

PADSTOW TOWN COUNCIL

Minutes of the Planning Committee meeting held on Tuesday 7 May 2024 at the Council Chamber, Station House, Station Road, Padstow at 7.00pm

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) and S Ford (Support Officer and minute taker)

P2023/95 Apologies and Announcements: i) Apologies were received from Councillor Mrs J Colwill; and ii) It was noted that all Council members had been invited to attend this meeting and presentation (Agenda item 4).

P2023/96 Declarations of interest: None

P2023/97 Public Participation: Four representatives from Cavendish Consulting, McCarthy Stone, The Planning Bureau and Inspire Design to present Agenda item 4.

P2023/98 Land Southwest of Treceus Riding Stables, Padstow: Proposed Specialist Class C2 Extra Care Accommodation, landscaping and associated parking: Presentation from Cavendish Consulting, McCarthy Stone, The Planning Bureau and Inspire Design which advised that:

- Outline planning had previously been approved. McCarthy Stone were working jointly with Baker Estates to provide 54 x one and two bedroomed apartments, with communal facilities and providing on-site care and support provided by Your McCarthy Stone. Meals and domiciliary care provided as part of a care package.
- Access to the site was part of the previously approved application.
- Three storey building broken up into 2 ½ and three stories to 'break up' the façade using materials to tie in with other local schemes.
- Outdoor landscaping of communal areas. Outline permissions require BNG (Biodiversity Net Gain). Plans include an outdoor games area/multi-use area.
- Development would be a community based environment with an additional care based option for residents, if required.
- There was currently a two-week virtual exhibition and consultation running until 14 May 2024, a mail-drop in the local

area and in-person exhibition at the Harbour Hotel on 7 May 2024.

- Anticipates to submit application to Cornwall Council as soon as possible (in the next few months) with an anticipated Autumn 2024 decision by Cornwall Council.

Questions were raised by members which included: *[NB: as this was the only possible date to present to Councillors not all questions related to planning matters]*

- What was the average selling/expected selling price for properties? How did this align with the demographics of Cornwall? Advised that price would be geared at a local market although it was acknowledged that the development would attract interest from further afield. Ballpark prices would be £310,000 for a one-bedroomed apartment and £420,000 for a two-bedroomed apartment. Shared ownership would be available.
- Would a S106 agreement be available for local purchasers? Advised they were not aware of a proposed S106 agreement for the development.
- Was this development dependent on Baker Estates moving forward or have you purchased the whole site? It was anticipated joined up working with Baker.
- What was the basic service charge for residents within the scheme and what level of care was included within this charge? It was anticipated that a charge of £140-£180 per week would include domestic care such as assistance with dressing and administration of medications. This service was flexible, dependent on need.
- What was the policy on any increase and complexity of an individual's need after they moved in? The development was not designed to be an acute care facility. Should a resident develop more complex needs such as dementia, then this could not be catered for. They would need to look at other care facilities that could accommodate for this.
- Does McCarthy Stone have any care contracts in Cornwall? They advised they were not aware of any. An application was to be submitted for Truro but not clear as to whether this would be via any funding by Adult Social Care (CC).
- With staff offering care, how does this sit within the local care system, for example, increasing pressure on local GP surgery? They advised that the care provided within the development related mainly to domestic care.
- The site was on the boundary of the town of Padstow. Would McCarthy Stone provide connectivity to the town, for example, town centre, harbour, churches and groups in the town? They considered that House Managers would organise events and links with local organisations.

- Would the community activities be open to non-residents? They advised that this wasn't usual in any of their other facilities and couldn't see this differing, it was for the residents.
- Would staff be on site 24 hours? They confirmed there would be staff on site however, these were not onsite medical staff. In the event of any medical emergency, emergency services would be contacted through the normal 999 channels.
- In response to a further query, it was advised that should a resident develop more complex needs such as dementia, then this could not be catered for and therefore they would need to look at care facilities that could accommodate for this.
- There were 33 car parking spaces planned they further advised that from experience the majority of residents don't have cars or relinquish their cars after becoming residents.

P2023/99 **RESOLVED** that the **Minutes** of the meeting held on **Tuesday 9 April 2024** be signed as a true record.

P2023/100 **Planning**

i. The following Cornwall Council planning decisions were noted:

- a) **PA23/09049: Granta, Trevone Road, Trevone, Padstow:** Demolition and replacement of dwelling: **APPROVED**
- b) **PA24/01422: Prideaux Place, Tregirls Lane, Padstow:** Works to trees covered by a TPO – G1 Group of Laurel and Bay – Pollard to approx. 1.5m to establish a hedge. G2 – Group of 3 mature lime trees remove trunk epicormic growth. T1 Sycamore, Remove 4 limbs, T2 Lime, Remove 1 limb and remove trunk epicormic growth. **APPROVED**

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

- a) **PA24/01993: Prideaux Place, Tregirls Lane, Padstow:** Works to trees subject to a Tree Preservation Order (TPO), works include 1No Fraxinus excelsior (Ash), 1No Laurus nobilis (Bay), 1No Tilia Cordata (Lime), 3No Acer Pseudoplatanus (Sycamore). We would propose the removal of the trees and once groundworks and wall repairs are complete trees will be replanted at least 4m away from the wall in a staggered line. Replacement trees to be 2No Fagus sylvatica, 1No Tilia cordata, 1No Quercus robur, 1No Laurus nobilis and 5No Ilex Aquifolium to give lower evergreen cover during establishment. Trees to be 1.5-2m whips. **SUPPORTED subject to Tree Officer's satisfaction.**
- b) **PA24/02758: 18 Egerton Road, Padstow, PL28 8DJ:** Proposed updated elevations with variation of condition 2 of decision [PA22/04147](#) dated 07/07. **Insufficient information**

to be able to give full consideration. Note Planning Officer requesting more information from applicant therefore request application be resubmitted with full detail on elevations and floor plans. Unable to comment further at this stage.

