policies 23 and 24 of the Cornwall Local Plan Strategic Policies 2010-2030, paragraph 176 and Section 16 of the National Planning Policy Framework 2021.

Notwithstanding the approved plans, prior to installation, details of the proposed timber gates and gate piers shall be submitted to the Local Planning Authority and approved in writing. The development shall be carried out in strict accordance with the approved details and/ or specification and retained as such thereafter. Reason: To ensure that the setting of the grade II* listed Trenearne farmhouse and associated buildings is preserved and the landscape character and natural beauty of the nearby AONB is conserved in accordance with Policies 23 and 24 of the Cornwall Local Plan Strategic Policies 2010-2030, paragraph 176 and Section 16 of the National Planning Policy Framework 2021.

The 5-day protocol was invoked. After reading through the responses given to the concerns that had been raised to not support the application, and reading that Historic England and Historic Environment Team were now satisfied that issues have been addressed and the conditions that have been listed are complied to, the Chair and Town Clerk **AGREED** with the Planning Officer’s decision

c) **PA23/03555: Black Shed, Upper Dobbin Lane, Trevone:** Construction of replacement dwelling. **NOT SUPPORTED** by Padstow Town Council due to i) excess width to size of plot, ii) design not in keeping with street scene. Cornwall Council **APPROVED** the application with the following conditions:

Within the 1st month following the first occupation of the dwelling hereby approved, the existing dwelling granted as lawful on this site shall cease in use and shall be

removed/demolished on site to ensure the scheme is a replacement dwelling. Reason: To ensure a replacement dwelling and in the interests of housing densities and maintaining a suitable level of amenity in accordance with Policy 2 and 12 of the Cornwall Local Plan 2010-2030 and PAD11 of the Padstow Parish Neighbourhood Development Plan 2018-2030.

Prior to the occupation of the dwelling hereby approved a scheme of landscaping shall be submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall provide planting plans with written specifications including: Details of all existing trees and hedgerows on the land, showing any to be retained and measures for their protection to be used in the course of development Full schedule of plants Details of the mix, size, distribution and density of all trees/shrubs/hedges Cultivation proposals for the maintenance and management of the soft landscaping Details of Stone faced Cornish Hedgerows indicated to boundaries including details relating to height, a cross-section and planting species and density. The protection measures proposed shall be completed in accordance with the approved scheme before the development hereby permitted commences and shall thereafter be retained until it is completed. Notice shall be given to the Local Planning Authority when the approved scheme has been completed. All planting, seeding, Cornish hedgerows or turfing comprised in the approved scheme of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner. Notice shall be given to the Local Planning Authority when the approved scheme has been completed. Any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species as those originally planted. Reason: In the interests of visual and residential amenity and in accordance with the aims and intentions of Policy 12 and 23 of the Cornwall Local Plan 2010-2030 and paragraphs 130 and 174 of the National Planning Policy Framework 2021.

The development hereby approved shall be constructed in accordance with the recommendations and mitigation methods submitted within the ecological survey (Bat Emergence Surveys and Mitigation Report, Darwin Ecology, Lamorna, Upper Dobbin Lane, Trevone, Padstow, PL28 8QR, June 2022). Reason: To enhance bio-diversity on site and in accordance with Policy 23 of the Cornwall Local Plan 2010-2030 and paragraph 174 of the National Planning Policy Framework 2021

The 5-day protocol was invoked. Having read through the Planning Officer’s report outlining considerations and addressing concerns that were raised in the Committee’s response, it was noted that the dwelling has been altered with the roof slant more accentuated, with more stone and slate being used in the construction to soften the extent of render satisfying the Officers along with the AONB Officer. The inclusion of the continuation of the low stone wall along the frontage to the entrance is also a plus. It was also noted that this is a replacement dwelling with a certificate of lawfulness already granted for a dwelling so would be classed as infill. Also noted, was the changes that have been made to the appearance to the design to address and limit character impact this reducing the prominence of the dwelling. Adequate parking has been included and as long as the conditions are included to include suitable construction management and that a high quality landscaping condition applied, the Chairman and Town Clerk **AGREED** with the Planning Officer’s decision.

- d) **PA23/05354: Ilkek, Homer Park Road, Trevone:** Non-material amendment to decision PA21/12187 dated 23.6.22 for the addition of a new small high level window within the ground floor bathroom located on the north elevation. **SUPPORTED** by Padstow Town Council, **APPROVED** by Cornwall Council.

