

PADSTOW TOWN COUNCIL

Minutes of the Planning Committee meeting held on Tuesday 11 April 2017 commencing at 7.00 pm in the Council Chamber, Unit 5b Industrial Estate, Padstow

Present: Councillors K Freeman (Chairman), R Higman and Mrs A Symons

In attendance: Mrs K Pemberton (Town Clerk), Mrs S Daly (Council Support Officer and Minute Taker), Councillor H M Saunders and 3 members of the public

P2016/82 **Apologies:** were received from Councillors F J Bealing, A Rickard and Mrs T Walter

P2016/83 **Announcements:** There were no announcements.

P2016/84 **Declarations of Interest:** There were no declarations of interest.

P2016/85 **Public Participation:** 3 members of the public attended the meeting relating to agenda item 6ii) and application numbers PA17/02451 and PA17/00627

PA17/02451 11 Market Place Padstow PL28 8AL: 2 members of the public addressed Committee to not support this application, reasons included:-

- Air-conditioning unit has been installed for 8 weeks to date without planning permission;
- Blocks view to restaurant entrance;
- Considered that noise and vibration was off putting diners and potential diners;
- Was unable to open the windows on the side where the unit was located due to noise;
- Repeated customer requests to turn down the noise of the unit causes confusion when staff inform them the unit is not theirs;
- There was no protection from condensation and fumes for customers crossing under the unit. He considered this was a health and safety risk;
- Partially blocks evening light by an estimated 20% and he considered it makes the restaurant unappealing;
- Historic Environment (Planning) Service made comment it would have an adverse effect to the appearance on a listed building;
- Installed without planning permission;
- The B&B next door has to keep its windows closed.
- Opportunity to comment not offered until after installation. Cornwall Council advised it sent letters to neighbouring properties however, it's thought business addresses could be out of date as letters not received by neighbouring businesses affected by the unit.

- CC requested applicant apply for retrospective planning permission but considers the installation has had a detrimental effect on the business;
- Concern over publication and notification of application; case referred to ombudsman.

PA17/00627 Land West of West Farthing Dobbin Lane Trevone Padstow Cornwall PL28 8QP: 1 member of the public addressed Committee to not support this application, reasons included:-

- Advised 37 objections listed on the CC website and 1 for support;
- Extension of time was for submission of re-design which still features antenna;
- Some of the 37 objections made since the re-design. Previous objections still stand;
- Question why 3 existing masts not mentioned in site selection process;
- Existing masts should be used;
- In AONB.

P2016/86

RESOLVED that the **minutes** of the meeting held on **Tuesday 7 March 2017**, were a true record of the meeting and they were signed by the chair.

P2016/87

Planning

i. The following Cornwall Council planning decisions were noted:

a) **PA16/08763 Hilbre Dobbin Lane Trevone Padstow PL28 8QP** –Demolition of existing bungalow and construction of a replacement dwelling with rooms in the roof. New Vehicular access from Dobbin Lane.

APPROVED

b) **PA16/11061 18 Drake Road Padstow PL28 8ES** – Erection of extension to form new separate dwelling

APPROVED

c) **PA16/11808 Store 3, Steins Fish and Chips South Quay Station Road Padstow Cornwall** – Installation of extraction duct work as an extension to existing opening. Turning 90 degrees through the front elevation of the Chip Shop and exiting the roof at high level duct work proposed to be clad in cedar planking to match existing wall finish.

APPROVED

d) **PA16/11274 Estuary View 5 North Quay Padstow PL28 8AF** – Infill between dormers and internal refurbishment of residential units, including mezzanine floor and roof light to rear

APPROVED

e) **PA17/00053 11 Raleigh Close Padstow Cornwall PL28 8BQ** – Lawful development certificate for existing use

of garage in breach of a planning condition

Granted (CAAD's and LUs only)

f) **PA17/00142 Land North West of Pentire Dobbin Lane Trevone Padstow Cornwall** – Construction of single storey flat roofed bungalow and associated access and garden.

APPROVED

g) **PA17/00199 Fernbank Trevone Road Trevone Padstow PL28 8QJ** – Demolition of existing garage and outbuilding and erection of 2 no. residential new builds at Fernbank with new vehicular access.

