

PADSTOW TOWN COUNCIL

Minutes of the Planning Committee meeting held on Tuesday 9 August 2016 commencing at 7.00 pm in the Council Chamber, Unit 5b Industrial Estate, Padstow

Present: Councillors K Freeman (Chairman), F J Bealing, R Higman, A Rickard and Mrs A Symons

In attendance: Mrs K Pemberton (Town Clerk), Councillor H M Saunders and 4 members of the public

P2016/19 Apologies: was received from Councillor T Walter

P2016/20 Announcements: There were no announcements.

P2016/21 Declarations of Interest: Councillor R Higman declared an interest in agenda item 6bii) applications PA16/06845 and PA16/06846: 6 Middle Street, Padstow

Councillors F J Bealing and A Rickard declared an interest in agenda item 6bii) application PA16/05730: Old Coach House, Treator

P2016/22 Public Participation: 4 members of the public attended the meeting.

PA16/06845 and PA16/06846: 6 Middle Street, Padstow: 2 members of the public attended the meeting to talk in support of these applications. Points covered, included:

- Lean-to at rear of building to be removed and replaced with lightweight glazed structure;
- Conservation architect has been used;
- It would make a big difference to both operations but also the diners experience as this space can then be used all year around;
- Internal alteration permission requested as listed building;
- Window would be behind bar area in order to be able to see into and from the kitchen;
- Application did not impact on conservation area, they also commented on how it linked to the National Planning Framework and Local Plan;
- Have sought pre-application advice from CC who confirmed that they were happy with the principle.

PA16/06038: Askrigg Dobbin Road, Trevone: A member of the public attended the meeting to raise concern with this application. He confirmed he had drafted a letter to Cornwall Council Planning Department on this matter. The main concern related to access, particularly along the back of the gardens.

PA16/05563: Estuary View, 5 North Quay, Padstow:

A member of the public attended the meeting to raise concern with this application. Points covered, included:

- Scale of development in a conservation area;
- Out of keeping with the surrounding area;
- How works are to be carried out on site particularly as located on the quay. There were access issues;
- Concern with stabilisation of cliff. Not aware of any method statement or any structural engineers report;
- No party wall agreement in place and works have already started. Concerned with safety.

P2016/23

RESOLVED that the **minutes** of the meeting held on **Tuesday 12 July 2016** were a true record of the meeting and they were signed by the chair.

P2016/24

Planning

i. The following Cornwall Council planning decision were noted:

- PA16/03269 Cyntwell 4 Cross Street Padstow Cornwall PL28 8AT** – Construction of bedroom at first floor level.
APPROVED
- PA16/05362 Eastholme Trevone Road Trevone Padstow Cornwall** – Construction of home office with art studio over and associated works.
APPROVED
- PA16/05670 The Corner Dobbin Lane Trevone Padstow PL28 8QS** – To erect PVCU conservatory to the rear of the property.
APPROVED
- PA16/05762 34 Netherton Road Padstow PL28 8EG** – Proposed single storey side extension
APPROVED
- PA16/05893 22 and 24 Dennis Road Padstow Cornwall PL28 8DE** – Removal of front boundary walls and creation of driveway/parking spaces.
APPROVED

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

- PA16/05246 Grey Cottage Dobbin Road Trevone Padstow:** Demolition of part of existing house and erection of new house on the increased area garden site.
NOT SUPPORTED: i) Overdevelopment of site; ii) Concern with roof height.
- PA16/05563 Estuary View 5 North Quay Padstow PL28 8AF:** Rear extension to mixed use building, redevelopment of 4 residential units and replacement of front and rear dormers.
NOT SUPPORTED
i) Grave concern with stability of existing rock face; ii) Overdevelopment due to size and mass of property and building; iii) Concern storm water disposal particularly when coincide with high tides

- c) **PA16/05688 10 St Petroc Meadow Padstow Cornwall PL28 8HB:** first floor extension and internal alterations to form self-contained annex. **SUPPORTED**
- d) **Councillors F J Bealing and A Rickard left the meeting. PA16/05730 Old Coach House Treator B3276 between Bowleys Lane and Treator Padstow PL28 8RU:** Proposed first floor extension and alterations.
SUPPORTED
Councillors F J Bealing and A Rickard returned to the meeting.
- e) **PA16/05817 Waters Edge North Quay Padstow PL28 8AF:** Removal of existing painted steel balconies and replacement with new stainless steel and glass balconies. **SUPPORTED**
- f) **PA16/06023 15 Rainyfields Close Padstow PL28 8RF** extension to Dwelling **SUPPORTED**
- g) **PA16/06038 Askrigg Dobbin Road Trevone Padstow:** Demolition of existing dwelling and construction of a pair of semi detached dwellings, garages and associated works. **NOT SUPPORTED**
i) Gross overdevelopment of site ii) in AONB; iii) Concern apparent raised garden level at bottom of site
- h) **PA16/0640 87 Sarahs View Padstow PL28 8LU:** Proposed conservatory, balcony and porch **SUPPORTED**
- i) **PA16/06256 St Levan Plot Adjacent Butterflies Treverbyn Road Padstow –** Construction of a detached dwelling house (revised design to previously approved application PA16/06437) **NOT SUPPORTED**
i) Concern increase in size; ii) prominent position on cliff top; iii) Concern stability of cliff below
- j) **PA16/06690 Hotel Metropole Station Road Padstow PL28 8DB –** Conservation area consent for removal of chimney due to structural instability and water ingress. **SUPPORTED**
- k) **PA16/06844 6 Dennis Road Padstow Cornwall PL28 8DD –** Demolition of garage, reconfiguration of site access and construction of dwelling (decision PA13/10757) with variation of condition 2 to allow substitution of plans. **NOT SUPPORTED**
i) Out of keeping; ii) area is above conservation area.

l) **Councillor R Higman left the meeting.**

PA16/06845 6 Middle Street Padstow PL28 8AP:

Removal of roof over single storey dining area at the rear of the premises and removal of the single storey corridor extension adjacent to the external seating area. Installation of a glazed roof with associated lead flashing over the single storey dining and external seating areas and incidental alterations.

SUPPORTED

m) **PA16/06846 6 Middle Street Padstow PL28 8AP –**

Application for listed building consent for the removal of roof over single storey dining area at the rear of the premises and removal of single storey corridor extension adjacent to the external seating area. Installation of a glazed roof with associated lead flashing over the single storey dining and external seating areas, creation of a hatch window in the internal wall between the ground floor bar and kitchen to incorporate a dining bar and incidental alterations.

SUPPORTED

Councillor R Higman returned to the meeting.

n) **PA16/07121 Rumah Panjang Homer Park Road**

Trevone Padstow – Rear extension and associated works.

SUPPORTED

P2016/25

Enforcement Cases

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

a) EN16/01272 AA Quality Meats 2 Treceus Industrial Estate Padstow Cornwall PL28 8RW

b) EN16/01315 Hotel Metropole Station Road Padstow Cornwall PL28 8DB

c) EN16/01360 Camel Leisure Treceus Industrial Estate Padstow Cornwall PL28 8RW

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

a) EN16/00845 Maisonette 19 Duke Street Padstow Cornwall PL28 8AB

P2016/26

Date of Next Meeting: Tuesday 13 September 2016 at 7.00 pm was noted.

Meeting closed at 7.50 pm