

PADSTOW TOWN COUNCIL - PLANNING AND HIGHWAYS COMMITTEE: TUESDAY 8 JULY 2025

Agenda item 5i: To advise of Cornwall Council planning decisions.

In this report the Support Officer has provided a list of the decisions made by Cornwall Council since the last meeting, along with Padstow Town Council's consultee response to the application. Where Padstow Town Council submitted a specific comment in respect of an application, the Support Officer has checked the approval decision for any conditions relating to the comment and included these in the report below or provided details of the 5 day protocol information.

- a) **PA25/02819: 8 Treverbyn Road, Padstow, PL28 8DW**: Single storey extension to side and rear of property.

Padstow Town Council: **SUPPORTED**

Cornwall Council: **APPROVED** with conditions, including:

- 3 The ground floor window on the east elevation of the development hereby approved as shown on approved plan 202510-03 shall be installed with obscure glazing to a height of 1.7m prior to the first use of the extension and shall be retained at all times. Reason: To protect the privacy of the occupants of the neighbouring property and in accordance with Policy 12 of the Cornwall Local Plan Strategic Policies 2010-2030 and paragraph 135 of the National Planning Policy Framework 2024.
- 4 No new window or external openings shall be added to the east or west elevations, other than the one on the approved plans, of the development hereby permitted. Reason: To protect the privacy of the occupants of the neighbouring properties and in accordance with Policy 12 of the Cornwall Local Plan Strategic Policies 2010-2030 and paragraph 135 of the National Planning Policy Framework 2024.

- b) **PA25/01589: 7 Hill Street, Padstow, PL28 8EB**: Proposed landscaping for the rear garden, including engineering works to create terraced levels with new steps, the addition of soft landscaping and the erection of a shed.

Padstow Town Council: **SUPPORTED: On condition there is no access from Lawns Car Park to the rear of the property as stated in the letter from the Town Clerk dated 26 March 2025.**

Cornwall Council: **APPROVED** with conditions.

Post-Consultation Note: The Planning Officer wrote to Padstow Town Council on 16 June 2025: "Thank you for your consultation response received below. I am writing to advise that the condition requested is not necessary, as the plans have been amended as previously a section of the masterplan was outside of the red line/curtilage of the property, the plans have removed the access at the rear, the plans being approved don't propose a rear access and this element has been removed from the description of the proposal. If an access was to be created this would likely require a fresh planning application as engineering works would be highly likely due to the change in land levels".

The Planning Officer's comments were forwarded to the Town Clerk and Chair of Planning and Highways Committee. Their response was emailed to the Planning Officer on 18 June 2025: "The Clerk and Chair have asked me to clarify that the comments provided by Committee with regard to access from Lawns Car Park also refers to access to the rear of the property from the car park during the proposed building works, and not just rear access on/after completion of the proposed plans. It is unclear, knowing where their property is situated, how they would access the rear of their property for these works i.e. any plant/materials etc. Please note that it can't be presumed that such access could be via the Council's land, but we trust that they have considered this aspect of their works and that all access required for their works will be via their

property only. We consider that this is important to outline/include in any condition particularly owing to the first application that was made and presumption over Council owned land". The Planning Officer's response to the Town Clerk and Chair was that this would not be something that Cornwall Council Planning would condition. Should the Applicant wish to have access over Town Council land for the building works it is for the Applicant to contact the Town Council to discuss. If this happens and it has not been agreed upon, it would be a civil matter.

