

PADSTOW TOWN COUNCIL

Minutes of the Planning Committee meeting held on Tuesday 9 January 2018 commencing at 7.15 pm in the Council Chamber, Station House, Station Road, Padstow

Present: Councillors K Freeman (Chair), F J Bealing, R Higman, H M Saunders and Mrs T Walter

In attendance: Mrs K Pemberton (Town Clerk) and 6 members of the public

P2017/73 **Apologies:** Were received from Councillor A Rickard

P2017/74 **Announcements:** Councillors F J Bealing and K Freeman declared an interest in agenda item 6ii – a) PA17/11385

P2017/75 **Declarations of Interest:** None.

P2017/76 **Public Participation:** Only some members who attended the meeting chose to address the Committee as follows:-

PA17/12107 – West Haven Dobbin Trevone: One member of the public attended the meeting to object against this application, reasons included:

- The applicant advised that 2 other neighbours did not support this application but could not attend the meeting. He had brought copies of their objections, which were noted. The Chairman advised that these also be sent to Cornwall Council Planning Department;
- Concerns still with roof height. The additional space adds almost 3 metres to the lower storey;
- Property overshadows neighbouring properties;
- Concerns with the size of the development, having a detrimental impact on the harmony of the roof line and will look out of place;
- All other properties roof line follow the incline of the road downward, this is not the case with this development.
- Lack of consultation with neighbours.

PA17/11565 – Caravan Creekview Creddis Farm: Two members of the public attended the meeting in support of this application. One of which was the architect, they didn't wish to add anything subsequent to the application but were available to answer any questions should they arise.

PA17/11386 – 27 Dennis Road Padstow: One member of the public attended the meeting in support of this application. It was outlined that due to works in respect of SWW there had been excess spoil, to reduce the need for such to come off site the application had been put in the raise the levels.

P2017/77 **RESOLVED** that the **minutes** of the meeting held on **Tuesday 12 December 2017** were a true record of the meeting, subject to the date of the meeting being amended

from Tuesday 14 November 2017 to Tuesday 12 December 2017, and they were signed by the chair.

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Planning

i. The following Cornwall Council planning decisions were noted:

a) **PA16/08874 Treceus Farm B3276 Between Bowleys Lane and Greenlane Treceus Padstow PL28 8RT** – Reserved Matters application for residential development of 71 dwellings with associated works. (Details following outline application PA11/10417 dated 24/09/13)

APPROVED

b) **PA16/11036 Land North of Polpennic Drive Polpennic Drive Padstow Cornwall** – Application for Modification of a Section 106 agreement namely an amendment to the size and type of dwellings to comply with Technical Space Standards and accord with the requirements of Coastline Housing. **Modification of S52/S1-6 AGREED**

c) **PA17/06921 9 Lanadwell Street Padstow PL28 8AN** – Listed building consent for proposed alterations and first extension to form self-contained flat on first floor.

APPROVED

d) **PA17/06924 9 Lanadwell Street Padstow PL28 8AN** – Proposed alterations on ground floor and first floor and extension to form self-contained flat on first floor.

APPROVED

e) **PA17/07547 Land North of Treceus Farm Treceus Padstow Cornwall** – Temporary access for phase 3 construction traffic

APPROVED

f) **PA17/07814 6 Dennis Road Padstow PL28 8DD** – Variation of condition 2 (plans approved) in respect of decision PA13/10757 dated 13.02.14 minor alterations following Building Regulation application. **WITHDRAWN**

g) **PA17/09321 Rosemary Parkenhead Lane Trevone Padstow PL28 8QH** – Side extension **APPROVED**

h) **PA17/09703 Penlee Beach Road Trevone Padstow Cornwall** – Retrospective application for porch on North elevation. **APPROVED**

i) **PA17/09752 Mos Easley Parkenhead Lane Trevone Padstow Cornwall** – Proposed new dwelling, adjacent to Hallworthy, Parkenhead, Trevone **APPROVED**

