PADSTOW TOWN COUNCIL

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8 July 2026

TO: **MEMBERS OF THE PLANNING AND HIGHWAYS COMMITTEE**
Councillors J O'Keefe (Chairman), R Higman (Vice Chair), G Chapman, C Newman, A Rees and VACANCY

Dear Member

All Members of the Committee are hereby summoned to attend a meeting of the **PLANNING AND HIGHWAYS COMMITTEE** at the **Council Offices, Station House, Station Road, Padstow** on **Tuesday 14 July 2026 at 7.00pm or on the rising of the Personnel and Staffing Committee, whichever is the earlier** for the purpose of considering and resolving upon the business to be transacted as set out hereunder.

Yours faithfully

K E Pemberton

Kathy Pemberton
Town Clerk

AGENDA
Public & Press are invited to attend

1. To receive **apologies for absence and announcements (if any)**

2. To receive **declarations of interest** relating to items on the agenda in accordance with Padstow Town Council's code of conduct.

3. **Public Participation:** to receive submissions from members of the public relating to items on the agenda, in accordance with the Council's code of conduct & standing orders.

4. **To agree the minutes** of the meeting held on **Tuesday 9 June 2026** p 1-3

5. **Planning**
i. **To advise of Cornwall Council planning decisions:**

a) **PA26/02024: 8 Barry's Lane, Padstow, PL28 8AU**: Proposed extension, loft conversion, remodelling and replacement annexe (resubmission of approved scheme). **APPROVED** p4

b) **PA26/01947: 16-18 St Saviours Lane, Padstow, PL28 8BD**: Demolition out outbuildings and construction of replacements. **APPROVED** p4

c) **PA26/01778: The Annex, 18 Grenville Road, Padstow, PL28 8EX**: Change of use of annexe to short term holiday letting. **APPROVED** p4-5

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** p5

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** p5

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** p5

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** p5

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** p5

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** p5

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** p5-6

k) **PA26/02858: White Waves, Parkenhead Lane, Trevone, PL28 8QH:** Removal of existing conservatory and construction of single storey extension. **APPROVED** p6

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** p6

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** p6

n) **PA26/03373: Mowbray, Crugmeer, Trevone, PL28 8HN**: Installation of french doors and first floor balcony in east elevation. **APPROVED** p6-7

ii. To discuss and decide on responses to the following planning applications from 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. p7-8

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. p8-9

6. To note response to application **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. p9

7. **Planning Procedure Review:** To give consideration to this matter and discuss and decide on way forward. p10-22

8. **Update on Neighbourhood Development Plans (NDP) and the changing landscape** (standing item) p23

9. To note date of next meeting: **Tuesday 11 August 2026 at 7.00 pm**

Agenda Item 4.

PADSTOW TOWN COUNCIL

Minutes of the Planning and Highways Committee meeting held on Tuesday 9 June 2026 at the Council Chamber, Station House, Station Road, Padstow at 7.00 pm

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

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

P2026/01 **Apologies and Announcements:** i) No apologies were received; and ii) There were no announcements.

P2026/02 **Election of Vice Chair:** Committee **RESOLVED** to elect a Committee Vice Chair. Councillor R Higman was duly elected.

P2026/03 **Declarations of interest**: There were no declarations of interest.

P2026/04 **Public Participation:** There was no public participation.

P2026/05 **RESOLVED** that the **Minutes** of the meeting held on **Wednesday 6 May 2026** be signed as a true record.

P2026/06 **Planning**

i. The following Cornwall Council planning decisions were noted:

a) **PA26/00813: Tregella Place Camping and Caravanning, Tregella Lane, St Merryn, Padstow, PL28 8LA**: Application for a Lawful Development Certificate for an existing use of land for ancillary uses to a camping and caravan site.
REFUSED

b) **PA26/01338: Land North of 24 Duke Street, Padstow:** Application for Permission in Principle for the construction of a single new dwelling (minimum of 1, maximum of 1)
Permission in Principle GRANTED

c) **PA26/01313: Portscatho, Dobbin Close, Trevone, PL28 8QS:** Non material amendment in relation to decision notice PA25/01341 dated 13.5.25 to allow: 1) one set of steps with a deeper walkway connecting the two doorways at the rear of the property from the first floor; 2) Removal of chimney; 3) Void on ground floor to be used for storage with access from rear garden and garage. **WITHDRAWN**

d) **PA26/01641: Rockpool, Trevone Road, Trevone, PL28 8QX**: Proposed first floor extension over existing first floor roof terrace, creation of new gable windows to bedroom and associated works. **APPROVED**

e) **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 holiday static caravans and re-siting of 10No holiday static caravans permitted under application PA24/08377 along with associated infrastructure

