

# PADSTOW TOWN COUNCIL

Council Offices  
Station House  
Station Road  
Padstow  
Cornwall  
PL28 8DA

Kathy Pemberton  
Town Clerk  
Email: [enquiries@padstow-tc.gov.uk](mailto:enquiries@padstow-tc.gov.uk)  
Website: [www.padstow-tc.gov.uk](http://www.padstow-tc.gov.uk)  
Tel: 01841 532296



6 December 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 a meeting of the **PLANNING COMMITTEE** at the **Council Offices, Station House, Station Road, Padstow** on **Tuesday 12 December 2023 at 7.00pm** for the purpose of considering and resolving upon the business to be transacted as set out hereunder.

Yours faithfully



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 **14 November 2023.** (p 1 - 4)
5. **Planning**
  - i. **To advise of Cornwall Council planning decisions:**
    - a) **PA23/05616: 31 High Street, Padstow, PL28 8BB:** Extension to rear of cottage and construction of dormer window to rear roof slope. **APPROVED** (p 5)
    - 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** (p 5)
    - c) **PA23/07754: 50 Raleigh Close, Padstow, PL28 8BQ:** Construction of single storey extension **APPROVED** (p 5)
    - 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 (p 5-6)

and 10 touring grass pitches – no permanent structure (re-submission of withdrawn application [PA22/08591](#))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** (p6)
  - 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** (p6)
  - 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** (p6)
  - h) [PA23/06870](#): **Seafood Restaurant, Riverside, Padstow, PL28 8BY**: Provision of an additional letting room above the Seafood Restaurant. **APPROVED** (p7)
  - 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. **WITHDRAWN** (p7)  
**APPROVED**
- ii) **To discuss and decide on responses to the following planning applications from 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. (p7)
  - 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. (p7)
  - c) [PA23/09049](#): **Granta, Trevone Road, Trevone, Padstow**: Demolition and replacement of dwelling. (p7-8)
  - d) [PA23/09289](#): **15 Treverbyn Road, Padstow, PL28 8DW**: Replacement dwelling. (p8)
  - e) [PA23/09474](#): **Lobcraiy Cottage, 24a Church Lane, Padstow**: Alterations to existing property and formation of improved parking space. (p8)
  - f) [PA23/09623](#): **New Build on Land West of 29 Grenville Road, Padstow**: Proposed side single storey extension. (p8-9)

iii) **Application Updates for Information**

- 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. (p9-10)
- 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. (p10)
- 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). (p10)
- 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. (p10-11)

6. To note date of next meeting: **Tuesday 9 January 2024 at 7.00 pm**

## PADSTOW TOWN COUNCIL

### Minutes of the Planning Committee meeting held on Tuesday 14 November 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:** S Daly (Assistant TC/Assistant RFO), T Trestain (Council Facilities Officer, Minute Taker) and 2 members of the public

**P2023/49      Apologies and Announcements:** i) Apologies were received from Councillor Mrs J Colwill and ii) There were no announcements.

**P2023/50      Declarations of Interest:** Councillor R Higman declared an interest in Planning Application PA23/06499: The Annexe, Puffins, Trevone Road, Trevone. Councillor Mrs T Walter declared an interest in Planning Applications i) PA23/06870: Seafood Restaurant, Padstow and ii) PA23/06499: The Annexe, Puffins, Trevone Road, Trevone

**P2023/51      Public Participation:** 2 members of the public attended the meeting and addressed Committee in support of agenda item 5 iii) e) PA23/08341: Land South East of Treceus Riding Stables, Treceus, Padstow. Comments included:

- Application is for reserved matters application for 28 dwellings and associated appearance, landscaping and layout. A reserved matters application for the care home will be brought forward at a later date.
- 40% will be affordable housing which is 11 units. Split is 70% rent, 30% shared ownership with mix of 1,2 & 3 bedroom bungalow or chalet units.
- Although care home is not part of application PA23/08341, it was understood that there was concern about what impact a care home would have on the local GP services. Wanted to note that developer is currently in negotiations with possible provider who had advised in respect of this concern:
  - Would see GP surgery combining visits to one premises;
  - Care can continue onsite meaning less visits to/from GP;
  - Care packages for patients onsite will mean shorter hospital stays with patients returning to site sooner and less follow up care needed;
  - There will be 24 hr care provided onsite with CQC qualified staff available to undertake routine tasks which would take pressure off GP services.

