

PADSTOW TOWN COUNCIL

Minutes of the Planning Committee meeting held on Tuesday 12 September 2017 commencing at 7.00 pm in the Council Chamber, Unit 5b Treceus Industrial Estate, Padstow

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

In attendance: Mrs K Pemberton (Town Clerk) and Mrs S Daly (Council Support Officer and Minute Taker)

P2017/37 Apologies: Councillor H M Saunders

P2017/38 Announcements: There were no announcements.

P2017/39 Declarations of Interest: Councillors K Freeman, J Bealing and A Rickard declared an interest in agenda item 7 ii a) and b) application numbers PA17/07805 and PA17/07806 - Outbuilding The Golden Lion Lanadwell Street.

P2017/40 Public Participation: 2 members of the public attended the meeting relating to agenda item 7 ii and application numbers PA17/07805 and PA17/07806 and addressed Committee in support of both applications, reasons included:

- Sensitive approach to proposal
- High quality design
- Pre-application discussions with Cornwall Council advised would like to see building retained. Feedback suggests ok with change of use and like in principle.
- Surveys and assessments carried out include; use by bats, structural survey, historic and environmental impact and flood risk. No evidence of bats, works to retain as much of building as possible, no flood risk
- Roof structure is not viable; scheme proposed is same shape and profile and reuses slates supplemented with natural slate where necessary
- Slate wall will be replaced with new and pattern retained. Design intends to improve non-original wall with same hung slate design
- Window positions to be retained with frames restored appropriately
- Roof light visibility will be shallower at Lanadwell Street than from Hill Steps
- External flue will be painted black
- Garage doors to be replaced with new timber.
- Provides sustainable use for a listed building within conservation area
- Proposal benefits the building

P2017/41 **RESOLVED** that the **minutes** of the meeting held on **Tuesday 8 August 2017** were a true record of the meeting and they were signed by the chair.

P2017/42 **Planning Induction Training:** Several committee members attended the training and felt it had been very useful. There was discussion on the merits of seeking the Planning Officer's views of applications prior to committee meetings. It was felt this could create better dialog with the Planning Authority, particularly when committee respond to applications where they are not minded in the same way as the Planning Officer. It was noted that the success of this could depend upon how quickly Officers are able to respond and whether response times were sporadic.

It was **RESOLVED** to request the views of the Planning Officer regarding planning applications prior to meetings of the Planning Committee to help create a better dialog between the Planning Authority and Padstow Town Council.

P2017/43 **Planning**

i. The following Cornwall Council planning decision were noted:

a) **PA17/02451 11 Market Place Padstow PL28 8AL** – Retrospective planning application for the installation of air-conditioning unit. **REFUSED**

b) **PA17/05002 39 Dennis Road Padstow PL28 8DF** – Demolition of existing dwelling and erection of replacement dwelling. **APPROVED**

c) **PA17/05542 Seasalt Cornwall 3-5 Lanadwell Street Padstow Cornwall PL28 8AN** – Advertisement consent for the siting of non-illuminated fascia signage and a non-illuminated projecting sign for rebranding of the existing Seasalt store. **APPROVED**

d) **PA17/05595 Polventon Windmill Padstow Cornwall PL28 8RY** – Proposed demolition of existing dwelling and construction of two dwellings. **APPROVED**

e) **PA17/06145 Seasalt Cornwall 3-5 Lanadwell Street Padstow Cornwall PL28 8AN** – Application for Retrospective Consent for redecoration of shop front from 'Lower Blue' to 'Stiff Key Blue' with hand painted signage to include weatherboard and siting of a non-illuminated projecting sign onto face of building for rebranding of the existing Seasalt store. **APPROVED**

f) **PA17/06156 Romily Beach Road Trevone Padstow PL28 8RA** – Ground floor kitchen extension **APPROVED**

g) **PA17/06747 3 St Petrocs Meadow Padstow Cornwall PL28 8HB** – Proposed extension, alteration and internal works. **APPROVED**

ii. It was **RESOLVED** to take agenda items 7 ii a) and b) together and that Councillor R Higman be elected chairman for this item.