WITHDRAWN

f) **PA26/01063: St Edmunds Cottage, St Edmunds Lane, Padstow, PL28 8BZ**: Replacement of existing UPVC sash windows with white painted timber sash windows; erection of external log burning flue; construction of single rear dormer; installation of AC Condenser in garden area. **APPROVED**

g) **PA26/01556: The Old Vicarage, Padstow, PL28 8RS:** Formation of additional access onto the B3276 and including improvements to the existing drive to facilitate safe vehicular access to and from the site. **APPROVED**

h) **PA26/01557: The Old Vicarage, Padstow, PL28 8RS**: Listed Building Consent for formation of additional access onto the B3276 and including improvements to the existing drive to facilitate safe vehicular access to and from the site.

APPROVED

P2026/07 **ii RESOLVED to make the following planning application responses to the Planning Authority (Cornwall Council):**

a) **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. **SUPPORTED**

b) **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. **SUPPORTED**

c) **PA26/02831: Treverbyn Guest House, Station Road, Padstow:** 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. **SUPPORTED**

d) **PA26/02858: White Waves, Parkenhead Lane, Trevone**: Removal of existing conservatory and construction of new single storey extension. **SUPPORTED**

e) **PA26/02608: 14 Cross Street, Padstow, PL28 8AT**: Listed Building Consent for: Removal of cement based pointing to the front elevation and repointing in lime mortar, reinstating traditional rainwater goods, replacement of defective windows with historically appropriate sash windows, and a limited internal opening to improve light and circulation in a manner consistent with the approved arrangement and internal alterations. **SUPPORTED**

f) **PA26/03399: Land East of 16 Grenville Road, Padstow, PL28 8EX**: Permission in Principle for the construction of 1 dwelling (minimum 1, maximum 1). **The Planning & Highways Committee has looked at and read the comments submitted by members of the public. The Planning & Highways Committee will not comment until the technical stage.**

g) **PA26/03296: Curchey Cottage, Padstow, PL28 8LE:** Two storey side extension and outbuilding. **SUPPORTED**

h) **PA26/03373: Mowbray, Crugmeer, Trevone:** Installation of french doors and first floor balcony in east elevation. **SUPPORTED**

i) **PA26/02207: 16 And 18 St Saviours Lane, Padstow**: Extension with terrace above. **SUPPORTED**

j) **PA26/02208: 16 and 18 St Saviours Lane, Padstow**: Installation of enclosures to flat roof. **SUPPORTED**

k) **PA26/02707: Rosevine, Dobbin Lane, Trevone, Padstow**: 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).**The Planning & Highways Committee will not comment until the technical stage.**

P2026/08 **Street Lighting - Little Hill:** Further to the Council's recent CCTV consultation, the Community and Facilities Committee resolved to refer comment regarding street lighting at Little Hill to this Committee. Committee considered the report and noted the feedback was from one respondent.

P2026/09 **Update on Neighbourhood Development Plans (NDP) and the changing landscape** (standing item) was noted.

In response to a request, the Council Support Officer would email Committee members web links to the Cornwall Council information and resources on Neighbourhood Priorities Statements for information and this item will be brought forward to a future meeting for discussion

P2026/10 **Date of Next Meeting**: Tuesday 14 July 2026 at 7.00pm.

Meeting closed at 7.21pm.