In response to questions from Committee, the following further comments were made:

- Access will be from A389, but not from existing (further along from the already established Polpennic Drive area). One of the first phases will be to remove the hedge and install this entrance.

Footpath from Polpennic Drive area to be connected to new site and general connectivity improved.

- Care home provider looking to attend the meeting that will consider the future reserved matters application regarding the care home. Will be able to better address concerns relating to GP services. Reiterated, care home residents will have care packages subject to CQC scheme, with staff able to administer certain medications and having first aid knowledge.
- Timescale for residential element of project [application being discussed] is under 2 years, likely 18 months. Noted some aspects of work would be seasonal, first focus would be infrastructure – constructing access and services.

**P2023/52** **RESOLVED** that the **Minutes** of the meeting held on **Tuesday 10 October 2023** be signed as a true record.

**P2023/53** **Planning**

**i. The following Cornwall Council planning decisions were noted:**

a) **PA23/06383: 24 Rainyfields, Padstow, PL28 8EZ** Resubmission of PA21/01472 - 'Side extension, garage conversion and creation of annexe' - to add dormer to side elevation **APPROVED**

b) **PA23/06326: 4 Moyle Road, Padstow, PL28 8DG** Demolition of existing conservatory, to be replaced with new flat roof Ground Floor Extension plus works approved previously under PA23/00690 namely Demolition of existing garage to be replaced with new ground floor extension, internal alteration works & replacement roof covering with the proposed addition of photovoltaic panels on south elevation **APPROVED**

c) **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 **APPROVED**

d) **PA23/04600: Pink House, Trevone Road, Trevone, Padstow, PL28 8QY** 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 **APPROVED**

e) **PA23/06012: Treverbyn Guest House, Station Road, Padstow, PL28 8DA** Change of use of Treverbyn, Station Road, Padstow from a guest house to a single residential dwelling. **APPROVED**

f) **PA23/06652: 31 Treverbyn Road, Padstow, PL28 8DN** Single storey extension to the lower ground floor (incidental use) and replacement of existing decking area **APPROVED**

g) **PA23/08355: Harbour Hotel, Station Road, Padstow** Submission of details to discharge conditions 8, 9, 11, 12, 15, 16 and 17 in respect of application PA20/06585

**S52/S106 and discharge of condition apps**

**ii. The following Planning Inspectorate appeal decision was noted:**

- a) [PA22/04255](#): **Land at Dinas, Dinas, Padstow, PL28** Outline application for the erection of up to five dwellings including access with all other matters reserved **DISMISSED**

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

**Councillor Mrs T Walter left the meeting.**

- a) [PA23/06870](#): **Seafood Restaurant, Padstow:** Provision of an additional letting room above the Seafood Restaurant **NOT SUPPORTED i) Out of character with street scene in Conversation Area ii) Materials not in keeping with existing building iii) Will be visible from all angles iv) In agreement with Historic Planning Officer's comments**