Councillors K Freeman, J Bealing and A Rickard left the meeting.

a) **PA17/07805 Outbuilding The Golden Lion Lanadwell Street Padstow** – Proposed changed of use and alterations to the Outbuilding to form an apartment (for holiday let use) above the garage/store

UNABLE TO COMMENT; NOT QUORATE

- Request extension for application to be considered at meeting of the Full Council on 26 September 2017.

b) **PA17/07806 Outbuilding The Golden Lion Lanadwell Street Padstow** – Proposed alterations to the Outbuilding to form an apartment above the garage/store.

UNABLE TO COMMENT; NOT QUORATE

- Request extension for application to be considered at meeting of the Full Council on 26 September 2017.

Councillors K Freeman, J Bealing and A Rickard returned to the meeting whereupon Councillor K Freeman resumed the chair.

It was **RESOLVED** to make the following responses to planning applications:

c) **PA17/06446 13 Church Lane Padstow PL28 8AY** – Hanging slate cladding on 1st floor front elevation and two roof lights in the front elevation – Amended plans **SUPPORTED**

d) **PA17/06812 Trerethern Farm Padstow Cornwall PL28 8LE** – Continued use of land for holiday use. (Revised scheme to PA15/10453 dated 23/03/16 to include additional holiday pod). **SUPPORTED**

e) **PA17/06921 9 Lanadwell Street Padstow PL28 8AN**
– Listed Building Consent for proposed alterations and first floor and extension to form self-contained flat on first floor.
SUPPORTED

f) **PA17/06924 9 Lanadwell Street Padstow PL28 8AN** –
Proposed alterations on ground floor and first floor and extension to form self contained flat on first floor.
SUPPORTED

g) **PA17/07366 Land West of Creddis Farm High Lanes Wadebridge Cornwall** – Certificate of lawfulness existing use of mobile home and adjacent garden as stand-alone dwelling.
SUPPORTED

h) **PA17/07415 Flat Fentonluna Lane Padstow Cornwall**
– Demolition of building associated with former Tropical Gardens. Erection of new 2-storey 4 bedroom dwelling, widening of opening in northern boundary wall and associated landscaping works.
NOT SUPPORTED

- **Design is not in keeping with neighbouring properties and is in a conservation area;**
- **The wall is an important part of the street scene;**
- **In principle, Committee support development of this site however, it would like to see greater use of natural and traditional materials;**

i) **PA17/07481 62 Church Street Padstow PL28 8BG** –
Erection of extensions at ground and first floor levels.
SUPPORTED

j) **PA17/07547 Land north of Treceus Farm Treceus Padstow Cornwall** – Temporary access for phase 3 construction traffic.
SUPPORTED

- **Provided area is restored once complete.**

k) **PA17/07599 6 Drake Road Padstow PL28 8ES** –
Remove existing substandard extension and replace with new single storey extension.
SUPPORTED

l) **PA17/07814 6 Dennis Road Padstow PL28 8DD** –
Variation of condition 2 (plans approved) in respect of decision PA13/10757 dated 13.02.14 minor alterations following Building Regulation application
SUPPORTED

m) **PA17/07945 13 Trelawney Road Padstow PL28 8EH**
– Proposed two storey side extension.
SUPPORTED

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Enforcement Cases

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

- a) EN17/01526 11 Market Place Padstow Cornwall PL28 8AL
- b) EN17/01680 Land West of Trelyn Dobbin Lane Trevone Padstow
- c) EN17/01721 Well Park Hotel Dobbin Road Trevone Padstow

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

- a) EN17/01538 Penlee Beach Road Trevone Padstow Cornwall PL28 8RA
- b) EN17/01586 Land East of 20 St Saviours Lane Padstow Cornwall

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Date of Next Meeting: Tuesday 3 October was noted.

Meeting closed at 7.45 pm