- e) **PA23/00626: 10 Egerton Road, Padstow, PL28 8DJ:** Demolition of dwelling, associated car parking, bin storage, amenity space and associated works. **SUPPORTED** by Padstow Town Council, subject to the roof height not adversely affecting neighbouring properties. **CONDITIONAL APPROVAL** given by Cornwall Council. Conditional approval states:

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".

PLANS REFERRED TO IN CONSIDERATION OF THIS APPLICATION:

Site/location Plan 1A received 02/02/23

Mixed - Existing and Proposed 2A received 02/02/23

Proposed 3A received 02/02/23

Block Plan 4A received 02/02/23 Block Plan 5A received 02/02/23

Proposed SHEET 6 REV A received 25/01/23

Proposed SHEET 7 REV A received 25/01/23

Proposed A2 01 Rev A received 17/05/23

Agenda item 5ii: to note tree works applications

Cornwall Council have advised the Town Council of the tree work application in our parish, however they are decided under delegated authority within Cornwall Council and therefore **the Town Council does not need to comment, it's just for information.**

- a) **PA23/05456: 1 St Saviours Lane, Padstow, PL28 8BD.** Works to three trees in conservation area. Reduce and prune in Autumn months to reduce shading. No requirement to provide a comment to Cornwall Council.

Works to trees in a Conservation Area for Oak - reduce. Pruning of branches over the garden of 1 St Saviours by 2-3m due to shading of the house. Oak - reduce. Pruning of branches over the garden of 1 St Saviours by 2-3m due to shading of the house. Oak - reduce. Pruning of branches over the garden of 1 St Saviours by 2-3m due to shading of the house. All works proposed to be carried out in winter months for optimal result.

Agenda item 5iii: 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) **PA23/05516: 16 Cross Street, Padstow, PL28 8AT:** Non-material amendment for renovation, extensions including demolition or rear garage and stone outbuilding and associated works, namely, the lowering of a portion of the roof line to create a flat roof at the proposed eaves levels to the rear of the property where it adjoins 18 Cross Street. A change in material to dark grey coloured brick is also proposed for a localised part of the elevation.

(NB: Planning letter states incorrect original application number as PA22/03099, it is actually **PA23/03009**). The original application for this renovation was **SUPPORTED** by the Town Council on 16 May 2022 as follows: **provided i) the red brick wall (that is the original boundary wall) is retained ii) Conservation Officer satisfied.**

There were no public comments in response to the original application.

- b) **PA23/04435: Waters Edge, North Quay, Padstow, PL28 8AF:** Replacement of existing steel frame balcony balustrades. Replacement of flat and sloping roof coverings, including rainwater goods and fascias. Incidental repairs to quay wall.

Planning Application Form states:

"Existing painted steel frame balustrades to balconies with glass filled panels to be replaced with proprietary frameless glazed balustrades to balconies.

Existing roof materials: manufactured grey tiles to sloping roof, high performance grey felt roofing to flat roof to be replaced by the same.

Rainwater goods currently brown uPVC, to be replaced with proprietary metal grey finish.

Proposal for incidental repairs to quay wall".

A similar application was submitted in 2016 to replace the previous steel balustrades with the glazed balustrades that are now in situ. This replacement was **SUPPORTED** by Padstow Town Council at the time and **APPROVED** by Cornwall Council on 15 August 2016.

- c) **PA23/04928: Meriton, Dobbin Road, Trevone, PL28 8QW:** Demolition of existing dwelling and replacement with new dwelling.

In 2005 a previous application to convert a garage to a self-contained annexe at this address was **SUPPORTED** by the Town Council and **APPROVED** by Cornwall Council.

- d) **PA23/05492: 29A Grenville Road, Padstow, PL28 8EX:** Proposed partial conversion of garage, including side elevation and raising of roof with rear balcony, forming annexe for family use.

- e) **PA23/05761: 4 Barrys Lane, Padstow, PL28 8AU:** Removal of chimney breast located in existing kitchen extension.

Previous application (PA23/02303) for conversion of current kitchen to downstairs toilet and utility **SUPPORTED** by Padstow Town Council and **APPROVED** by Cornwall Council 1 June 2023.

The Support Officer will send another report to Councillors regarding comments gathered on applications being discussed. Councillors are reminded that they can check comments that have been submitted by viewing the Cornwall Council Online Planning Register at www.cornwall.gov.uk.