**Councillor Mrs T Walter returned to the meeting.**

- b) [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. **SUPPORTED**
- c) [PA23/05779](#): **Rock View, Station Road, Padstow:** Proposed 9 unit residential development consisting of conversion of existing house into two apartments, plus rear two storey extension forming additional two units, 3No three storey terrace units fronting onto Dennis Road, 2No storey units partially buried. Proposal includes some demolition of existing outhouses and extension to existing house, plus earthworks and regrading throughout site. **NOT SUPPORTED i) Principal Residence requirement as per Padstow Parish NDP PAD11 ii) Overdevelopment of site iii) Out of keeping with street scene iv) Does not appear to be a mix of housing to reflect housing needs v) No confirmation that affordable housing will be included vi) Parking issues**
- d) [PA23/08204](#): **2 Porthilly View, Padstow, Cornwall, PL28 8DH:** Proposed front and rear single storey extension with replacement doors and windows with new front entrance. **SUPPORTED**
- e) [PA23/08341](#): **Land South East of Treceus Riding Stables, Treceus, Padstow:** Reserved matters application for appearance, landscaping, layout and scale for 28 dwellings and discharge of conditions 8, 9, 10, 11 and 12 in respect of outline approval [PA22/03102](#) for mixed use development comprising of a C2 use class care/nursing home of up to 80 bedrooms (up to 4,500sqm), up to 28 dwellings, formation of access from the A389 and associated parking, drainage, open space and other infrastructure. **SUPPORTED**

**Councillor P Curgenvin voted against this decision and requested it be recorded.**

- f) **[PA23/08131](#): 39 Treverbyn Road, Padstow, PL28 8DN:** Non-material amendment in relation to decision notice [PA18/10921](#) dated 8.2.19 for minor revisions to the rear elevation just affecting the approved dormer to bedroom 3.  
**SUPPORTED**
- g) **[PA23/07709](#): 36 Egerton Road, Padstow, PL28 8DL:** Building of a slightly elevated patio.  
**SUPPORTED**
- h) **[PA23/07807](#): Creddis Farm, High Lanes, Wadebridge:** Proposed replacement of the existing farmhouse and farm buildings with a new zero carbon farmhouse, shepherds hut, bothy and PV array.  
**SUPPORTED**
- i) **[PA23/07965](#): Padstow Holiday Park, Padstow, PL28 8LB:** Additional static pitch for caravan.  
**SUPPORTED**
- j) **[PA23/07130](#): By Cottage, Parkenhead Lane, Trevone:** Dormer extensions to front and rear and porch extension.  
**SUPPORTED**

**Councillors R Higman and Mrs T Walter left the meeting.**

- k) **[PA23/06499](#): The Annexe, Puffins, Trevone Road, Trevone:** Erection of first floor addition, including side and rear single storey flat roofed extensions, along with formation of new parking area.  
**SUPPORTED**

**Councillors R Higman and Mrs T Walter returned to the meeting.**

**P2023/54 Date of Next Meeting:** Tuesday 12 December 2023 at 7.00 pm

Meeting closed at 7.33 pm

## PADSTOW TOWN COUNCIL - PLANNING COMMITTEE: 12 DECEMBER 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) [PA23/05616](#): **31 High Street, Padstow, PL28 8BB**: Extension to rear of cottage and construction of dormer window to rear roof slope.  
Padstow Town Council: **SUPPORTED** - Subject to: i) Historic Environment planning conditions, and ii) Neighbour's comment regarding structural engineer's report on boundary wall  
Cornwall Council: **APPROVED** with the following condition:
- The works hereby permitted shall be carried out in strict accordance with the Specification of Work for the external wall repairs, received 30 October 2023; the details shown on approved plan ref. AD.05 (Typical Roof Light Section Proposed), received 30 October 2023; and the details shown on approved plan ref. AB.02.D (South Elevation Proposed), received 30 October 2023, including the use of matching slates, which shall be fixed using nails not clips. Any replacement rainwater goods shall be replaced like for like. Reason: To protect the special character, significance and setting of the listed building and Conservation Area in accordance with Policy 24 of the Cornwall Local Plan Strategy Policies 2010-2030.
- 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.  
Padstow Town Council: **SUPPORTED** - Subject to: i) Historic Environment planning conditions, and ii) Neighbours comment regarding structural engineer's report on boundary wall  
Cornwall Council: **APPROVED** with the following condition:
- The works hereby permitted shall be carried out in strict accordance with the Specification of Work for the external wall repairs, received 30 October 2023; the details shown on approved plan ref. AD.05 (Typical Roof Light Section Proposed), received 30 October 2023; and the details shown on approved plan ref. AB.02.D (South Elevation Proposed), received 30 October 2023, including the use of matching slates, which shall be fixed using nails not clips. Any replacement rainwater goods shall be replaced like for like. Reason: To protect the special character, significance and setting of the listed building and Conservation Area in accordance with Policy 24 of the Cornwall Local Plan Strategy Policies 2010-2030.
- c) [PA23/07754](#): **50 Raleigh Close, Padstow, PL28 8BQ**: Construction of single storey extension.  
Padstow Town Council: **SUPPORTED**  
Cornwall Council: **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](#))