PADSTOW TOWN COUNCIL - PLANNING AND HIGHWAYS COMMITTEE: TUESDAY 14 JULY 2026

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) **PA26/02024: 8 Barry's Lane, Padstow, PL28 8AU**: Proposed extension, loft conversion, remodelling and replacement annexe (resubmission of approved scheme).
Padstow Town Council: **SUPPORTED i) provided keep access to Little Theatre open at all times as per previous condition; and ii) provided the annexe is only occupied by members of the family or non-paying guests of the occupiers of the dwelling as outlined in previous condition.**
Cornwall Council: **APPROVED** with conditions, including:
3 The annexe hereby permitted shall only be occupied by members of the family or non-paying guests of the occupiers of the dwelling known as 8 Barrys Lane and shall not be sold, let or used at any time as a separate residential unit of accommodation. Reason: The Local Planning Authority consider that the proposed annexe would be inappropriate for accommodation independent of the main dwelling by virtue of the physical relationship between the annexe and the main house which would create inadequate levels of residential amenity for the occupiers of both contrary to policies 12 and 13 of the Cornwall Local Plan Strategic Policies 2010-2030.

b) **PA26/01947: 16-18 St Saviours Lane, Padstow, PL28 8BD**: Demolition out outbuildings and construction of replacements.
Padstow Town Council: **SUPPORTED**
Cornwall Council: **APPROVED** with conditions including:
3 The outbuilding hereby permitted shall be used only for purposes ancillary to the dwelling known as 16-18 St Saviours Lane and shall not be sold, let or used at any time as a separate unit of accommodation. Reason: The Local Planning Authority consider that the proposed building would be inappropriate for accommodation independent of the main dwelling by virtue of the physical relationship between the building and the main house which would create inadequate levels of residential amenity for the occupiers of both contrary to policies 12 and 13 of the Cornwall Local Plan Strategic Policies 2010 2030.
4 No new window or external openings shall be added to the south elevation 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.

c) **PA26/01778: The Annex, 18 Grenville Road, Padstow, PL28 8EX**: Change of use of annexe to short term holiday letting.
Padstow Town Council**: SUPPORTED**
Cornwall Council: **APPROVED** with conditions including:
3 The development hereby permitted shall only be occupied as a holiday letting unit which shall be used for holiday accommodation ancillary to the host dwelling known as "18 Grenville Road" and for no other purpose, including any purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended). As a holiday let, the unit shall not be occupied by any one person for more than 28 days in any calendar year. The dwelling known as "18 Grenville Road" and

the letting unit shall be maintained as a single planning unit. The owner shall keep an up-to-date written register of the details of all occupiers of the letting unit, including their names and main home addresses, and shall make it available for inspection by the Local Planning Authority at all reasonable times. Reason: The Local Planning Authority considers that the holiday letting unit hereby permitted would be inappropriate for occupation independent of the host dwelling, by virtue of the physical relationship between the two which would create inadequate levels of residential amenity for the occupiers of both, and in accordance with the aims and intentions of policies 5 and 12 of the Cornwall Local Plan Strategic Policies 2010 - 2030 and paragraph 135 of the National Planning Policy Framework 2024.

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.
Padstow Town Council: **SUPPORTED**
Cornwall Council: **APPROVED** with conditions

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.
Padstow Town Council: **SUPPORTED**
Cornwall Council: **APPROVED** with conditions

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.
Padstow Town Council: **SUPPORTED**
Cornwall Council: **APPROVED** with conditions

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.
Padstow Town Council: **SUPPORTED**
Cornwall Council: **APPROVED** with conditions

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.
Padstow Town Council: **SUPPORTED**
Cornwall Council: **APPROVED** with conditions

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).
Padstow Town Council: **The Planning & Highways Committee has looked at and read comments submitted by members of the public. The Planning & Highways Committee will not comment until the technical stage**
Cornwall Council: **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).

Padstow Town Council: **The Planning and Highways Committee will not comment until the technical stage**
Cornwall Council: **GRANTED**

k) **PA26/02858: White Waves, Parkenhead Lane, Trevone, PL28 8QH:** Removal of existing conservatory and construction of single storey extension.
Padstow Town Council: **SUPPORTED**
Cornwall Council: **APPROVED** with conditions

