

PADSTOW TOWN COUNCIL

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

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

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

P2023/55 Apologies and Announcements: i) Apologies were received from Councillor Mrs J Colwill and ii) There were no announcements.

P2023/56 Declarations of interest: Councillor J O'Keefe declared an interest with regard to application PA23/09076 Tor View, Trelawney Road, Padstow and Councillor R Higman declared an interest with regard to application PA23/09049 Granta, Trevone Road, Trevone.

Councillor R Higman left the meeting.

P2023/57 Public Participation: One member of the public attended the meeting and addressed Committee in support of agenda item 5ii c) PA23/09076: Granta, Trevone Road, Trevone.

Comments included:

- Is the owner of this property, with his wife which he acquired 3 years ago as a retirement home.
- Current dwelling is beyond its economic life and the plans submitted for this application are to build a contemporary and energy efficient dwelling including solar panels and air-source heat pump.
- Withdrew previous application. Architect has pulled together new scheme under the guidance of Cornwall Council. The Planning Officer supported the scheme and had outlined "can support the single gable concept".
- Amended ridge height to match Trelawney.
- The two small dormer windows do not overlook neighbours and rear balcony has been removed from previous application.
- These plans must be viewed in context around the site in line with other dwellings.
- Any light omitted from the property would have emanated from the existing property however, louvers will be included to reduce such emanation.

- Materials have been chosen to be consistent with local palette such as natural stone cladding and natural slate roof.
- Have relied on Cornwall Council's guidance who used Trelawney's application.
- Subjective comments should not be considered.
- Would request that Padstow Town Council support this application.

One member of the public attended the meeting and addressed the Committee in opposition of agenda item 5ii c) PA23/09076: Granta, Trevone Road, Trevone.

Comments included:

- The Design and Access Statement is misleading.
- After objections and feedback on previously submitted application, hard to comprehend that the new application is even more intrusive in terms of mass, scale and height.
- This application fails to embrace the existing landscape instead sitting at odds with it.
- Is overshadowing and overbearing, lacks harmony and consideration and is out of character with the street scene.
- Impact of the proposed dwelling includes extensive glazing, dark slate, dormers and balconies at the front which will overlook neighbours. There will be significant light spillage and it will be unrealistic to expect renters to use the blinds.
- The front balconies will encourage noise and anti-social disturbance. The owners will have no control over renters in this issue. This nuisance factor could be all year round.
- Approval of this plan could set a concerning precedence.
- There is a responsibility and integrity to design a property to protect the privacy and safety of neighbours and the street scene.
- Urges Padstow Town Council to reject this application.

Councillor R Higman returned to the meeting.

P2023/58 RESOLVED that the **Minutes** of the meeting held on **Tuesday 14 November 2023** be signed as a true record.

P2023/59 Planning

i. The following Cornwall Council planning decisions were noted:

- a) **PA23/05616: 31 High Street, Padstow, PL28 8BB:**
Extension to rear of cottage and construction of dormer window to rear roof slope. **APPROVED**
- b) **PA23/05617: 31 High Street, Padstow, PL28 8BB** Listed Building Consent for extension to rear of cottage and

construction of dormer window to rear roof slope.

APPROVED

- c) **PA23/07754: 50 Raleigh Close, Padstow, PL28 8BQ:** Construction of single storey extension **APPROVED**
- d) **PA23/07789: Trevose View Farm, Harlyn Bay Road, Harlyn Bay, Padstow, PL28 8FS:** Change of use of agricultural farmland to allow camping from 1 May to 31 August. The capacity of the site will be up to 40 tent pitches and 10 touring grass pitches – no permanent structure (re-submission of withdrawn application [PA22/08591](#)) **REFUSED**
- e) **PA23/06912: 2 Sarahs Lane, Padstow, PL28 8EN:** Proposed extensions and alterations, including two storey and a single storey extension. **APPROVED**
- f) **PA23/08131: 39 Treverbyn Road, Padstow, PL28 8DN:** Non-material amendment in relation to decision notice PA18/10921 dated 8 February 2019 for minor revisions to the rear elevation just affecting the approved dormer to bedroom 3. **APPROVED**
- g) **PA23/05074: 4 Lodenek Avenue, Padstow, 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. **APPROVED**
- h) **PA23/06870: Seafood Restaurant, Riverside, Padstow, PL28 8BY:** Provision of an additional letting room above the Seafood Restaurant. **WITHDRAWN**
- i) **PA23/06198: 1 Treverbyn Road, Padstow, PL28 8DW:** Proposed extension, front dormer, extension of rear dormer and addition of balcony, juliet balcony to south east and associated works. **APPROVED**