- c) **[PA25/02900](#): Land South West of Trearne Farm, St Merryn, Padstow, PL28 8JA**: Phased development consisting of (1) the demolition of a barn and (2) the demolition of barns and the construction of a replacement dwelling in lieu of Class Q reference PA22/04074. Associated development including access, drainage and landscaping.
Padstow Town Council: **NOT SUPPORTED: i) As agree with Historic Environment Planning's concerns raised during consultation; ii) As agree with concerns over public protection contaminated land during planning consultation comments; and, iii) Concern that the Primary Residency (PAD7 Padstow Parish NDP) is being ignored.**
This application was **WITHDRAWN** 11 June 2025.
- d) **[PA25/03248](#): Sea View, Dobbin Lane, Trevone, Padstow, PL28 8QP**: Hip to gable loft conversion including a rear flat roof dormer with juliet balcony and associated internal remodelling.
Padstow Town Council: **SUPPORTED providing no overlooking issues**
Cornwall Council: **APPROVED** with conditions.
- e) **[PA25/02554](#): 5 Moyle Road, Padstow, PL28 8DG**: Proposed extension and remodelling of property.
Padstow Town Council: **SUPPORTED**
Cornwall Council: **APPROVED** with conditions
- f) **[PA25/03312](#): 6 Moyle Road, Padstow, PL28 8DG**: Single storey front and rear extension.
Padstow Town Council: **SUPPORTED with condition of obscure glazing**
Cornwall Council: **APPROVED** with conditions, notably:
3 With the exception of the window and external door openings shown on approved drawing no 1536_003 REV A, no new openings shall be added to the south, east or west elevations. Reason: To protect the privacy of occupants of the dwellings known as 1, 2 and 3 Porthilly View and 5 Moyle Road respectively; and in accordance with policy 12 of the Cornwall Local Plan Strategic Policies 2010-2030 and paragraph 17 of the National Planning Policy Framework 2024.

Agenda item 5ii: Applications to consider

On occasion Padstow Town Council is reconsulted on applications which have previously been discussed due to amended plans. Other times Council is asked to consider new applications which are linked to previous applications. To assist Committee in these circumstances, the Support Officer has included information that maybe helpful to the Committee, including Padstow Town Council's earlier comments.

- a) **[PA25/03775](#): 38 Egerton Road, Padstow, PL28 8DL**: Removal of existing conservatory, construction of an extension to dwelling and construction of a garden room and swim spa.

No previous applications have been received for this property.

- b) **PA25/04232: 2 Fentonluna Gardens, High Street, Padstow:** Proposed phased works to include internal alterations, reconstruction of existing conservatory, replacement of existing windows and external doors, creation of micro-office above garage, landscaping of gardens and associated works.

Previous applications for this property include:

E1/2004/02099: (October 2004): Erection of conservatory. Due to age of application, no documents available on Cornwall Council Planning Portal and no Town Council records regarding consultation response.

Cornwall Council: **APPROVED** with conditions

- c) **PA25/04233: 2 Fentonluna Gardens, High Street, Padstow:** Listed Building Consent for proposed phased works to include internal alterations, reconstruction of existing conservatory, replacement of existing windows and external doors, creation of micro office above garage, landscaping of gardens and associated works.

Previous applications for this property are detailed above for PA25/04233.

The Support Officer will send another report to Councillors regarding comments gathered on applications being discussed. Councillors are reminded that they can check comments that have been submitted by viewing the Cornwall Council Online Planning Register at www.cornwall.gov.uk.

Agenda item 6: Changes to the Planning Landscape

- i) **Neighbourhood Development Plans:** There are no updates to report.

ii) **Government Planning Consultations:**

- a) Cornwall Council advise that the pace of planning reform continues to build. There are a number of consultations on changes to planning, that will be introduced in advance of plan-making reforms. These include papers covering:
- Reform of planning committees: Technical Consultation – Deadline 27 July 2025
 - Speeding up build out of new homes: Working Paper – Deadline 7 July 2025
 - Biodiversity net gain: Consultation – Deadline 24 July 2025

Each of the proposals will have an impact and Cornwall Council's Planning Policy Team have produced a short briefing paper (see Appendix 1 attached) on the proposals and some thoughts on how they will affect planning in Cornwall. Cornwall Council will be drafting a response to each of the relevant consultations, but Town and Parish Councils are encouraged to make their own comments.

Note this briefing paper will be added to the next Full Council CFI item for information.

b) Consultation Responses

Do Committee wish to respond on any of the above consultations above, being mindful of deadline dates? The Support Officer has investigated the response process and each consultation has a number of set questions to be answered. Do Committee wish to delegate consultation responses to a working party of Planning and Highway Committee members to respond and feed back to a future Committee meeting?