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.
As detailed in agenda item 6 below, Padstow Town Council responded to the Planning Officer on 9 June 2026: *"Noting your request to respond within 14 days, and following discussion with our Chair of Planning and Highways Committee and the Town Clerk, I write to advise that in agreement with the Chair and Town Clerk, we will not be providing a comment as no meetings are arranged within the timescale specified".*
Cornwall Council: **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.
Padstow Town Council: **SUPPORTED**
Cornwall Council: **APPROVED** with conditions including:
3 The first floor windows on the North West and South East elevations as shown on approved plans PR_009 REV A and PR_010 REV A shall be installed with obscure glazing to a height of 1.7m prior to the first use of the proposed extension and shall be retained as such at all times. 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.
4 The garage hereby permitted shall only be used for the storage of private motor vehicles and purposes incidental to the enjoyment of the dwellinghouse as such known as Treverbyn Guest House. Reason: To define the terms under which consent is granted, and in accordance with paragraph 135 of the National Planning Policy Framework 2024.
5 The gym outbuilding hereby permitted shall be used only for purposes incidental to the enjoyment of the dwellinghouse as such known as Treverbyn Guest House and shall not be sold, let or used at any time as a separate unit of accommodation. Reason: The Local Planning Authority consider that the proposed building would be inappropriate for accommodation independent of the main dwelling by virtue of the physical relationship between the building and the main house which would create inadequate levels of residential amenity and parking for the occupiers of both contrary to policies 12 and 13 of the Cornwall Local Plan Strategic Policies 2010-2030.

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

Cornwall Council: **APPROVED** with conditions

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) **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.

Previous applications for this property include:

PA26/01313: Non material amendment in relation to decision notice PA25/01341 dated 13/05/2025 to allow:- 1, One set of steps with a deeper walkway connecting the two doorways at the rear of the property from the first floor, 2, Removal of Chimney, 3, Void on ground floor to be used for storage with access from rear garden and garage.
Padstow Town Council responded to the Planning Officer on 23 April 2026: **"I write to advise that in agreement with the Chair and Clerk, we will not be providing a comment as no meetings are arranged within the timescale specified".**
This application was **WITHDRAWN**

PA25/01341: Demolition of existing property and erection of new self/custom build residential dwelling with associated building works.
Padstow Town Council: **SUPPORTED**
Cornwall Council: **APPROVED** with conditions, including Condition 2 detailed in the current application:

2 The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans Referred to in Consideration of this Application". Reason: For the avoidance of doubt and in the interests of proper planning.

5 Notwithstanding the window and door openings on the southern elevation shown on approved drawing no 22269/04 received on the 19 February 2025, no new or enlarged openings shall be created on the south west or south east elevations of the dwelling hereby permitted without the express consent of the local planning authority. Reason: To protect the privacy of occupants of the dwelling known as Gulland House and Fairhaven; and in accordance with Policy 12 of the Cornwall Local Plan 2016.

8 Before the works hereby permitted are first brought into use, the fence and trellising along the south- western boundary of the site shall be constructed in accordance with the details contained within approved drawings 22269/09 and 22269/10 received on the 19 February 2025. The fence shall not thereafter be altered or removed, other than by necessary and like-for-like replacement. Reason: In the interests of protecting the privacy of the occupiers of the property known as Gulland House and visual and residential amenity and in accordance with the aims and intentions of paragraphs 17 and 135 of the National Planning Policy Framework 2024 and policies 12 and 13 of the Cornwall Local Plan Strategic Policies 2010-2030

PA24/07219: Proposal Demolition of existing property and erection of new residential dwelling with associated building works.
Padstow Town Council: **NOT SUPPORTED, overlooking directly into back of Gulland House**
Application was **WITHDRAWN** on 31 October 2024.

PA23/00481: Demolition of existing property and erection of new residential dwelling with associated building works.
Padstow Town Council: **SUPPORTED on the condition that there is no roof terrace.**

A 5-day protocol was received for this application. The Clerk and Chair's response dated 28 April 2023 was to 'Agree to Disagree'.

Cornwall Council: **REFUSED** the application on 28 June 2023 for the reason: "The development if permitted due to its scale and design with particular reference to the first floor openings and terrace would give rise to harm to the amenities of the occupiers of the neighbouring property, namely Gulland House in terms of overlooking and loss of privacy to the rear outside amenity space which serves as the principal outside sitting area and which would spoil the enjoyment of this property and would not be adequately mitigated by the measures proposed. It would therefore be contrary to Policy 12 of the Cornwall Local Plan 2010-2030, Policy PAD6 (1) of the Padstow Neighbourhood Development Plan 2018-2030 and the National Planning Policy Framework 2021, paragraph 130 (f)".

