

PADSTOW TOWN COUNCIL

Minutes of the Planning Committee meeting held on Tuesday 14 November 2017 commencing at 7.00 pm in the Council Chamber, Station House, Station Road, Padstow

Present: Councillors K Freeman (Chair), R Higman, A Rickard, H M Saunders and Mrs T Walter

In attendance: Mrs K Pemberton (Town Clerk)

P2017/54 Apologies: Were received from Councillor F J Bealing

P2017/55 Announcements: There were no announcements

P2017/56 Declarations of Interest: Councillor Higman declared an interest at agenda item 6ii) Planning application PA17/09703 Penlee Beach Road Trevone Padstow

Councillor Mrs Walter declared an interest in agenda item 6ii) Planning application PA17/09931 11 Market Place Padstow PL28 8AL

P2017/57 Public Participation: Three members of the public attended the meeting.

Two members of the public attended the meeting to address Committee to not support application PA17/09680 Sea Dragon (formerly The Patch) Dobbin Road Trevone Padstow points raised included:-

- Main concerns related to height and size;
- Balcony at the front of the property was causing overlooking issues to neighbouring property's bedroom and courtyard;
- Concern raised that planning notices were not put up and public made aware. CC has advised that only immediate neighbours are to be informed;
- Applicant has maximised plot and seen size increase upwards adding second floor on a first floor bungalow;
- Concern height of roof has increased by 2 meters;
- Plans don't depict impact on the street scene, considers application "sticks out like a sore thumb".

One member of the public attended the meeting to address Committee to support application PA17/09752 Mos Eisley Parkenheard Lane Trevone Padstow points raised included:-

- Has received permission on previous application however, as some were against wished to look to address;
- Application has been redesigned to be more in keeping;
- Also has tried to address overlooking concerns;
- Former application had addition of a zinc roof.

P2017/58

RESOLVED that the **minutes** of the meeting held on **Tuesday 3 October 2017** were a true record of the meeting and they were signed by the chair.

P2017/59

Planning

i. The following Cornwall Council planning decision were noted:

a) **PA17/05397 56 Church Street Padstow PL28 8BG** – Listed Building Consent for various proposed internal and external works. **APPROVED**

b) **PA17/06446 13 Church Lane Padstow PL28 8AY** – Hanging slate cladding on 1st floor front elevation and two rooflights in the front elevation. **APPROVED**

c) **PA17/07366 Land West of Creddis Farm High Lanes Wadebridge Cornwall PL27 7SA** – Certificate of lawfulness existing use of mobile home and adjacent garden as stand-alone dwelling. **Granted (CAADs and LUs only)**

d) **PA17/07599 6 Drake Road Padstow PL28 8ES** – Remove existing substandard extension and replace with new single storey extension. **APPROVED**

e) **PA17/07805 Outbuilding The Golden Lion Lanadwell Street Padstow Cornwall** – Proposed change of use and alterations to the outbuilding to form an apartment (for holiday let use) above the garage/store. **APPROVED**

f) **PA17/07806 Outbuilding The Golden Lion Lanadwell Street Padstow Cornwall** – Application for Listed Building Consent for proposed change of use and alterations to the outbuilding to form an apartment (for holiday let use) above the garage/store. **APPROVED**

g) **PA17/07945 13 Trelawney Road Padstow PL28 8EH** – Proposed two storey side extension **APPROVED**

h) **PA17/08005 Rest Harrow Trevone Road Trevone Padstow PL28 8QX** – Conversion of existing store/games room to provide single dwelling (Revised design to PA17/01909 to include extension to the north east and additional windows to the south east). **APPROVED**

i) **PA17/08391 18 Drake Road Padstow Cornwall PL28 8ES** – Erection of extension to form a new separate dwelling. **APPROVED**

j) **PA17/08610 Esperanza 1 Alan Road Padstow PL28 8DS** – Replace existing timber fence with a new white painted timber fence of the same height and length. **APPROVED**

k) **PA17/08790 6 Middle Street Padstow Cornwall PL28 8AP** – New opening through wall of first floor bar area, to form secret doorway through to No4 development kitchen next door. **APPROVED**

P2017/60

ii. It was RESOLVED to make the following response to planning applications:

a) **PA17/09937 11 Market Place Padstow PL28 8AL**

Councillor Mrs Walter left the meeting.

Retrospective application for the Installation of air-conditioning unit in acoutisc enclosure (re submission of PA17/02451)

NOT SUPPORTED i) Inappropriate location; ii) Interfering with restaurant – both noise and light; iii) Obstructs view to restaurant entrance; iv) Not suitable position in a conservation area – too prominent v) Health and safety concerns

Councillor Mrs Walter returned to the meeting.

b) **PA17/09321 Rosemary Parkenhead Lane Trevone Padstow** – Side extension:

NOT SUPPORTED i) Too close to neighbouring property; and ii) Overlooking issues

c) **PA17/09680 Sea Dragon (formerly The Patch) Dobbin Road Trevone Padstow** – Alterations and first floor roof extension to the existing property to include a first floor balcony to bedroom 1 on the north-east elevation and Juliet balconies to bedrooms 2 and 3 on the south-west elevation.

NOT SUPPORTED i) Out of character with Street scene; ii) overlooking issues; iii) Over development of site; and iv) height and size concerns.

d) **PA17/09703 Penlee Beach Road Trevone Padstow**

Councillor Higman left the meeting.

Retrospective application for porch on North elevation. **SUPPORTED**

Councillor Higman returned to the meeting.

e) **PA17/09752 Mos Easley Parkenhead Lane Trevone Padstow** Proposed new dwelling, adjacent to Hallworthy, Parkenhead, Trevone **SUPPORTED**

f) **PA17/10230 Lowena (previously 'Zansizzey')**
Trevone Road Trevone Padstow – Construction of pitched roof dormer to principle elevation.
SUPPORTED

g) **PA17/09854 Prideaux Place Tregirls Lane Padstow**
PL28 SRP – To fell Sycamore in TPO E1/8K7B6/27 at Prideaux Place. There is a large amount of decay within the trunk and tree is within close to a public highway and the garden is open to the public. A Quercus Robur (Common Oak) will be planted to replace the failing tree.
SUPPORTED

h) **PA17/08971 40 Treverbyn Road Padstow Cornwall**
PL28 SDN – Construction of detached dwelling, amended design to PA15/09429
SUPPORTED

i) **PA17/10005 6 Duke Street Padstow Cornwall PL28**
SAB – Application for Consent to display 1 non-illuminated swing sign and 1 non-illuminated fascia sign.
SUPPORTED

P2017/61

Enforcement Cases

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

- i) EN17/02041 Treravel House Padstow Cornwall PL28 8LB
- ii) EN17/02064 7 High Street Padstow Cornwall PL28 8BB
- iii) EN17/02093 The Moor Dinas Farm Dennis Lane Padstow PL28 8DR

ii. **Enforcement:** The Cornwall Council quarterly Planning Enforcement Report was noted for information.

P2017/62

Community Infrastructure Levy Draft Charging Schedule: The update was noted for information. It was outlined that the draft Charging Schedule had been submitted to the Secretary of State for Examination in Public. All documents were available on Cornwall Council's website.

P2017/63

Date of Next Meeting: Tuesday 12 December 2017 to commence at 6.30 pm was noted.

Meeting closed at 7.37 pm