

PADSTOW TOWN COUNCIL

Minutes of the Planning Committee meeting held on Tuesday 12 January 2016 at the Council Offices, Unit 5b Treceus Industrial Estate, Padstow at 7.00 pm

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

In Attendance: Mrs K Pemberton (Town Clerk), Councillor A Rickard and 12 members of the public.

P2015/62 Apologies of absence: None

P2015/63 Announcements: There were no announcements.

P2015/64 Declarations of Interest: Councillor Mrs T Walter declared an interest in Planning Applications PA15/1066: Greens Café and Crazy Golf, North Quay, Padstow and PA16/00011: Driftwood, Southway, Windmill, Padstow

P2015/65 Public Participation: PA15/1066: Members of the public attended the meeting to both support and not support this application. Comments made, included:-

Supportive:

- Application improved the access, making it both wider and easier particularly for wheel chair and push chair users;
- Walkway/board walk reflected the harbour language. Its height was the same as the putting green behind;
- Concrete had been used due it being long lasting and non-slip;
- Only one tree was to be removed, the rest staying in situ which provided a screen and reduced impact;
- Size of terrace would be increased;
- Existing structure was cramped and there were no staff welfare provisions. There were also no public conveniences on site;
- Pre-application advice had been sought from Cornwall Council and comments taken on board;
- Application invested in the local economy;
- Considered that the current building did not do the site justice;
- It was appreciated how beautiful the site was;
- Effort had been taken to get the right architect to take forward this project;
- Plans didn't fully outline or show the landscaping that would be implemented.

Not Supportive:

- Two letters which had been sent to CC and cc'd to PTC were read out by the Chairman not supportive of the application;
- Concerns raised were adverse visual impact on South side;
- Not in keeping;

- Height of walkway;
- Materials being used i.e. natural slate preferred rather than zinc;
- Concern also raised with concrete and steel for walkway, considered this would look "dreadful".

24 Duke Street: 1 member of the public raised concern with this application, comments included:

- No parking facilities;
- Access restricted – particularly with loading and unloading;
- Considered drawings submitted with the application "were the worse he'd seen";
- Concerns with impact on neighbours particularly during works especially site excavation.

P2015/66 Minutes Tuesday 8 December 2015: RESOLVED that the minutes of the meeting held on Tuesday 8 December 2015 were a true record of the meeting and they were signed by the chair.

P2015/67 Planning

i) The following Cornwall Council planning decisions were noted:

- a) **PA15/07685 Tor View Trelawney Road Padstow Cornwall PL28 8EQ** – Demolition of garage and erection of two storey extension to form annexe. **APPROVED**
- b) **PA15/07705 Old Station House Station Road Padstow, Cornwall PL28 8DA** – Conversion and extension of building, including demolition of southern wall of single storey toilet block, to form town council offices. **APPROVED**
- c) **PA15/09429 40 Treverbyn Road Padstow Cornwall PL28 8DN** – Construction of detached dwelling and provision of new parking area for existing dwelling. **APPROVED**
- d) **PA15/09533 6A Treceus Industrial Estate Padstow Cornwall PL28 8RW** – Construction of replacement office, showroom and storage building. **APPROVED**
- e) **PA15/10280 4 Porthilly View Padstow Cornwall PL28 8DH** Extension with the inclusion of a balcony at first floor level on the south elevation. **WITHDRAWN**
- f) **PA15/09362 36 Sarahs View Padstow Cornwall PL28 8DU** Create off-road parking space for one vehicle at the bottom of the garden and allow for the vehicle to cross the pavement along Sarah's Close. **APPROVED**
- g) **PA15/10418 50 Egerton Road Padstow Cornwall PL28 8DL** Amendment to previously approved application REF: PA15/04801 for an extension to the front and rear of existing bungalow. **APPROVED**
- h) **PA15/10844 89 Sarahs View Padstow Cornwall PL28 8LU** Proposed external ramped access, replacement windows and external alterations **APPROVED**
- i) **PA15/11047 1 Upper Dobbin Close Trevone Padstow PL28 8QG** Extensions to side and rear **APPROVED**

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

Councillor Mrs T Walter declared an interest and left the meeting.

- a) **PA15/10066 Greens Café and Crazy Golf North Quay Padstow Cornwall** – Replace the existing café with a new café and additional staff facilities. Construct a walkway around the crazy golf. Upgrading of the existing staff accommodation and addition of café storage.
NOT SUPPORTED
i) On prominent site in AONB; ii) Outside development boundary; iii) Building not sympathetic to site; iv) Walkway not in keeping with area and too high

Councillor Mrs T Walter returned to the meeting.

- b) **PA15/10607 Trevisker Garden Centre Access To Trevisker Padstow Cornwall** – Proposed new café and kitchen extension
SUPPORTED
- c) **PA15/11066 The Annexe Grey Cottage Dobbin Road Trevone** – Application to remove condition 2 of decision notice E1/2009/01354 (Demolition of dilapidated garage and rebuild with annexe for relatives) to permit the annexe to be used and occupied as a separate residential unit of accommodation.
SUPPORTED N.B unhappy retrospective application
- d) **PA15/11245 The Patch Dobbin Road Trevone Padstow**
Alterations to the existing dwelling to bring it up to contemporary standards, and create more usable floor space within a new roof.
SUPPORTED
- e) **PA15/11236 3A Parnell Court Lanadwell Street Padstow Cornwall** – Change of use of ground floor from retail to residential use, together with continued use of first floor as residential use.
NOT SUPPORTED overlooking issues (N.B letter Mrs Howells)
- f) **PA15/11518 Hemmick Trevone Road Trevone Padstow**
Extension to form accommodation at first floor level and formation of balcony on existing flat roof.
SUPPORTED
- g) **PA15/11143 24 Duke Street Padstow Cornwall PL28 8AB**
Erection of a new dwelling on land at the rear of 24 Duke Street, rear extension to existing lightwell and general amenity improvements to the rear of 24 Duke Street and change of use to upper floor of 24 Duke Street to provide for expanding retail/commercial business

NOT SUPPORTED

Out of character with area, in particular size and design; ii) Very limited access; iii) No parking; iv) Construction hazard, in particular removal of materials/soil etc; v) In a conservation area

- h) **PA15/11648 20 Egerton Road Padstow Cornwall PL28 8DJ** - Proposed extension and remodelling of 20 Egerton Road to form new entrance lobby and additional bedroom with associated works.
SUPPORTED
- i) **PA15/11630 Poldhu Dobbin Close Trevone Padstow**
Proposed loft conversion, extension and internal alterations
SUPPORTED
- j) **PA15/11865 16 Market Place Padstow Cornwall PL28 8AL** - The premises was recently granted a change of use to trade as a café and restaurant. I would like to be able to provide a takeaway offer from the restaurant.
CAN'T COMMENT – as unsure how takeaway will operate from site, plan not up to date, it's unclear and not sufficient, also concerns with possible queues

Councillor Mrs T Walter declared an interest and did not return to the meeting.

- k) **PA16/00011 Driftwood Southway Windmill Padstow**
Erection of two storey extension.
SUPPORTED

P2015/68 Enforcement Cases:

The following new enforcement cases were noted:

- a) **EN15/02426 Treceus Farm Treceus Padstow Cornwall PL28 8RT**

The following closed enforcement cases were noted:

- b) **EN15/02314 8 Caswarth Terrace Padstow Cornwall PL28 8EE**
c) **EN15/02444 16 Market Place Padstow Cornwall PL28 8AL**

P2015/69 Date of Next Meeting: To be held on Tuesday 9 February 2016

Meeting closed at 8.00 pm.