

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

Agenda item 5ii – Comments gathered by Support Officer regarding applications being considered by the Planning and Highways Committee.

a) **PA25/03775: 38 Egerton Road, Padstow, PL28 8DL:**

Cornwall Councils Planning Officer
Contacted Planning Officer 1 July 2025. No response received as of 7 July 2025.
Comments received to Padstow Town Council
Checked 7 July 2025 at 3.20pm – No comments received.
Public comments from Cornwall Council planning portal
Checked 7 July 2025 at 3.20pm – No comments received
Consultee comments from Cornwall Council planning Portal
Checked 7 July 2025 at 3.20pm – Comments as follows:
<p>South West Water Services Comment Date: Mon 09 Jun 2025 Location: 38 Egerton Road Padstow Cornwall PL28 8DL Your ref: PA25/03775 Our ref: PC09062025PL288DL</p> <p>Proposal: Removal of existing conservatory, construction of an extension to dwelling and construction of a garden room and swim spa</p> <p>With reference to the planning application at the above address, the applicant/agent is advised to contact South West Water if they are unable to comply with our requirements as detailed below.</p> <p>Surface Water Services The applicant should demonstrate to your LPA that its prospective surface run-off will discharge as high up the hierarchy of drainage options as is reasonably practicable (with evidence that the Run-off Destination Hierarchy has been addressed, and reasoning as to why any preferred disposal route is not reasonably practicable):</p> <ol style="list-style-type: none"> 1. Water re-use (smart water butts, rainwater harvesting, grey flushing toilets) 2. Discharge into the ground (infiltration); or where not reasonably practicable, 3. Discharge to a surface waterbody; or where not reasonably practicable, 4. Discharge to a surface water sewer, highway drain, or another drainage system; or where not reasonably practicable, 5. Discharge to a combined sewer. (Subject to Sewerage Undertaker carrying out capacity evaluation) <p>No surface water strategy details were provided with this planning application. Please note that a discharge into the ground (infiltration) is South West Water's favoured method and meets with the Run-off Destination Hierarchy. Should this method be unavailable, SWW will require clear evidence to demonstrate why the preferred methods listed within the Run-off Destination Hierarchy have been discounted by the applicant.</p> <p>For Highway run off please contact the Highway Authority to agree disposal method.</p> <p>www.southwestwater.co.uk/building-and-development/services/pre-development-services</p>

I trust this provides confirmation of our requirements, however should you have any questions or queries, please contact the Planning Team on 01392 442836 or via email: DeveloperServicesPlanning@southwestwater.co.uk.

b) **[PA25/04232](#): 2 Fentoluna Gardens, High Street, Padstow:**

Cornwall Councils Planning Officer

Contacted Planning Officer 1 July 2025. No response received as of 7 July 2025.

Comments received to Padstow Town Council

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Public comments from Cornwall Council planning portal

Checked 7 July 2025 at 3.20pm – No comments received.

Consultee comments from Cornwall Council planning Portal

Checked 7 July 2025 at 3.20pm - Comments received as follows:

South West Water Services

Comment Date: Thu 03 Jul 2025

Location: 2 Fentoluna Gardens High Street Padstow Cornwall PL28 8BW

Your ref: PA25/04232

Our ref: PC03072025PL288BW

Proposal: 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.

With reference to the planning application at the above address, the applicant/agent is advised to contact South West Water if they are unable to comply with our requirements as detailed below.

Surface Water Services

The applicant should demonstrate to your LPA that its prospective surface run-off will discharge as high up the hierarchy of drainage options as is reasonably practicable (with evidence that the Run-off Destination Hierarchy has been addressed, and reasoning as to why any preferred disposal route is not reasonably practicable):

1. Water re-use (smart water butts, rainwater harvesting, grey flushing toilets)
2. Discharge into the ground (infiltration); or where not reasonably practicable,
3. Discharge to a surface waterbody; or where not reasonably practicable,
4. Discharge to a surface water sewer, highway drain, or another drainage system; or where not reasonably practicable,
5. Discharge to a combined sewer. (Subject to Sewerage Undertaker carrying out capacity evaluation)

No surface water strategy details were provided with this planning application. Please note that a discharge into the ground (infiltration) is South West Water's favoured method and meets with the Run-off Destination Hierarchy. Should this method be unavailable, SWW will require clear evidence to demonstrate why the preferred methods listed within the Run-off Destination Hierarchy have been discounted by the applicant.

For Highway run off please contact the Highway Authority to agree disposal method. www.southwestwater.co.uk/building-and-development/services/pre-development-services

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questions or queries, please contact the Planning Team on 01392 442836 or via email: DeveloperServicesPlanning@southwestwater.co.uk.

Historic Environment Planning

Comment Date: Tue 01 Jul 2025

Executive Summary

Assessment of Impact:

' The site is within a Conservation Area and adjacent to the Listed Kitchen Garden walls, but not directly related to other listed buildings due to surrounding density.

' Primarily internal alterations with no visual or physical impact on heritage assets.

' Reconstructed in a similar size and style to the existing structure; minimal visual change and respectful of the setting.

' Office created within existing roof space'no change in scale.

' New entrance and conservation rooflight added discreetly, not visible from public areas.

' Existing high-level gable window to be refurbished and made operable.

' Designed to complement the Listed Kitchen Garden walls without physically altering them.

' Largely screened from public view, ensuring minimal visual impact.

' No adverse effect on the Listed Kitchen Garden walls or Conservation Area.

' All interventions are sympathetic in design, scale, and materials.

Conclusion: The proposals are heritage-sensitive, preserve the character of the area, and enhance the site's usability without compromising its historical integrity.

Key Considerations

' Policy, Guidance & Constraints:

' Padstow Conservation Area

' NPPF: Harm to non-designated heritage assets must be weighed against their significance.

' Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 sets out the Council's statutory duty in the exercise of planning functions for development which affects a listed building or its setting and states 'shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historical interest which it possesses'.

' Section 72 (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 sets out the Council's duty in the exercise of planning functions within conservation areas and states 'special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area'.

' Assessment of Impact:

Listed Kitchen Garden Walls:

The proposals do not involve any physical alterations to the Listed Kitchen Garden walls. The garden improvements are designed to be visually sympathetic and physically separate from the walls, ensuring their preservation. The use of appropriate materials and planting reinforces the historic character without compromising the integrity of the asset.

Conservation Area:

The majority of the proposed works are internal or discreetly located, resulting in minimal to no visual impact on the wider Conservation Area. The rebuilt conservatory and garage modifications are consistent with the existing built form and use materials that reflect the local vernacular. The garden is largely screened from public view, further reducing any potential impact.

Visual and Spatial Character:

The scale, form, and materials of all external interventions have been carefully considered to ensure they are in keeping with the surrounding historic environment.

The new garage entrance and rooflight are modest and sensitively positioned, avoiding any disruption to the area's visual coherence.

Setting of Nearby Listed Buildings:

Although the site is near several listed buildings, it does not have a direct spatial or visual relationship with them due to the density of surrounding development. As such, the proposals are not considered to affect their setting or significance.

' Potential Solutions or Mitigation Measures:

' Details of the proposed new rooflights and new window in the garage roof should be submitted and approved by the LPA

Recommended Conditions

N/A

Additional Comments or Next Steps

N/A

c) [PA25/04233](#): 2 Fentonluna Gardens, High Street, Padstow:

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Recommended Conditions

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Additional Comments or Next Steps

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