Padstow Town Council: **SUPPORTED the application, provided advisory signage to use footpath instead of Dobbin Lane is included.**

Cornwall Council: **REFUSED** by reason of its siting, scale and nature the proposal would form a conspicuous and uncharacteristic addition to the landscape that would harm the character and appearance of this part of the designated Area of Outstanding Natural Beauty. In so doing, the proposal fails to conserve and enhance the scenic beauty and landscape character and is contrary to Policies 1, 2 (1a, 1b, 1c, 1d) 5 (1c, 3), and 23 (1, 2, 2(a)) of the Cornwall Local Plan 2010-2030, Policies PAD1, PAD3 and PAD19 of the Padstow Parish Neighbourhood Plan 2018-2030, Policies CSPP2, CSP-P3, CSP-P4 and CSP-P5 of The Cornwall Area of Outstanding Natural Beauty Management Plan 2022-2027 and the guidance within the National Planning Policy Framework 2023 with particular regard to paragraphs 8, 84 (c), 174 and 176.

For further details about the 5-day protocol received for this application, prior to County Planning refusal, see item 5iii c).

- e) [PA23/06912](#): **2 Sarahs Lane, Padstow, PL28 8EN**: Proposed extensions and alterations, including two storey and a single storey extension.

Padstow Town Council: **SUPPORTED**  
Cornwall Council: **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.

Padstow Town Council: **SUPPORTED**  
Cornwall Council: **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.

Padstow Town Council: **SUPPORTED**  
Cornwall Council: **APPROVED** with the following conditions:

The windows on the north elevation as shown on approved plan A103 shall be installed with obscure glazing prior to the first use of the proposed extension and shall be retained at all times. Reason: To protect the privacy of the occupants of the neighbouring property and in accordance with Policy 12 of the Cornwall Local Plan Strategic Policies 2010-2030 and paragraph 130 of the National Planning Policy Framework 2023. 4

No new window or external openings shall be added to the north or east elevations of the development hereby permitted. Reason: To protect the privacy of the occupants of the neighbouring properties and in accordance with Policy 12 of the Cornwall Local Plan Strategic Policies 2010-2030 and paragraph 130 of the National Planning Policy Framework 2023.

Item 5iii d) details 5-day protocol and attendance at Area Planning Meeting.



- h) [PA23/06870](#): **Seafood Restaurant, Riverside, Padstow, PL28 8BY**: Provision of an additional letting room above the Seafood Restaurant.  
Padstow Town Council:  
This application has been **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.  
Padstow Town Council: **SUPPORTED**  
Cornwall Council: **APPROVED** subject to the following conditions:

The development hereby approved shall be carried out in accordance with the recommendations within Chapters 4 and 5 of the submitted ecological survey 'Cornwall Environmental Consultants Ltd - Bat and Barn Owl Assessment dated 22 September 2023.' Reason: To protect against and enhance protected species and in accordance with policy 23 of the Cornwall Local Plan 2010-2030 and section 15 of the National Planning Policy Framework 2023.

Prior to the first use of the balcony, on the north east elevation, hereby permitted, the balcony shall have a privacy screen, as shown on approved plan 23018/03A, installed on the North West elevation to a height of 1.8m and the screen shall be retained thereafter in perpetuity. Reason: To ensure adequate privacy to the adjoining neighbours in accordance with Policy 12 of the CLP Strategic Policies 2010-2030.

#### **Agenda item 5ii: 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) [PA23/08827](#): **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.

Previous application PA17/01257 in 2017 for work to trees in Lawns Car Park  
**SUPPORTED** by Padstow Town Council.