APPROVED

h) **PA17/00295 1 St Edmunds Lane Padstow PL28 8BZ** – Demolish and rebuild the gable wall with a slate hung stud wall and re-roofing using Delabole slates

APPROVED

i) **PA17/00482 Lantern House 38 Duke Street Padstow Cornwall PL28 8AD** – Proposed change of window and door materials

APPROVED

j) **PA17/01191 1 Glynn Road Padstow PL28 8EF** – Extensions and Alterations at 1 Glynn Road, Padstow (Amended design following approval PA14/00983)

APPROVED

k) **PA17/01231 St Petrocs Church Church Lane Padstow Cornwall PL28 8AX** – Various works to trees subject to a TPO in the churchyard and cemetery.

APPROVED

l) **PA17/01238 The Plantation Land Around 27 Church Lane Padstow Cornwall PL28 8AY** – Various works to trees subject to a TPO – Trees numbered T1-T8 within the plantation.

APPROVED

m) **PA17/01257 Lawn Car Park Hill Street Padstow Cornwall PL28 8EB** – Works to trees covered by a Tree Preservation Order, namely :- Various works to trees T1-T10 and groups of trees G1-G3

APPROVED

ii. RESOLVED to make the following responses to planning applications:

a) **PA17/00627 Land West of West Farthing Dobbin Lane Trevone Padstow Cornwall PL28 8QP** – Prior notification of proposed telecommunications development, namely installation of a 12.5m high Phosco Phase 4.5 monopole with 3 antennas fixed to headframe, 2 x 0.3m dishes attached to the monopole, an Huawei 3900AL equipment cabinet, a TSC cabinet and a meter cabinet on a concrete base within a secure compound. Revised description and amended plans

Not Supported

- i) In ANOB;**
- ii) Prominent location;**
- iii) Already 2 in area – therefore question necessity**

b) PA16/11667 16 New Street Padstow PL28 8EA – Loft conversion to 16 New Street with the inclusion of a dormer window on the rear elevation and a roof light on the front elevation – amended plans

Not Supported

- i) Rear out of character with rest of terrace and over large**

c) PA17/01816 Westpoint Parkenhead Lane Trevone Padstow – Proposed loft conversion, extension and alterations to existing dwelling with the inclusion of a balcony on the north west elevation.

Not Supported

- i) Overlooking issues**

d) PA17/01909 Rest Harrow Trevone Road Trevone Padstow – Conversion of store/games room to dwelling

Not Supported

- i) Concern with overlooking and privacy issues especially on South East elevation;**
- ii) Concern over annexe becoming separate dwelling**

e) PA17/02451 11 Market Place Padstow PL28 8AL – Application for Planning Permission for the installation of air conditioning unit

Not Supported

- i) Inappropriate location;**
- ii) Interfering with restaurant – both noise and light;**
- iii) Obstructs view to restaurant entrance;**
- iv) Not suitable position in a conservation area – too prominent**
- v) Health and safety concerns**

Comment: Concern over publication and notification of application; retrospective planning. Removal of existing unit to be enforced.

f) PA17/01647 13 Duke Street Padstow PL28 8AB – Works to fascia – Removal of angled fascia (above windows) in order to be replaced with flush fascia panels. Larger fascia panel required over entrance door; and Internal Works namely major refurbishment.

Supported - Provided conservation officer satisfied

g) **PA17/01648 13 Duke Street Padstow PL28 8AB** – Application for Listed Building Consent for Removal of angled fascia (above windows) in order to be replaced with flush fascia panels. Larger fascia panel required over entrance door, internal works namely minor refurbishment and siting of new signage to fascia. Internal works: Minor refurbishment. New Signage to Fascia – this will be covered in separate application for adverts consent.

Supported - Provided conservation officer satisfied

h) **PA17/02504 42 Dennis Road Padstow PL28 8DF** – Alterations to widen existing porch and create an external balcony above accessed from existing dormer.

Supported

i) **PA17/02525 Former Public Conveniences South Quay Padstow Cornwall** – Proposed conversion of existing toilet block to A1/B1 retail shop/office space and single storey extension at the land adjacent to the Harbour Office, West Quay, Padstow, Cornwall PL28 8AQ

Supported

j) **PA17/02574 8 Duke Street Padstow PL28 8AA** - Enlargement of window

Not Supported

i) Large window out of character with building and street scene

ii) In conservation area

k) **PA17/02734 Land North West of Pentire Dobbin Lane Trevone Padstow Cornwall PL28 8QP** – Non Material Amendment to Application No. PA17/00142 dated 13th March 2017 for the Construction of single story flat roofed bungalow and associated access and garden namely slight modification to the shape of sunroom, modifications to fenestration on NW and SE elevations and minor internal modifications to change wc to en-suite

Supported

P2016/88

Date of Next Meeting: To be confirmed

Meeting closed at 7.50 pm