j) **PA17/09815 7 The School House Old School Court Sender Hill Padstow Cornwall** – Listed Building consent to remove existing timber framed windows and replace same as existing on all elevations **REFUSED**

k) **PA17/09937 11 Market Place Padstow PL28 8AL** – Retrospective application for the installation of air-conditioning unit in acoustic enclosure (re submission of PA17/02451) **WITHDRAWN**

l) **PA17/10005 6 Duke Street Padstow Cornwall PL28 8AB** – Application for Consent to display 1 non-illuminated swing sign and 1 non-illuminated fascia sign.

m) **PA17/10405 39 Dennis Road Padstow PL28 8DF** – Proposed single storey front extension and alterations to fenestration and balcony **APPROVED**

n) **PA17/10844 14 Treverbyn Road Padstow Cornwall PL28 8DW** – Non material amendment for minor alterations; configuration of doors/sidelight to bedroom 3, balustrade to balcony, configuration of glazing in master bedroom to PA16/03395 **APPROVED**

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

Councillors F J Bealing and K Freeman left the meeting for this item. In the absence of the Chairman, Councillor R Higman was elected Chairman for this item.

a) **PA17/11385 Outbuilding The Golden Lion Lanadwell Street Padstow** – Variation of condition 4 (first floor living room window in South elevation shall be fitted with obscure glazing and fixed closed) to enable partial obscure glazed window in south elevation Application No. PA17/07805 dated 01.11.17 relates **SUPPORTED**

Councillors F J Bealing and K Freeman returned to the meeting. K Freeman resumed the chair.

b) **PA17/12107 West Haven Dobbin Road Trevone Padstow** – Extension and remodelling of the existing house **NOT SUPPORTED**

i) over development of site;

ii) sites does not reflect characteristics of area;

iii) detrimental effect on neighbouring properties and street scene

c) **PA17/11386 Land North of 27 Grenville Road Padstow Cornwall** – Variation of condition 2 (to be built in accordance with approved plans) to enable raising the finished floor levels, thus raising the ridge heights of the two properties by 600mm (southern plot) and 450mm (northern plot) respectively to increase the cross fall of the drainage

and substantially reduce the amount of spoil to be removed from the site. Material amendment to PA17/04457 dated 06/07/17

SUPPORTED

d) **PA17/11495 36 Dennis Road Padstow PL28 8DE** – Proposed extension

SUPPORTED

e) **PA17/11565 Caravan Creekview Creddis Farm Access To Creddis High Lanes Wadebridge** –

replacement of static caravan with permanent dwelling

SUPPORTED

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Enforcement Cases

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

a) EN17/02351 Boslowen Trevone Road Trevone Padstow Cornwall

ii. The following Cornwall Council closed enforcement cases were noted for information:

a) EN17/01753 15 Duke Street Padstow Cornwall PL28 8AB

b) EN17/02245 13 Duke Street Padstow Cornwall PL28 8AB

iii. The following lodged appeals were noted for information:

a) PA17/03223 Land Adj to Brimar Windmill Padstow PL28 8RY

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Cornwall Council Planning Consultation - Cornwall Statement of Community Involvement for Planning:

There was much discussion on this item, in particular the table on page 17 depicting consultation methods. It was considered that there should be no "blanks" in this table. It was noted that Town and Parish Councils were statutory consultees and there was confusion as to blanks in some areas in consultation with the local Council. Comment was made that mention should also be made with regards to the erection of site notices, which often were the only way some residents were aware an application had been submitted.

It was also considered that page 14, 4.1.1 should link to the model approach adopted by Parish and Town Councils in respect of pre-application advice.

RESOLVED that a response to the consultation be made as per the agenda report and discussions, as detailed above.

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Date of Next Meeting: 13 February 2018 was noted

Meeting closed at 8.00 pm