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

This address submitted a previous application in 2015 - [15/07685](#): Demolition of garage and erection of a two storey extension to former annexe. This application was **SUPPORTED** by Padstow Town Council and **APPROVED** by Cornwall Council on 30 November 2015.

- c) [PA23/09049](#): **Granta, Trevone Road, Trevone, Padstow**: Demolition and replacement of dwelling.

A previous application for this address was submitted in January 2023 - [PA23/00303](#): for the demolition of dwelling house and construction of new dwelling house with landscaping and parking. This application was **NOT SUPPORTED** by Padstow Town Council – **i) overlooking and unreasonable loss of privacy; ii) overshadowing**

**and overbearing impact; iii) AONB Officer's comments and iv) out of character with street scene.** This application with **WITHDRAWN** on 14 August 2023.

**d) [PA23/09289](#): 15 Treverbyn Road, Padstow, PL28 8DW:** Replacement dwelling.

Previous applications with regard to this address have been previously submitted as follows:

[PA20/08059](#): Demolition of existing garage and flat roof extension, proposed extension and alterations with inclusion of a first floor balcony. This application was **SUPPORTED** by Padstow Town Council on 14 October 2020 and **APPROVED** by Cornwall Council on 16 November 2020.

[PA22/05528](#): Ground floor extension, first floor and roof extension and associated works: **SUPPORTED** by Padstow Town Council on 13 July 2022 and **APPROVED** by Cornwall Council on 16 August 2022.

**e) [PA23/09474](#): Lobcray Cottage, 24a Church Lane, Padstow:** Alterations to existing property and formation of improved parking space.

Previous application [PA22/05977](#): Application for lawful development for an existing use that the property has been used as a residential dwelling for more than 10 years was submitted in 2022. Padstow Town Council did not submit a formal response. The application was **REFUSED** by Cornwall Council on 22 August 2022 for the following reason: Based on the documentation and information provided in support of the application and having regard to other information available to the authority, the Local Planning Authority does not consider that the property known as Lobcray Cottage (24A Church Lane) can be considered as a separate dwelling for the purposes of section 55(3) of the Town and Country Planning Act 1990 due to the continued existence of the doorway that provides an interconnectedness between it and 24 Church Lane. As such the application for a Lawful Development Certificate for an Existing Use of Lobcray Cottage (24A Church Lane) as a separate dwelling is refused.

Previous application [E1/98/1034](#) in 1998 sought Conservation area consent for the demolition of garden shed and part block boundary wall to provide parking space. No record of response from Padstow Town Council. Cornwall Council **APPROVED** this request in August 1998.

**f) [PA23/09623](#): New Build on Land West of 29 Grenville Road, Padstow:** Proposed side single storey extension.

Previous application for the Land West of 29 Grenville Road, Padstow include:

[PA21/02160](#): Variation of Condition 1 on appeal decision: Padstow Town Council **SUPPORTED**, provided the noise level of the heat pump was okay. Cornwall Council **APPROVED** 5 December 2021.

Prior to occupation of the dwelling hereby approved, the first floor window which serves the bathroom on the east elevation shall be fitted with obscure glazing and restricted to opening 12 degrees out and the window shall be permanently retained in that condition thereafter.

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification), no extensions to the dwelling within

Class A of Part 1, Schedule 2 of the Order shall be constructed other than those expressly authorised by this permission without planning permission having first been granted on an application made for these purposes.

Prior to occupation of the dwelling hereby approved, details of the hedgerow to the south of the dwelling and garage shall be submitted to and approved in writing by the Local Planning Authority. Details shall include plans and written specifications of the mix, size, distribution and density of the hedgerow as well as cultivation proposals for the maintenance and management. The hedgerow shall be planted and thereafter retained in accordance with details submitted and approved. All planting 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. 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.

[PA21/01297](#): Non-material amendment to application PA21/01297: Erection of air source heat pump. Padstow Town Council **SUPPORTED** as long as the noise level is fine on the air source heat pump. **APPLICATION WITHDRAWN** February 2021.

