

PADSTOW TOWN COUNCIL

Minutes of the Planning Committee meeting held on Tuesday 11 October 2016 commencing at 6.30 pm in the Council Chamber, Unit 5b Industrial Estate, Padstow

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

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

P2016/35 Apologies: were received from Councillor F J Bealing.

P2016/36 Announcements: Committee was advised of Planning Conference dates that were available from Cornwall Council. Anyone interested in attending to contact the Town Clerk. Copies of the invitation were available at the meeting.

P2016/37 Declarations of Interest: Councillor R Higman declared an interest in Agenda Item 6ii - f) PA16/08181: Cliff House, West View, Trevone

Councillor Mrs T Walter declared an interest in Agenda item 6ii - i) PA16/08578: Land Adjacent to Fernbank, Trevone Road, Trevone

P2016/38 Public Participation: PA16/08874: Treceus Farm: 3 members of the public attended the meeting in support of this application. Comments included:-

- Colour copies were tabled to demonstrate the street scene of the new development;
- The outlining planning was for 79 dwellings, this had reduced to 71. These would be a mix of 1, 2, 3 and 4 bedroom houses;
- Design had been sympathetic to the sloping landscape;
- Layout linked to Phase 2 with both cycle and pedestrian footpaths;
- The roadway into the development was meandering – this helped slow the traffic;
- The appearance of this phase differed from Phase 2. They didn't want it to be a sprawling estate. New architects had been used;
- Landscaping had been well thought out with open spaces and trees;
- They were working with Coastline Housing Association changing their plans from 1 bed flats to 1 bed houses, of which there would be 12;
- The development included affordable rent (20 properties) and shared-ownership (18 properties);
- In total, across both phases 138 properties would be built;

- Car park provision was clarified. Each property had parking spaces, there were also visitors' bays – 1 for every 4 properties. There was also on-street parking.

PA16/07569: Land East of Tristan, Trevone Road, Trevone: A member of the public attended the meeting in support of this application. Comments included:-

- Photographs of the site were tabled at the meeting.
- The land in which this was to be built was half-an-acre site with shrubs and Cornish hedges;
- Care had been taken with the positioning of the property. It was single storey to avoid any overlooking issues;
- The applicant had consulted his nearest neighbours – 2 of which had now raised objections;
- He outlined that one property was rarely used and concerns with music and lights could be said for other properties in the area;
- The building was 2 metres away from his side of the Cornish hedge and ½ metre from the other side.
- He had no intention for future developments;
- The application complied with planning regulations and was in keeping with other properties in the area.

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RESOLVED that the **minutes** of the meeting held on **Tuesday 13 September 2016** were a true record of the meeting and they were signed by the chair.

P2016/40

Planning

i. The following Cornwall Council planning decision were noted:

- a) **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. **REFUSED**
- b) **PA16/05688 10 St Petrocs Meadow Padstow Cornwall PL28 8HB** – First floor extension and internal alterations to form self-contained annex. **APPROVED**
- c) **PA16/06038 Askrigg Dobbin Road Trevone Padstow PL28 8QW** – Demolition of dwelling and construction of a pair of semi detached dwellings, garages and associated works. **REFUSED**
- d) **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. **APPROVED**
- e) **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. **APPROVED**

- f) **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. **APPROVED**
- g) **PA16/06998 Esperanza 1 Alan Road Padstow Cornwall PL28 8DS** – Renovation and extension of existing single bedroom bungalow **APPROVED**
- h) **PA16/07060 22 Egerton Road Padstow PL28 8DJ** – Erection to two-storey extension; addition of Juliet balconies to existing dormers; erection of pitched roof over rear dormer. **APPROVED**
- i) **PA16/07121 Rumah Panjang Homer Park Road Trevone Padstow Cornwall** – Rear extension and associated works. **APPROVED**
- j) **PA16/07264 Woodlands Close Treator Padstow Cornwall PL28 8RU** – Proposed first floor extension, car port and utility/shower room extension, and associated alterations and refurbishment works. **APPROVED**
- k) **PA16/07487 48 Egerton Road Padstow Cornwall PL28 8DL** – Proposed dayroom extension to the north elevation, conversion of existing attached garage to provide utility and study, and associated alterations. **APPROVED**

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

- a) **PA16/08874 Treceus Farm B3276 Between Bowleys Lane and Greenlane Treceus Padstow** – Reserved Matters application for residential development of 71 dwellings with associated works. (Details following outline application PA11/10417 dated 24/09/13) **SUPPORTED**
- b) **PA16/07569 Land East of Tristan Trevone Road Trevone Padstow** – Demolition of existing garage and construction of two bedroom bungalow. **SUPPORTED**
- c) **PA16/07855 St Cadoc Pols Piece Flats Dobbin Lane Trevone Padstow** – Demolition of existing single storey residential dwelling and erection of new two storey residential dwelling with room in the roof. **SUPPORTED**
- d) **PA16/08071 65 Sarahs View Padstow Cornwall PL28 8LE** – Proposed construction of front conservatory, single storey side extension, new window to flank wall and enlarge velux to roof. **SUPPORTED**
- e) **PA16/08125 7 Ruthys Lane Padstow PL28 8AZ** – It is proposed to demolish the existing rear extension and replace it with a contemporary sedum covered single storey extension.

The Chairman advised that Cornwall Council had advised that title of this application was altered. The plans and other documentation remained the same. The amended title was: **Proposed replacement rear extension and creation of parking area.**

SUPPORTED PROVIDED CONSERVATION OFFICER SATISFIED

- f) **PA16/08181 Cliff House West View Trevone Padstow –**
Rear first floor extension and alterations

Councillor Higman left the meeting for this item.

SUPPORTED

Councillor Higman returned to the meeting.

- g) **PA16/08440 Estuary View 5 North Quay Padstow PL28 8AF –** Engineering works to slate face at rear and to cornice detail at front of 5 North Quay, Padstow

SUPPORTED BUT i) That only remedial works to rockface to be done as concerned with rock stability; ii) Provided that planners and conservation officer happy with the front of the building; and iii) Mr Whittaker's objection comments be noted.

- h) **PA16/08451 5A Hawkins Road Padstow PL28 8EU –**
Extension at first floor level to rear of property

SUPPORTED

- i) **PA16/08578 Land Adjacent to Fernbank Trevone Road Trevone –** Demolition of existing garage and outbuilding and erection of 2 no. residential new builds at Fernbank with new vehicular access for Fernbank.

Councillor Mrs T Walter left the meeting for this item.

NOT SUPPORTED i) Gross over development of site; and ii) Access Concerns

Councillor Mrs T Walter returned to the meeting.

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Enforcement Cases

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

- a) EN16/01702 56 Church Street Padstow Cornwall PL28 8BG

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

- a) EN16/01521 Estuary View 5 North Quay Padstow Cornwall PL28 8AF

b) EN16/01594 Fromefield Dobbin Lane Trevone Padstow
Cornwall PL28 8QP

iii. The following appeal was noted:

a) **PA16/04770 The Old Reservoir Windmill Trevone Padstow Cornwall** – Demolition of former storage reservoir and erection of a dwelling.

Committee requested to reinforce its support to this application

P2016/42 **Date of Next Meeting:** Tuesday 8 November 2016 at 7.00 pm.

Meeting closed at 7.16 pm