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

- a) **PA23/08827: The Lawn Car Park, New Street, Padstow:** Works to trees under a Tree Preservation Order (TPO) namely: T8 – Crown raise removing all branches at point of origin to 4m above ground. **SUPPORTED provided works carried out in accordance with British Standard Tree Recommendations.**

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

- b) **PA23/09076: Tor View, Trelawney Road, Padstow:** Relation of front entrance, first floor rear dormer and an installation of patio doors to new veranda on South elevation. **SUPPORTED**

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

Councillor R Higman left the meeting.

- c) **PA23/09049: Granta, Trevone Road, Trevone, Padstow:** Demolition and replacement of dwelling.
NOT SUPPORTED i) Goes against Policies 7 and 12 of the Cornwall Local Plan; ii) increase in scale, mass and glazing; iii) not comparable to any other property on the road, ie- not in keeping with street scene; iv) against AONB Management Plan; and v) disagree using Trelawney as an example by Cornwall Council – do not consider it is comparable.

Councillor R Higman return to the meeting.

- d) **PA23/09289: 15 Treverbyn Road, Padstow, PL28 8DW:** Replacement dwelling.
SUPPORTED.
- e) **PA23/09474: Lobcray Cottage, 24a Church Lane, Padstow:** Alterations to existing property and formation of improved parking space.
SUPPORTED provided Conservation Officer satisfied in relation to solar panels and cladding.
- f) **PA23/09623: New Build on Land West of 29 Grenville Road, Padstow:** Proposed side single storey extension.
NOT SUPPORTED on the basis of Cornwall Council's decisions. In line with i) PA21/02160 – "no extensions to the dwelling within Class A of Part 1, Schedule 2 of the Order..." A2(b) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse"; and ii) Appeal Decision (dated 12 January 2021) – Appeal Ref: APP/D0840/W/20/3256807, paragraph 19 of Conclusion and Conditions.

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iii) Application Updates for Information as detailed in the agenda report were noted for the following applications:-

- a) **PA23/06893: 4-6 St Edmunds Lane, Padstow, PL28 8BZ:** Erection of an extension to form two additional letting rooms and addition of solar panels on the roof.
- b) **PA23/09329: 5 Fentonluna Lane, Padstow, PL28 8BA:** Non-material amendment to decision [PA19/07454](#) dated 13 November 2019 to reduce the depth of the approved three storey extension to the North elevation by 1.0m.
- c) **PA23/07789: Trevose View Farm, Harlyn Bay Road, Harlyn, Padstow:** 5-day Protocol: Change of use of agricultural farmland to allow camping from 1 May to 31 August. The capacity of the site will be up to 40 tent pitches and 10 touring grass pitches – no permanent structures (resubmission of withdrawn application PA22/08591).

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

Thanks were expressed by the Chairman to Councillor R Higman for attending and representing Padstow Town Council at Cornwall Council's Planning Committee who considered the application for 4 Lodenek Avenue which was approved inline with Committee's view to support this application.

P2023/62 **Date of Next Meeting:** Tuesday 9 January 2024, 7.00pm.

The Chairman concluded the meeting by thanking Committee members for their hard work and support in 2023.

Meeting closed at 7.31pm