

PADSTOW TOWN COUNCIL

PLANNING COMMITTEE – 10th AUGUST 2011

Minutes: of the Meeting of the Planning Committee Meeting held on Wednesday 10 August 2011 at 7.00pm

Present: Councillors Mrs T Walter (Chair) Mrs C Evans K Freeman R Higman M Hunt Mrs A Symons Mrs K Seaber

In Attendance: Councillor N Vivian
S Harris - Minute Taker/Senior Administrator/Committee Clerk

MIN NO:

P163/2011 APOLOGIES AND ANNOUNCEMENTS

None

P164/2011 PUBLIC SESSION

One member of the public was present and made comments regarding Planning Application PA11/05395.

P165/2011 DECLARATIONS OF INTEREST

Councillor Mrs T Walter declared a personal interest in planning applications PA11/05480 and PA11/05156.

Councillor Mrs C Evans declared a personal interest in planning applications PA11/05480 and PA11/05156

Councillor K Freeman declared a personal interest in planning applications PA11/05480 and PA11/05156.

Councillor R Higman declared a personal interest in planning applications PA11/05480 & PA11/05483.

Councillor Mrs K Seaber declared a personal interest in planning application PA11/05480.

P166/2011 CORRESPONDENCE

None.

P167/2011 PLANNING DECISIONS

The following decisions were **RECEIVED** by the Council

PA11/03750

Application for a Listed Building Consent for the demolition of dangerous greenhouse/building and construct new outhouse/store patio and decking areas to rear garden and construction of low fence to front.

40 High Street

Padstow

Application – **Approved**

- PA11/03446** Conversion of patio area by erection of a conservatory extension adjacent to existing utility room (utility room wall forms east side wall of conservatory) retaining existing French window access from current dining room, conservatory will then become dining area.
16 Drake Road
Padstow
Application – **Approved**
- PA11/04249** Construction of replacement conservatory.
Seafood Restaurant
Station Road
Padstow
Application – **Approved**
- PA11/03889** Alterations and extension
1 Dobbin House
Dobbin Road
Trevone
Padstow
Application – **Approved**
- PA11/04065** Ground floor rear extension and new balconies.
9 Dennis Road
Padstow
Application – **Refused**
- PA11/05397** Conservation Area Consent for the construction of extension to dwelling.
22 Duke Street
Padstow
Application – **Invalid submission returned**
- PA11/03337** Proposed construction of a temporary cabin to provide operational base for stand up paddle boarding and kayaking centre on the Camel Estuary.
Opposite Padstow Sea Cadets
South Quay
Station Road
Padstow
Application – **Approved**

The Committee was advised that Cornwall Councillor Steven Rushworth had requested that Planning Application **PA11/03337** be decided by Cornwall Council's Planning Committee. Councillor Walter attended and addressed the Planning Committee meeting as a representative of Padstow Town Council. Unfortunately, the meeting was very long and Councillor Walter waited in excess of 4 hours for the opportunity to address the meeting. It

appeared to Councillor Walter that when this application was discussed the concentration of Committee Members on the presentations from the speakers was understandably waning. Furthermore Councillor Walter had taken photographs of the area which she was not allowed to submit to the Cornwall Council Planning Committee. These photographs were particularly relevant as the photos already submitted to the Committee did not reflect the use of the area. Councillor Walter also expressed concern that the Committee Members making the decision did not appear to be familiar with Padstow.

Councillor Hunt proposed a vote of thanks to Councillor Walter for attending the meeting to represent the Council. This was seconded by Councillor Seaber. The Committee decided that a letter should be sent to Cornwall Council to express concern regarding the procedures at this Planning Committee meeting. It was further decided that a draft of this letter should be sent to all Planning Committee Councillors for prior approval.

Councillor Vivian advised the meeting that maps dating from the 1960s indicate that this land was in the ownership of British Railways. In the light of this information and as there have been disputes regarding ownership of land in this area previously it was proposed by Councillor Seaber and seconded by Councillor Higman that a letter should be written to the agents of the Prideaux Brune Estate to establish ownership. This letter should also be forwarded to all Planning Committee Councillors for approval prior to submission.

Councillor Vivian left the meeting.

P168/2011 PLANNING APPLICATIONS

PA11/05395

Construction of extension to dwelling
22 Duke Street
Padstow

NOT SUPPORTED

It was proposed by Councillor Seaber and seconded by Councillor Evans that this application is not supported by Padstow Town Council. The proposal is considered overdevelopment and not in keeping with this part of Padstow. Although the dimensions and roof pitch have changed the size and scale of the extension adversely impacts and would dominate neighbouring properties particularly impacting loss of light and overlooking issues (velux windows). This proposal received the unanimous support of the Committee.

PA11/05480

Erection of single storey side extension and porch with renovation works
2 Meadowside
Windmill
Padstow

SUPPORTED

It was proposed by Councillor Hunt and seconded by Councillor Seaber that this application is supported by Padstow Town Council subject to the provision of a septic tank adequate for use by both properties. This proposal received the unanimous support of the Committee.

PA11/05187

Erection of an Evoco CF11 wind turbine with a blade diameter of 9m on a 15m mast for micro

electricity generation in conjunction with Padstow farmshop.

**Trethillick Farm
Crugmeer
Padstow**

NOT DISCUSSED

It was proposed by Councillor Seaber and seconded by Councillor Walter that this application should not be discussed by Padstow Town Council due the applicant being a member of the Council. This proposal received the unanimous support of the Committee.

PA11/05308 Conversion of garage and erection of first floor extension above to form a self contained annexe.
**6 St Petroc's Meadow
Padstow**

SUPPORTED

It was proposed by Councillor Symons and seconded by Councillor Freeman that this application is supported by Padstow Town Council. This proposal received the unanimous support of the Committee.

PA11/05483 Replacement roof and conversion of store to studio accommodation for ancillary use.
**Warnecliffe
The Close
Trevone
Padstow**

NOT SUPPORTED

It was proposed by Councillor Seaber and seconded by Councillor Hunt that this application is not supported by Padstow Town Council. The Town Council has concerns regarding overdevelopment of the site. The existing property sleeps 12 persons and the onsite parking is barely sufficient for the existing property. Further vehicles will exacerbate parking problems in this area of Trevone. (Please see Padstow Town Council's response to planning application PA10/05114). This proposal received the support of the Committee.

PA11/05156 Replace utility room with new utility room/walk-in wardrobe to bedroom.
**17 Dennis Road
Padstow**

SUPPORTED

It was proposed by Councillor Evans and seconded by Councillor Seaber that this application is supported by Padstow Town Council. This proposal received the unanimous support of the Committee.

P169/2011 LOCAL COUNCIL PLANNING FORUM

The Committee considered the invitation and instructed the committee clerk to write a letter suggesting that the time of the meeting was not conducive to people in employment, previous attendees had not received the feedback promised and Padstow Town Council are unable to send a representative to this meeting due to a number of Councillors being away on holiday that week.

P170/2011 PLANNING COMMITTEE MEETINGS

It was **PROPOSED** by Councillor Evans and **SECONDED** by Councillor Hunt that the meeting schedule should be left as it is for the time being and that extraordinary meetings should be called as necessary. This proposal received the unanimous support of the Committee.

P171/2011 TRECERUS FARM UPDATE

The Committee noted the issues raised in the letter dated 21 July 2011 regarding Rented Housing, Affordable Homes for Sale, Open Market Housing, Unmet Affordable Housing Need, Community Facilities, Future Construction Programme and Community Consultation.

The meeting closed at 8.20pm.