

PADSTOW TOWN COUNCIL

Minutes of the Planning Committee meeting held on Tuesday 14 February 2017 commencing at 6.00 pm in the Council Chamber, Unit 5b Industrial Estate, Padstow

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

In attendance: Mrs K Pemberton (Town Clerk), Councillor H M Saunders and 6 members of the public.

P2016/65 Apologies: were received from Councillors R Higman

P2016/66 Announcements: There were no announcements.

P2016/67 Declarations of Interest: Councillors Mrs T Walter declared an interest in agenda item 6ii) PA17/00199 and Councillor F J Bealing declared an interest in agenda item 6ii) PA16/11808

P2016/68 Public Participation: 6 members of the public attended the meeting relating to agenda item 6ii) and application numbers PA16/11787 and PA17/00627

PA17/00627: Land West of Farthing, Dobbin Lane, Trevone: One member of the public addressed Committee to not support this application; reasons included:-

- In AONB which was unspoilt;
- Question if telecommunications mast is needed. There were already 2 close by;
- Could share with 13m high one at Trevoise Head;
- Would have a negative visual impact on the area as it was very noticeable;
- Advised that there were 21 objections listed on the CC website, no support.

PA16/11787: 39 Dennis Road, Padstow: One member of the public addressed Committee in support of this application; reasons included:-

- There were other 2nd homes and holiday lets in the area;
- Their plans were to enhance/improve the building;
- Number of properties have been extended and some do have balconies;
- Covenants on property do not relate to planning;
- Variety of extensions and modernising of properties in the area;
- Had taken pre-application advice from Cornwall Council and taken on board; one area addressed was the overlooking issue.

PA16/11787: 39 Dennis Road, Padstow: Two members of the public addressed Committee to not support this application; reasons included:-

- Overlooking issues;

- Concern with street scene – back of the property on the main road;
- Comment on very few permanent homes in area;
- Out of character;
- Works at the property will cause pedestrian access concerns particularly for school children catching their bus and traffic chaos;
- Has same objections with this “new” application as the previous one;
- Applicant has not engaged with the community.

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RESOLVED that the **minutes** of the meeting held on **Tuesday 10 January 2017** were a true record of the meeting and they were signed by the chair.

P2016/70

Planning

i. The following Cornwall Council planning decision were noted:

- a) **PA16/08578 Land Adjacent to Fernbank Trevone Road Trevone Padstow** – Demolition of existing garage and outbuilding and erection of 2 no. residential new builds at Fernbank with new vehicular access for Fernbank.
WITHDRAWN
- b) **PA16/09310 Trevoseen Dobbin Road Trevone Padstow PL28 8QW** – Construction of single storey detached garden room to replace existing garden shed.
APPROVED
- c) **PA16/10839 4E Treceus Industrial Estate Padstow Cornwall PL28 8RW** – Proposed extension and provision of new ramp
APPROVED
- d) **PA16/10665 4 Porthilly View Padstow PL28 8DH** – Proposed single storey extension to the rear.
APPROVED
- e) **PA16/10840 Whitworth Greenlane Padstow PL28 8RY** – Demolition of existing extension, construction of 2 storey extension with the inclusion of a Juliet balcony on the south elevation.
APPROVED
- f) **PA16/11006 Trelyn Dobbin Lane Trevone Padstow PL28 8QP** – Remodel dormer/sun lounge and extension to lounge and porch.
APPROVED
- g) **PA16/11330 Askrigg Dobbin Road Trevone Padstow PL28 8QW** – Demolition of existing dwelling and construction of a replacement building containing two dwelling units, garages and associated works.
REFUSED

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

- a) **PA16/08763 Hilbre Dobbin Lane Trevone Padstow PL28 8QP** – Demolition of existing bungalow and construction of a replacement dwelling with rooms in the roof. New vehicular access from Dobbin Lane – Amended plans.

