PADSTOW TOWN COUNCIL

Minutes of the Planning and Highways Committee meeting held on Tuesday 10 March 2026 at the Council Chamber, Station House, Station Road, Padstow at 7.15pm

Present: Councillors J O'Keefe (Chairman), R Higman (Vice Chair), C Newman and A Rees

In Attendance: Mrs K Pemberton (Town Clerk) and S Ford (Support Officer and minute taker) and four members of the public

P2025/84 **Apologies and Announcements:** i) Apologies were received from Councillor Chapman; and ii) There were no announcements

P2025/85 **Declarations of interest**: None

P2025/86 **Public Participation:**

i) PA25/09142: Padstow Touring Park, Padstow, PL28 8LE: Applicant spoke in support of this application:

- Purchased the park in 2019.
- Aim of the park and the application is to be sustainable
- Current application is for 34 holiday units adjacent to the park on low quality farmland.
- Last year permission for 10 additional units. Seeing increase demand which believe is down to the location.
- The park is running at full capacity, and this appears to continue for 2026.
- The park is an alternative to short term lets in the town and protects local housing stock.
- Discovery of a South West Water pipe proved a technical challenge for location of previously approved units, with landscaping and building of hedging yet to be completed
- Current application exceeds Biodiversity Net Gain requirements.
- Park encourages slow tourism, eg- visitors walk into town rather than drive and no adverse effect on the roads with extra traffic. Their tagline is "Holidays by Nature".
- Provide year round jobs and is a green site.

In response to a query raised, the applicant confirmed this request was the absolute limit and would rather do one application in one go. Open to restrictions until the hedge is in place.

ii) PA26/00813: Tregella Place Camping and Caravanning, Tregella Lane, St Merryn, Padstow: Applicant spoke in support of this application:

- Applicant and his family live on site and which was their primary source of income.
- The application is to cover the caravans at the bottom of the field to minimise views. Already have existing seasonal permission.
- Further to Tregella Maintenance Association's comments; if driving down it is possible to see the caravans and also if a person has permission to walk down the path.
- Applicant is more interested in the views of local residents as they live there.
- If these caravans are required to move, they will have a greater impact on the local area.

In response to a query raised, the applicant advised that nobody lives on site all year round, there were no residents.

P2025/87 **RESOLVED** that the **Minutes** of the meeting held on **Tuesday 17 February 2026** be signed as a true record.

P2025/88 **Planning**

i. The following Cornwall Council planning decisions were noted:

a) **PA25/09117: 14 Grenville Road, Padstow, PL28 8EX**:Change of use of ancillary accommodation to self-contained annexe and/or holiday unit. **APPROVED**

b) **PA25/09638: 3 Bowen Gardens, Trevone Road, Trevone, PL28 8QD:** Variation of Condition 1 in respect of Decision Notice PA22/03670 dated 15 September 2022. **APPROVED**

c) **PA26/00172: Tesco Stores Ltd, Sarah's Lane, Padstow, PL28 8EL**: Proposed new DT Compressor Pack and Gas cooler installed on concrete plinth, new 2x AC units to be installed on a concrete plinth. **APPROVED**

d) **PA26/00833: Beachside, Beach Road, Trevone, Padstow, PL28 8RA**: Non-material amendment in relation to decision notice PA25/04641 dated 26 August 2025 for amendments to first floor windows. **APPROVED**

ii RESOLVED to make the following planning application responses to the Planning Authority (Cornwall Council):

a) **PA25/09142: Padstow Touring Park, Padstow, PL28 8LE:** Part change of use of land from agricultural to holiday park to facilitate the proposed siting of 34No static caravans and re-siting of 10No holiday static caravans permitted under application PA24/08377 along with associated infrastructure **NOT SUPPORTED for reasons outlined as per National Landscape (AONB) comments and Planning Officer's comments.**

b) **PA26/00728: Cranbrook, Trevone Road, Trevone**: Demolition of existing garage, front and side extension, new roof structure to the first floor to provide additional bedrooms and reconfiguration of the layout. **SUPPORTED**
c) **PA26/01093: Kingsley House, Trevone Road, Trevone**: Reconstruction of front bay window (roof retained). **SUPPORTED**
d) **PA26/01096: Yellow Sands, 41 Treverbyn Road, Padstow:** Variation of Condition 2 in respect of Decision Notice PA25/05867 dated 29 October 2025. **SUPPORTED**
e) **PA26/01265: The Shipwrights, North Quay, Padstow**: Advert Consent Replacement signage and external lighting to Grade II Listed Pub. **SUPPORTED**
f) **PA26/01266: The Shipwrights, North Quay, Padstow:** Listed Building Consent: Replacement signage and external lighting to Grade II Listed Pub. **SUPPORTED**

P2025/89 **PA26/00813: Tregella Place Camping and Caravanning, Tregella Lane, St Merryn, Padstow**: Application for a Lawful Development Certificate for an existing use of land for ancillary uses to a camping and caravan site. To consider response to Cornwall Council. **COMMENTS: i) Road does not comply with the last planning application; ii) Reviewing all photographic evidence it is evidential in 2019 no caravans on the lower part of the field and from 2020 there was sporadic camping on site which would fall within the 28 day rule; and iii) The 12 month occupancy is only for the field area that was granted planning permission.**

P2025/90 The response to non-material amendment to **PA26/00833: Beachside, Beach Road, Trevone, PL28 8RA:** Non-material amendment in relation to decision notice PA25/04641 dated 26 August 2025 for amendments to first floor windows was noted.

P2025/91 **Cornwall Council Consultation: Chief Planning Officer's Advice Note "Homes for All: Guidance for Inclusive Housing Delivery" and Discussion Paper "Tackling Cornwall's Housing Crisis – Exploring Build-to-Rent (BTR)."**
Committee gave consideration as to whether it wished to respond to the consultation papers in relation to the county-wide and local situation, eg part-buy/part-rent, local land value, private rental costs and what constitutes 'affordable'.
RESOLVED not to submit a response to either consultation papers.

P2025/92 **Parking at St Saviours Lane, Padstow**: Response from Cornwall Council's response with regard to parking restrictions and access issues was noted.

P2025/93 **Countywide 20mph speed limits: Phase 5 Wadebridge and Padstow**: Cormac's decision on limits following consultation was noted. The Chair anticipated start dates of September 2026.

P2025/94 **Update on Neighbourhood Development Plans (NDP) and the changing landscape** was noted. Mention was made that consideration needs to be given to timings on when the Council's Neighbourhood Development Plan should be reviewed.

P2025/95 **Date of Next Meeting**: Tuesday 14 April 2026 at 7.00pm was noted.

Meeting closed at 8.01pm