PADSTOW TOWN COUNCIL

Minutes of the Planning and Highways Committee meeting held on Tuesday 14 July 2026 at the Council Chamber, Station House, Station Road, Padstow at 7.00pm

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

In Attendance: Mrs K Pemberton (Town Clerk) and S Ford (Support Officer and minute taker)

P2026/11 **Apologies and Announcements:** i) No apologies were received; and ii) The Chair announced with regard to item 5ii)b PA26/04126: Casa Vista, The Close, Trevone that the Planning Officer advised this application was invalid, therefore no consultee comment were required. In response to a query, the Town Clerk advised that the Planning Officer had not advised why this application was now invalid. The Chair confirmed this item was not therefore for consideration.

P2026/12 **Declarations of interest**: None.

P2026/13 **Public Participation:** None.

P2026/14 **RESOLVED** that the **Minutes** of the meeting held on **Tuesday 9 June 2026** be signed as a true record.

P2026/15 **Planning**

i. The following Cornwall Council planning decisions were noted:

a) **PA26/02024: 8 Barry's Lane, Padstow, PL28 8AU**: Proposed extension, loft conversion, remodelling and replacement annexe (resubmission of approved scheme). **APPROVED**

b) **PA26/01947: 16-18 St Saviours Lane, Padstow, PL28 8BD**: Demolition out outbuildings and construction of replacements. **APPROVED**

c) **PA26/01778: The Annex, 18 Grenville Road, Padstow, PL28 8EX**: Change of use of annexe to short term holiday letting. **APPROVED**

d) **PA26/02289: 7 Church Street, Padstow, PL28 8BG**: Change of use of ground and first floor to form 1 bedroom residential dwelling with associated works. **APPROVED**

e) **PA26/02290: 7 Church Street, Padstow, PL28 8BG**: Listed Building Consent for change of use of ground and first floor to form 1 bedroom residential dwelling with associated works. **APPROVED**

f) **PA26/02335: Harbour Hotel Padstow, Station Road, Padstow, PL28 8DB:** Installation of 2No pedestal mounted EV charging points each with two outlets for the simultaneous charging of two vehicles and associated pole mounted sign. **APPROVED**

g) **PA26/02599: The Old Vicarage, Padstow, PL28 8RS:** Demolition of C20 extension, garage and conservatory, new single storey extension with roof terrace over, two storey extension with balcony at first floor, changes to fenestration, internal alterations and change of use from former vicarage and four holiday lets to a single dwelling house. **APPROVED**

h) **PA26/02600: The Old Vicarage, Padstow, PL28 8RS:** Listed building consent for demolition of C20 extension, garage and conservatory, new single storey extension with roof terrace over, two storey extension with balcony at first floor, changes to fenestration, internal alterations and change of use from former vicarage and four holiday lets to a single dwelling house. **APPROVED**

i) **PA26/03399: Land East of 16 Grenville Road, Pellew Close, Padstow, PL28 8EY:** Permission in principle for the construction of 1 dwelling (minimum 1 maximum 1). **GRANTED**

j) **PA26/02707: Rosevine, Dobbin Lane, Trevone, Padstow, PL28 8QP:** Application for permission in principle for demolition of existing dormer bungalow and the construction of up to 2 dwellings (minimum of 2, maximum of 2). **GRANTED**

k) **PA26/02858: White Waves, Parkenhead Lane, Trevone, PL28 8QH:** Removal of existing conservatory and construction of single storey extension. **APPROVED**

l) **PA26/03884: 2 Fentonluna Gardens, High Street, Padstow, PL28 8BW**: Non-material amendment (1) to decision notice PA25/04232 dated 18.8.25 for changes to the landscape design to incorporate more of the existing elements, overall design and material finishes. **APPROVED**

m) **PA26/02831: Treverbyn Guest House, Station Road, Padstow, PL28 8DA**: Extensions to main dwelling, alongside the reconfiguration of the existing garage and outbuildings. At ground floor level, the extension provides improved kitchen, dining, living and reception spaces. The first floor will accommodate three en-suite bedrooms and a home office, with a further three bedrooms and a secondary living space at second floor level. To the rear, a new outdoor swimming pool is proposed as a gym and sauna. A new garage building, including storage and refuse provision, will be constructed with access from Treverbyn Road. **APPROVED**

n) **PA26/03373: Mowbray, Crugmeer, Trevone, PL28 8HN**: Installation of french doors and first floor balcony in east elevation. **APPROVED**

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

a) **PA26/03254: Portscatho, Dobbin Close, Trevone**: Demolition of existing property and erection of new self/custom build residential dwelling with associated works with variation of condition 2 of decision notice PA25/01341 dated 13 May 2025. **SUPPORTED**

b) **PA26/04216: Casa Vista, The Close, Trevone**: Proposed demolition of existing attached garage and construction of a 1.5 storey extension, with associated alterations to glazing and internal layout with variation of Condition 2 of Decision Notice PA25/09698 dated 27 March 2026. Further to minuted item 2026/11 above. ***This item was not discussed as a consultee comment was no longer required. [See minute number P2026/11ii) above]***

P2026/16 **PA26/03884: 2 Fentonluna Gardens, High Street, Padstow, PL28 8BW**: Non-material amendment to decision notice PA25/04232 dated 18 August 2025 for changes to the landscape design to incorporate more of the existing elements, overall design and material finishes. The response was noted

P2026/17 **Planning Procedure Review:** Committee members gave consideration to the Planning Procedure which the Town Clerk had reviewed with suggested changes as per tracked changes.

In response to a query, the Chair advised that Planning and Highways Committee members receive appropriate training to be able to response appropriately to applications. The Town Clerk added that previously any significant planning matter this Committee has invited all Council members to the meeting.

The Town Clerk added that she had referenced the Pre-Application Process which Committee follow and has already been adopted by Council appending the same to the Planning Procedure. Furthermore, she had added paragraph on Declarations of Interest. Committee considered that both these additions appropriate.

A member outlined typing error item 5.1, 9th line should be "request" not "requested"

RESOLVED that subject to amendment to typing error as detailed in the minutes **TO RECOMMEND TO COUNCIL** the Planning Procedure as updated via tracked changes for approval and adoption.

P2026/18 **Update on Neighbourhood Development Plans (NDP) and the changing landscape**
This was a standing item, with Committee having nothing to consider at this meeting.

P2026/19 **Date of Next Meeting**: Tuesday 11 August 2026 at 7.00 pm was noted.

Meeting closed at 7.16pm.