- b) [PA24/02131](#): **1 Oak Terrace, St Saviours Lane, Padstow**: Creation of boundary retaining wall with iron railings with an access gate on the west side of the property, plus landscaping of the garden area to the front of the property and installation of a small patio area within the garden. **SUPPORTED.**
- c) [PA24/02903](#): **1 Treverbyn Road, Padstow, PL28 8DW**: Proposed extension, revised design to that previously approved under [PA23/06198](#). **SUPPORTED.**

P2023/101 **Date of Next Meeting:** Tuesday 9 April 2024, 7.00pm, or on the rising of the Highways, Roads and Transport Committee.

Meeting closed at 7.45pm

PADSTOW TOWN COUNCIL

Minutes of the Extra-Ordinary Planning Committee meeting held on Tuesday 28 May 2024 at the Council Chamber, Station House, Station Road, Padstow at 6.30pm

Present: Councillors J O'Keefe (Chairman), Mrs J Dawe (Vice Chair), G Chapman, Mrs J Colwill, P Curgenvan, R Higman and Mrs T Walter.

In Attendance: K Pemberton (Town Clerk), N Barnes (Responsible Financial Officer) and Mrs S Daly (Assistant Town Clerk/ Assistant RFO and Minute Taker)

P2024/1 Election of Chairman/Vice Chair

- i) **RESOLVED** that Councillor J O'Keefe be re-elected as Chairman whereupon he took the chair.
- ii) **RESOLVED** that Councillor Mrs J Dawe be elected as Vice Chair.

P2024/2 Apologies and Announcements: There were no apologies or announcements.

P2024/3 Declarations of interest: There were no declarations of interest.

P2024/4 Public Participation: There was no public participation.

P2024/5 To discuss whether to make further comments, or modify/withdraw previous representation on the following, for which an appeal has been made to the Ministry of Housing, Communities and Local Government:

- a) **MHCLG Ref: [APP/D0840/W/24/3338414](#): Cornwall Council Planning Application ref: [PA23/07789](#): Trevoze View Farm, Harlyn Bay Road, Harlyn Bay, Padstow:** 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 (re-submission of withdrawn application [PA22/08591](#)).

RESOLVED that no further comment be made and to maintain original support.

Councillors G Chapman and Mrs T Walter voted against this decision and requested their objection be recorded.

P2024/6 Date of Next Meeting: Tuesday 11 June 2024 at 7.00pm.

Meeting closed at 6.43 pm

PADSTOW TOWN COUNCIL

PLANNING COMMITTEE: 11 JUNE 2024

AGENDA ITEM 5: COMMITTEE TERMS OF REFERENCE

At the Annual Meeting of the Council, it was resolved that each Committee give consideration to their own terms of reference at their first meeting. However, as Committee will know one change that was made by Council was to increase the Planning Committee's membership from 6 to 7. This also affected the quorum.

Appended to this report are the recently updated Committee terms of reference. Does Committee wish to recommend any changes to Council, other than the change to membership, which was amended by Council at its meeting on 14 May 2024.

Terms of Reference for the Planning Committee

Membership

- The Committee will consist of 7 elected Councillors and the first item of business at its first meeting after the Annual Town Council meeting each year will be to elect a Chair for the year. It will also elect a Vice-Chair, if thought appropriate, although any elected member can preside by agreement in the Chair's absence. A quorum will be a minimum of 4 elected members.
- The Committee shall be able to constitute sub-committees and working groups to study any aspect of the Committee's sphere of activity and members of the public can be co-opted on to assist with the recommendations.

Records of Proceedings

- The Committee will meet on the 2nd Tuesday of each month at 7pm
- Additional meetings will be arranged as required.
- Written minutes will be taken to record the Committee decisions and will be received at the next full council meeting and signed as a true record of the meeting at the next committee meeting. The Town Clerk will be responsible for arranging meetings and for the recording and distribution of minutes. The minutes will be available on the Town Council website.

Responsibilities

The Committee **will have full delegated powers** in respect of –

1. The Council's response to all applications for development within Padstow Town Council area (including Listed Building, Conservation Area consent, consent for advertisement displays etc) received from Cornwall Council.
2. A response to consultation documents regarding tree preservation and other matters regarding general land development,
3. The consideration of all appeals against planning refusal by Cornwall Council within Padstow Town Council area and the submission of comments to the relevant bodies,
4. The consideration of any proposals for new and any review of Cornwall Council structure plans, local plans and any other consultation document of a planning nature,
5. The appointment of a member of the committee to represent the Council at Cornwall Council planning meetings as appropriate.
6. The consideration of recommendations of sub-committees, working groups etc under the control of the Planning Committee,
7. Consultation with other relevant bodies with similar interests including other Town Council committees and sub-committees and consideration of their recommendations,

To make recommendations to Full Council

1. Any matter falling within the remit of the committee which involves the introduction of a new policy or changes to existing policy, future direction and strategy.