

PADSTOW TOWN COUNCIL

Minutes of the Planning Committee meeting held on Tuesday 12 September 2023 at the Council Chamber, Station House, Station Road, Padstow at 7.00pm

Present: Councillors J O'Keefe (Chairman), R Higman (Vice-Chairman), P Curgenvan and Mrs J Dawe

In attendance: Mrs K Pemberton (Town Clerk), Mrs S Ford (Council Support Officer and Minute Taker) and 3 members of the public

P2023/35 Apologies and Announcements: i) Apologies were received from Councillors Mrs T Walter and Mrs J Colwill; ii) Announcements: The Chairman encouraged Councillors to attend the training sessions offered. Mention was made how useful and informative the Planning Enforcement Training had been.

P2023/36 Declarations of Interest: There were no declarations of interest.

P2023/37 Public Participation:

Two members of the public attended in support of PA23/06012: Treverbyn Guest House, Station Road, Padstow, PL28 8DA outlining the rationale for submitting an application for change of use from a business back to a residential dwelling:

- Reported that Cornwall Council Planning had advised that an application would be required under Policy 5 Business and Tourism of the Cornwall Plan (reduction of 'business space').
- Further information to support the application would be submitted to Cornwall Council in due course. The applicant had requested a deferral in order to provide this further information. He had yet to hear from Cornwall Council, hence their attendance at this meeting and also being unable to attend in October.
- The reason for a request of change of use was due to the retirement of the owner.

A member of the public attended in support of PA23/06865: 4-6 St Edmunds Lane, Padstow, PL28 8BA outlining the rationale for the formation of a garden store for bins, laundry and general stores:

- Better storage and laundry provision is required for St Edmunds and the Seafood Restaurant
- It will tidy away the bins that are currently in the alley
- The block wall would be removed, an underground room constructed. The garden would be replaced and louvre doors placed in the wall for pedestrian access.
- In response to a query, it was confirmed that smells and odours would be vented out into the garden. Ventilation and air conditioning would be provided for the laundry, they would work with Cornwall Council on any report/noise impact.

P2023/38 RESOLVED that the **Minutes** of the meeting held on **8 August 2023** be signed as a true record.

P2023/39 Planning

i. The following Cornwall Council planning decisions were noted:

- a) **[PA23/05516](#): 16 Cross Street, Padstow, PL28 8AT**: Non material amendment for application PA22/03099 (1 June 2022) for renovation, extensions including demolition of 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 level to the rear of the property where it adjoins 18 Cross Street. A change of material to dark grey coloured brick is also proposed for a localised part of the elevation. **APPROVED** by Cornwall Council.
- b) **[PA23/03124](#): 2 Ruthy’s Lane, Padstow, PL28 8AZ**: Erect bi-folding metal gates in a traditional style to the driveway of the property. **SUPPORTED** by Padstow Town Council, provided compliance with Historic Environment’s recommendations. **APPROVED** by Cornwall Council, with conditions (as detailed in agenda report).
- c) **[PA23/04134](#): 2 Ruthy’s Lane, Padstow, PL28 8AZ**: Listed building consent to effect bi-folding metal gates in a traditional style to the driveway of the property. **SUPPORTED** by Padstow Town Council, provided compliance with Historic Environment’s recommendations. **APPROVED** by Cornwall Council, with conditions (as detailed in agenda report).
- d) **[PA23/05456](#): 1 St Saviours Lane, Padstow, PL28 88D**: Works to trees in a Conservation Area for Oak (T1) – reduce. Pruning of branches over the garden of 1 St Saviours by 2-3m due to shading of the house. Oak (T2) – reduce. Pruning of branches over the garden of 1 St Saviours by 2-3m due to shading of the house. Oak (T3) – 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. **Cornwall Council decided not to make a Tree Preservation Order on the trees in the application and approved works to go ahead.**
- e) **[PA23/00303](#): Granta, Trevone Road, Trevone, PL28 8QX**: Demolition of dwellinghouse and construction of new dwellinghouse with landscaping and parking. **APPLICATION WITHDRAWN.**
- f) **[PA23/06354](#): San Marcos, Upper Dobbin Lane, Padstow, PL28 8QR**: Non material amendment to application number PA22/01229 (14 June 2022) for first floor extension with some ground floor amendments, namely, changes to roof covering (slate instead of concrete tiles), first floor walls to be slate hung instead of horizontal boarding, and solar panel array to roof. **APPROVED** by Cornwall Council.
- g) **[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. Repairs to quay walls. **APPROVED** by Cornwall Council with conditions (as detailed in agenda report).

P2023/40

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

The Town Clerk left the meeting for this item.

- a) [**PA23/06383**](#): **24 Rainyfields, Padstow, PL28 8EZ**: Side extension, garage conversion and creation of annexe – to add dormer to side elevation. **SUPPORTED**

The Town Clerk returned to the meeting.

- b) [**PA23/06326**](#): **4 Moyle Road, Padstow, Cornwall, PL28 8DG**: Demolition of existing conservatory, to be replaced with new flat roof ground floor extension. **SUPPORTED**
- c) [**PA23/06216**](#): **Aston Scott Ltd, 20 Middle Street, Padstow, PL28 8EP**: Advertisement consent for 1 halo illuminated fascia sign and 1 low level wall sign. No earlier application has been submitted for this address. **SUPPORTED**
- d) [**PA23/05616**](#): **31 High Street, Padstow, PL28 8BB**: Extension to rear of cottage. **SUPPORTED subject to i) Historic Environment planning conditions, and ii) neighbours comment regarding structural engineers report on boundary wall.**
- e) [**PA23/05617**](#): **31 High Street, Padstow, PL28 8BB**: Listed Building Consent for extension to rear of cottage. **SUPPORTED subject to i) Historic Environment planning conditions, and ii) neighbours comment regarding structural engineers report on boundary wall.**
- f) [**PA23/06741**](#): **The Clipper Restaurant, 4-6 Mill Square, Padstow, PL28 8AE**: Replacement of existing restaurant glazed frontage with new glazed frontage with parapet planter above to receive new signage. **SUPPORTED**
- g) [**PA23/06012**](#): **Treverbyn Guest House, Station Road, Padstow, PL28 8DA**: Change of use from a guest house to a single residential dwelling. **SUPPORTED**
- h) [**PA23/06865**](#): **4-6 St Edmunds Lane Padstow Cornwall PL28 8BZ**: Planning and Conservation Area Consent for the formation of an undergarden store – for bins, laundry and general stores. **SUPPORTED subject to i) acceptable results of noise and odour report; and ii) acceptable comments from the Historic Environment Team.**
- i) [**PA23/06912**](#): **2 Sarahs Lane Padstow Cornwall PL28 8EN** – Single storey extension. **SUPPORTED**

P2023/41

- iii. **5-day protocol:**
[**PA23/05074**](#): **4 Lodenek Avenue, Padstow**: 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.

The agenda report outlined response given to the 5-day protocol, requesting that the application be determined by Cornwall Council's Planning Committee. A response to this request was currently awaited from Cornwall Council. However, should this take place, it was **RESOLVED** that Councillor R Higman be nominated as representative to attend and speak at the Cornwall Council Planning Committee.

P2023/42

Date of Next Meeting: Tuesday 10 October 2023 at 7.00pm.

Meeting closed at 7.23pm