[PA20/01087](#): Proposed new house. Padstow Town Council **SUPPORTED**. Planning Approval was **AGREED** 12 January 2021 following an Appeal after Cornwall Council **REFUSED** 29 June 2020.

[PA18/12050](#): Proposed New House: Padstow Town Council **SUPPORTED** and Cornwall Council **APPROVED** on 8 March 2019 on condition the development hereby permitted shall not commence until the installation of a system for the disposal of surface water on the site has been completed in accordance with the details which shall first have been submitted to and approved in writing by the Local Planning Authority. The details shall include a programme for maintaining the system. The system shall be retained and maintained thereafter in accordance with the approved details. Reason: To avoid flooding and in the interests of water quality and the residential amenities of future occupiers, in accordance with the aims and intentions of policy 26 in the Cornwall Local Plan Strategic Policies 2010 - 2030. A precommencement condition is required to ensure that the site's levels and groundworks are appropriately and sufficiently designed from the outset to accommodate the required drainage system needed to address the site's drainage issues and ensure that any increase in surface water run-off from the site does not lead to drainage/flooding issues for the site and/or neighbouring residents.

Previous applications for 29 Grenville Road, Padstow include:

[PA21/09085](#): Two storey side extension and single storey rear extension: Padstow Town Council **SUPPORTED** and Cornwall Council **APPROVED** on 19 January 2022.

### **Agenda Item 5iii: Application Updates for Information**

- 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: Padstow Town Council received a consultation request with regard to this application.

Further to a request by the Council Support Officer, the Cornwall Council Planning Officer declined to extend the deadline for the consultation response to allow the application to be discussed at the next Planning Committee meeting on 12 December

2023. Further to agreement with the Chairman, this application was added to the agenda of the Full Council meeting being held on 28 November to allow a response to be provided by the original deadline.

Following the Full Council meeting held on 28 November it was agreed that the Town Council's response be **SUPPORTED subject to i) any considerations given from the Heritage Statement, Arboriculture Statement and Ecological Appraisal being taken into account; and ii) suitable vehicular access to St Edmunds House.**

- 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

Further to a request by the Council Support Officer, the Cornwall Council Planning Officer declined to extend the deadline for the consultation response to allow the application to be discussed at the next Planning Committee meeting on 12 December 2023. Further to agreement with the Chairman, this application was added to the agenda of the Full Council meeting being held on 28 November to allow a response to be provided by the original deadline.

Following the Full Council meeting held on 28 November it was agreed that the Town Council's response be **SUPPORTED with the condition of i) obscured glazing to the side window which serves as a bathroom; ii) the Planning Officer receives which application is being built from the agent; iii) no overlooking issues; iv) Planning Officer makes known which application is being used stating the amendments to ground floor doors and windows and to roof lights that the Planning Officer states they are happy to class as non-material in nature; and iv) the Conservation Officer is happy.**

- c) **[PA23/07789](#): Trevoze 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).

This application was discussed at the Planning Committee meeting on 10 October 2023 where Padstow Town Council decided to **SUPPORT the application, provided advisory signage to use footpath instead of Dobbin Lane is included.**

A 5-day protocol was received from the Planning Officer on 9 November 2023, advising that they intended to recommend the application for refusal. As part of his delegated authority, the Chairman replied to the Planning Officer, supported by the Assistant Town Clerk, to **AGREE TO DISAGREE** and this response was provided to the Planning Officer on 10 November 2023. Full details of the protocol and response were emailed to Planning Committee members of 10 November 2023. Item 5i d) above details the decision of Cornwall Council.

- 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.

Padstow Town Council Planning Committee **SUPPORTED** this application on 12 July 2023. Further to a 5-day protocol being received, the Vice Chairman of the Padstow

Town Council Planning Committee requested that the application be determined by the Cornwall Council Planning Committee.

The Cornwall Council Planning Committee meeting was held on 27 November 2023 and was attended by the Vice Chair of the Town Council Planning Committee who spoke at the meeting. The County Planning Committee voted to **APPROVE** the planning application.

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](http://www.cornwall.gov.uk).