

PADSTOW TOWN COUNCIL

Minutes of the Planning Committee meeting held on Tuesday 23 May 2017 commencing at 7.00 pm in the Council Chamber, Unit 5b Industrial Estate, Padstow

Present: Councillors K Freeman (Chair), F J Bealing, R Higman, A Rickard, H M Saunders and Mrs T Walter

In attendance: Mrs K Pemberton (Town Clerk), Mrs S Daly (Council Support Officer and Minute Taker) and 2 members of the public.

P2017/1 Election of Chairman/Vice Chairman:
i) **RESOLVED** that Councillor K Freeman be re-elected as Chairman whereupon he took the chair.
ii) **RESOLVED** that no Vice Chairman be elected.

P2017/2 Apologies: There were no apologies for absence.

P2017/3 Announcements: There were no announcements.

P2017/4 Declarations of Interest: Councillor Mrs T Walter declared an interest in agenda item 8 ii a) PA17/01816: Westpoint Parkenhead Lane Trevone Padstow.

Councillor Higman declared an interest in agenda item 8 ii d) PA17/03223: Land Adj to Brimar Windmill Padstow.

P2017/5 Public Participation: 2 members of the public attended the meeting relating to agenda item 8 ii and application numbers PA17/03223 and PA17/03328.

PA17/03223: Land Adj to Brimar Windmill Padstow: 1 member of the public attended the meeting to talk in support of the application. Points covered included:

- Construction intended to be permanent home for applicant, originally from Trevone;
- Workshop is to house equipment for applicants business;
- Site is adjacent to elderly parents enabling applicant to offer support.

PA17/03328: West Haven Dobbin Road Trevone Padstow: 1 member of the public addressed the Committee to not support the application. Points covered included:

- Lack of inclusion of composite plans in application make proposed height misleading;
- Proposal includes a second storey with high pitched roof making total height of property 2.4m;

- All other properties on the same side of the street are single storey only;
- Shade and privacy issues for 2 neighbouring properties;
- Concern property would be overdeveloped and set a precedent resulting in pricing out of younger generations from local housing market.

P2017/6 **RESOLVED** that the **minutes** of the meeting held on **Tuesday 11 April 2017** were a true record of the meeting and they were signed by the chair.

P2017/7 **Committee Terms of Reference: RESOLVED TO RECOMMEND TO COUNCIL** the Committee's Terms of Reference be adopted as outlined in the agenda, with no changes.

P2017/8 **Planning**
i. The following Cornwall Council planning decision were noted:

a) **PA16/11667 16 New Street Padstow PL28 8EA:** Loft conversion of 16 New Street with the inclusion of a dormer window on the rear elevation and a roof light on the front elevation. **APPROVED**

b) **PA16/11787 39 Dennis Road Padstow PL28 8DF:** Construction of replacement dwelling (resubmission of PA16/07239) **APPROVED**

c) **PA17/00627 Land West of West Farthin Dobbin Lane Trevone Padstow Cornwall:** 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, as Huawei 3900AL equipment cabinet, a TSC cabinet and a meter cabinet on a concrete base within a secure compound. **REFUSED**

d) **PA17/00680 Mourton Hall Homer Park Road Trevone Padstow PL28 8QU:** Variation of condition 1 (plans condition) of application no. PA15/01480 dated 23/06/15 for the material amendment to hard standing. (Substitute drawing no. 14212/01A with drawing no 14212/01B) **APPROVED**

e) **PA17/01139 The Harbour Shop 18 North Quay Padstow Cornwall PL28 8AG:** Proposed security shutters. **WITHDRAWN**

f) **PA17/01384 20 Drake Road Padstow Cornwall PL28 8ES** – Redevelopment to existing detached garage to provide self-contained annexe accommodation. **APPROVED**

