

## PADSTOW TOWN COUNCIL

### Minutes of the Planning Committee meeting held on Tuesday 10 January 2017 commencing at 7.00 pm in the Council Chamber, Unit 5b Industrial Estate, Padstow

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

**In attendance:** Mrs K Pemberton (Town Clerk), Mrs T Trestain (Council Support Officer/Note Taker for meeting), Councillor H M Saunders and 3 members of the public.

**P2016/58**            **Apologies:** were received from Councillors F J Bealing and Mrs T Walter

**P2016/59**            **Announcements:** There were no announcements.

**P2016/60**            **Declarations of Interest:** There were no declarations of interest.

**P2016/61**            **Public Participation: PA16/11330 Askrigg Dobbin Road:** 2 members of the public attended the meeting. One member of the public addressed the committee to object to this application. Comments included:-

- This was the second application made for this property and in his opinion, this application had not addressed previous concerns;
- Vehicle issues/concerns;
- Concern the height of the scheme and its larger footprint;
- Scheme style not in keeping with the area;
- The second scheme named 'traditional' did not have enough information in the application to be able to consider;
- Concerns the application could set a precedent in AONB.

**PA16/11036 Land North of Polpennic Drive:** 1 member of the public attended the meeting in support of this application. Comments Included:

- This application was a Deed of Variation to the original S106 Agreement;
- An information sheet was tabled regarding house size and tenure split for clarification;
- No main changes to the original application for Treceus Industrial Estate. New technical space standard/building regulations mean this variation needs planning approval;
- Originally 79 homes; will now be 71 houses;
- Of 71 houses 56% is required to be affordable; which will mean 39 affordable homes and a difference in offsite contribution (£44000);
- Of the 39 affordable houses; this will be made up of 20 rental and 19 shared ownership;
- Application will need to also have consideration of the Affordable Housing Officer.

**P2016/62**

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

**P2016/63**

**Planning**

**i. The following Cornwall Council planning decision were noted:**

- a) **PA16/08440 Estuary View 5 North Quay Padstow PL28 8AF** – Engineering works to slate face at rear and works to front elevation and dormers of 5 North Quay, Padstow **APPROVED**
- b) **PA16/08979 11 Market Place Padstow PL28 8AL** – Installation of air-conditioning unit **APPROVED**
- c) **PA16/09458 The Old Tavern Strand Street Padstow PL28 8BU** – Proposed Alterations to existing dwelling **APPROVED**
- d) **PA16/09459 The Old Tavern Strand Street Padstow PL28 8BU** – Listed building consent for proposed alterations to existing dwelling. **APPROVED**
- e) **PA16/10053 Prideaux Place Tregirls Lane Padstow PL28 8RP** – Various Works to trees covered by a Tree Preservation Order **APPROVED**
- f) **PA16/10084 2 Ruthys Lane Padstow Cornwall PL28 8AZ** – Application for a Certificate of lawful development for an existing use namely continued use as two self catering holiday units. **GRANTED**  
**(CAADs and LUs only)**

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

- a) **PA16/11330 Askrigg Dobbin Road Trevone Padstow** – Demolition of existing dwelling and construction of a replacement building containing two dwelling units, garages and associated works.  
**NOT SUPPORTED; i) Overdevelopment of site i.e. height and footprint; ii) In AONB; iii) Access Concerns; iv) Contrary to key aspects of planning policy.**

**Two Planning applications in one – second design hasn't been included – unable to comment.**

- b) **PA16/11036 Land North of Polpennic Drive Padstow Cornwall** – Application of Modification of a Section 106 agreement namely an amendment to the size and type of dwelling to comply with Technical Space Standards and accord with the requirements to Coastline Housing.  
**SUPPORTED**
- c) **PA16/09310 Trevoseen Dobbin Road Trevone Padstow PL28 8QW** – Construction of single storey detached garden room to replace existing garden shed – Amended plans.  
**NOT SUPPORTED; i) Not replacing a garden shed, application is 4 times as big as current footprint; ii)**

**Overlooking issues with neighbouring property; iii)  
Forward of building line – could set a precedent**

- d) **PA16/10665 4 Porthilly View Padstow PL28 8DH** – Proposed single storey extension to the rear.  
**SUPPORTED**
- e) **PA16/11061 18 Drake Road Padstow PL28 8ES** – Erection of extension to form annexe for letting purposes.  
**SUPPORTED**
- f) **PA16/11271 Estuary View 5 North Quay Padstow PL28 8AF** – Rear extension to ground and first floor  
**NOT SUPPORTED; concerns over stability of rock face behind.**
- g) **PA16/11274 Estuary View 5 North Quay Padstow PL28 8AF** -Infill between dormers and internal refurbishment of residential units, including mezzanine floor and roof lights to rear.  
**SUPPORTED – PROVIDED CONSERVATION OFFICER SATISFIED**
- h) **PA16/11560 The Daymark Crugmeer Padstow Cornwall** – Application for Listed Building Consent for repair and restoration work to the Daymark namely reinstallation and replacement of copings; repair of cracks and broken stones; removal of cement pointing and marking good of lime mortar; provision of lightning conductor; repairs of surround erosion and replacement of decayed timbers  
**SUPPORTED**
- i) **PA16/11741 Ellerys 1 North Quay Padstow Cornwall** – Listed building consent for the removal of first floor bay window and roof dormer window to the south elevation and replace with two new windows to match. The proposal also involves the repair of a boundary garden wall at the north end of the site.  
**SUPPORTED – PROVIDED IT IS “LIKE FOR LIKE”**

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**Date of Next Meeting:** Tuesday 14 February 2017 at 7.00pm.

Meeting closed at 7.40 pm