SUPPORTED

Committee requested that the Town Clerk query with Cornwall Council why it was not advertised in a local paper, why just in West Briton.

- b) **PA17/00627 Land West of West Farthing Dobbin Lane Trevone Padstow** – Telecommunications prior notification for proposed 12.5m high 1S lattice tower with 3no antenna fixed to tower legs. Proposed 2no. 0.3m dishes, proposed HUAWEI 3900AL Cabinet, Proposed TSC equipment cabinet and proposed 1no meter cabinet.
NOT SUPPORTED;
- i) In AONB;
 - ii) Prominent location; and
 - iii) Two telecommunication masts already in area, therefore question the necessity.
- c) **PA16/11787 39 Dennis Road Padstow PL28 8DF** – Construction of a replacement dwelling (resubmission of PA16/07239)
SUPPORTED
- d) **PA17/00199 Fernbank Trevone Road Trevone Padstow** – Demolition of existing garage and outbuilding and erection of 2 no. residential new builds at Fernbank and new vehicular access.

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.

- e) **PA16/11667 16 New Street Padstow PL28 8EA** – Loft conversion to 16 New Street with the inclusion of a dormer window on the rear elevation and a roof light on the front elevation
NOT SUPPORTED
- i) Due to over large extension at rear; ii) Out of keeping with other properties.
- Committee asked it be noted that it had no issue with front elevation
- f) **PA16/11808 Store 3, Steins Fish & Chips South Quay Station Road Padstow** – Installation of extraction duct work as an extension to existing opening. Turning 90 degrees through the front elevation of the Chip Shop and existing the roof at high level duct work proposed to be clad in cedar planking to match existing wall finish.

Councillor F J Bealing left the meeting for this item.

SUPPORTED

Councillor F J Bealing returned to the meeting.

- g) **PA17/00053 11 Raleigh Close Padstow Cornwall PL28 8BQ**- Lawful development certificate for existing use of garage in breach of a planning condition.
SUPPORTED
- h) **PA17/00142 Land North West of Pentire Dobbin Lane Trevone Padstow** – Construction of single story flat roofed bungalow and associated access and garden.
SUPPORTED
- i) **PA17/00247 Rosemary Parkenhead Lane Trevone Padstow** – Adaptation of window on rear elevation to create sliding folding doors; installation of roof lights in front pitch of roof; installation of decking to rear of house.
SUPPORTED
- j) **PA17/00295 1 St Edmunds Lane Padstow PL28 8BZ** – Demolish and rebuild the gable wall with a slate hung stud wall and re-roofing using Delabole Slates
SUPPORTED
- k) **PA17/00313 4 New Street Padstow Cornwall PL28 8EA** – Listed building consent for proposed internal alterations.
SUPPORTED; As long as conservation officer satisfied
- l) **PA17/00384 34 High Street Padstow PL28 8BB** – Replacement of sand and cement render with lime render to street elevations. Small enlargement of kitchen extension and conversion of store into utility and bathroom. Installation of Velux conservation roof-light to rear elevation.
SUPPORTED
- m) **PA17/00482 Lantern House 38 Duke Street Padstow Cornwall** – Proposed change of window and door materials
SUPPORTED
- n) **PA17/00595 24 Egerton Road Padstow PL28 8DL** – Proposed extension and alterations to existing dwelling.
SUPPORTED
- o) **PA17/01005 28 Dennis Road Padstow PL28 8DE** – Construction of detached garage with storage area.
SUPPORTED

The following Cornwall Council closed enforcement case was noted: a) EN16/01960 Mid Cornwall Taxis The Compound Padstow Cornwall PL28 8LB

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Planning Procedure and Model

- a) **Padstow Town Council Draft Planning Procedure: RESOLVED** i) to delete 9A and replace with 9B; and ii) with this slight amendment to **recommend to Council** its adoption.
- b) **A Model Approach to Pre-Application Discussions: RESOLVED to recommend to Council** its adoption.

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

Meeting closed at 7 pm