- g) **PA17/01498 13 Duke Street Padstow PL28 8AB:**
Application for Display of Advertisement Consent for the siting of 1 no non illuminated fascia signage, 2 no non illuminated fascia logos, 1 no non illuminated projecting sign.
APPROVED
- h) **PA17/01471 Seaboard Trevone Road Trevone Padstow PL28 8QX:** Proposed demolition of existing conservatory, remodeling and construction of new extensions.
APPROVED
- i) **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.
APPROVED
- j) **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.
APPROVED
- k) **PA17/01909 Rest Harrow Trevone Road Trevone Padstow PL28 8QX:** Conversion of store/games room to dwelling.
APPROVED
- l) **PA17/02504 42 Dennis Road Padstow PL28 8DF:**
Alterations to widen existing porch and create an external balcony above accessed from existing dormer.
APPROVED
- m) **PA17/03033 Western Rays Parkenhead Lane Trevone Padstow Cornwall** – Proposed erection of replacement front porch and side extension with associated alterations works.
APPROVED
- n) **PA17/03038 4 Egerton Road Padstow PL28 8DJ** –
Demolition of existing garage and flat roof extension, proposed extensions and first floor living accommodation with inclusion of a new balcony and alterations. **APPROVED**

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

- a) *Cllr Mrs T Walter left the meeting*
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. Amended Plans

SUPPORTED

Cllr Mrs T Walter returned to the meeting

- b) **PA17/02179 Land West Of Rock View Station Road Padstow Cornwall** – Outline planning permission with all matters reserved: Erection of a single 3 bedroom dwelling.
SUPPORTED – as long as in keeping with surrounding area
- c) **PA17/03151 40 Duke Street Padstow Cornwall** – Proposed conversion of house into one-bedroomed flat and two-bedroomed maisonette.
SUPPORTED – Committee believe works have already started
- d) *Cllr R Higman left the meeting*
PA17/03223 Land Adj To Brimar Windmill Padstow Cornwall - Outline application for the construction of dwelling and workshop
SUPPORTED
- Cllr R Higman returned to the meeting*
- e) **PA17/03328 West Haven Dobbin Road Trevone Padstow** – Extension to form accommodation at first floor level; formation of balcony on existing flat roof; and formation of en-suite bed-sitting room in garage.
NOT SUPPORTED
- i) **Out of character with street scene**
 - ii) **Over development of site**
 - iii) **Overlooking and overshadowing issues (Planning Policy 12: 2a & 2b)**
 - iv) **Concern if approved will set precedent**
- f) **PA17/03370 Greens Café and Crazy Golf North Quay Padstow PL28 8AF** – Removal of condition 7 in relation to the decision notice PA15/10066: Working restriction times.
SUPPORTED
- g) **PA17/03488 46 Church Street Padstow PL28 8BG** – Proposed extension including Juliet balcony.
SUPPORTED
- h) **PA17/03779 Trenearne Farm St Merryn Padstow PL28 8JA** – Repair and refurbishment of house. Conversion of agricultural barns into 2no. holiday lets and an office and workshop space. Demolition of modern agricultural buildings.
SUPPORTED – Provided Conservation Officer is satisfied

- i) **PA17/03780 Trenearne Farm St Merryn Padstow PL28 8JA** – Listed building consent for repair and refurbishment of house. Conversion of Demolition of modern agricultural buildings.
SUPPORTED – Provided Conservation Officer is satisfied
- j) **PA17/03894 20 St Saviours Lane Padstow PL28 8BD** – Re-slate the entire roof
SUPPORTED – Provided Conservation Officer is satisfied
- k) **PA17/03895 20 St Saviours Lane Padstow PL28 8BD** – Listed Building Consent to re-slate the entire roof
SUPPORTED – Provided Conservation Officer is satisfied
- l) **PA17/04223 Esperanza 1 Alan Road Padstow PL28 8DS** – Renovation and extension of existing single bedroom bungalow.
SUPPORTED

P2017/9

Enforcement Cases

i. The following Cornwall Council closed enforcement cases were noted:

- a) EN17/00679 17 Netherton Road Padstow Cornwall PL28 8EG
- b) EN17/00789 Penlee Beach Road Trevone Padstow Cornwall PL28 8RA
- c) EN17/00621 Land West of Trelyn Dobbin Lane Trevone Padstow Cornwall PL28 8QP

P2017/10

Date of Next Meeting: Tuesday 13 June 2017 at 7.00 pm was noted.

Meeting closed at 7.45 pm