Following an appeal to the Planning Inspectorate, the Inspector **DISMISSED** the appeal on 14 August 2024.

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.

The Design and Access Statement submitted by the applicant advises that the proposed amendments for this application comprise:
- Reconfiguration of the existing parking arrangements;
- Creation of a new private landscaped garden;
- Construction of a traditional Cornish stone boundary wall;
- Installation of an external staircase linking the first-floor kitchen and balcony area with the garden below; and
- Associated permeable paving and sustainable drainage measures.

With regard to the previous application PA25/09698 referred to above (approved March 2026):
Padstow Town Council: *The Town Council were not able to provide a response for this application as the Planning & Highways Committee on 17 February 2026 were not quorate for this item due to attendance numbers and a declaration of interest.*
Cornwall Council: **APPROVED** with conditions including Condition 2 which states:
2 The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans Referred to in Consideration of this Application".
Reason: For the avoidance of doubt and in the interests of proper planning.

Previous applications for this property include:

PA25/06979 (October 2025): Proposed demolition of the existing attached garage and construction of a two-storey extension, with associated alterations to glazing and internal layout:
Padstow Town Council: **NOT SUPPORTED i)Overbearing ii) Overdevelopment iii) conflicts with Cornwall Local Plan Policies 2 and 12 iv) Does not comply with Cornwall Design Guide 2021; and v) Not in keeping with street scene**

Application **WITHDRAWN**

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: To note response to application **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.

6.1 Council received this non-material amendment application for comment on 9 June 2026 requesting a response within 14 days – by 23 June 2026 (the Government expects that this type of application to be determined within 28 days. To help Cornwall Council achieve this, comments from consultees within 14 days).

6.2 Following discussion and agreement with the Committee Chair and Town Clerk, a response to the Planning Officer was submitted on 9 June 2026 advising ""**Noting your request to respond within 14 days, and following discussion with our Chair of Planning and Highways Committee and the Town Clerk, I write to advise that in agreement with the Chair and Town Clerk, we will not be providing a comment as no meetings are arranged within the timescale specified".**

Committee members were emailed on 10 June 2026 advising of this response. Cornwall Council APPROVED this application as detailed in agenda item 5i) l) above.

PADSTOW TOWN COUNCIL

PLANNING AND HIGHWAYS COMMITTEE: 14 JULY 2026

AGENDA ITEM 7: Planning Procedure Review:

1. Overview

1.1 The Council agreed a Planning Procedure which was last reviewed in May 2024. This report details review undertaken by the Town Clerk for Committee to consider.

2. Review

2.1 Since the last review in 2024, Committee will know that we have been receiving more applications relating to:

i. Permission in Principle;
ii. Non-Material Amendments and
iii. Lawful Development Certificates

It therefore felt prudent that the Planning Procedure should be updated to address these matters. With regards to i) above the Town Clerk has incorporated the view of this Committee as per consideration of such an application at its last meeting.

2.2 The Town Clerk also felt it prudent that the following be included:

- **Declarations of Interests**: This should be picked up and addressed when considering the matters detailed in the Procedure. The Town Clerk outlining suggested approach; and

- **Pre-Applications**: Council has already adopted and follows the Cornwall Local Council's Pre-Application Protocol and A Model Approach to Pre-Application Discussions. The Town Clerk considers this should be incorporated within this Procedure and documents appended (Appendix 2).

2.3 Appendix 1 to the Procedure is document produced by Cornwall Council 'Protocol for Local Councils'. There have been no updated versions or amendments to this document therefore this remains unchanged.

2.4 Other minor amendments were made, such as small typing errors, updating the Committee name, updating to Chair and Vice-Chair and updated to the current practice, if required, holding an Extra Ordinary meeting of Committee prior to Full Council as advertised on the Notification for Council and Committee Dates notice.

3. Committee Consideration

3.1 Committee is asked to consider the Planning Procedure as updated via tracked changes and appended to this report (Appendix 1) and **RECOMMEND TO COUNCIL** for approval and adoption.

Item + Appendix 1.

PADSTOW TOWN COUNCIL

Planning Procedure

POLICY/PROTOCOL/PROCEDURE			
Version	May 2024 FINAL	**Comments**	
Approval Date	14 May 2024	**Responsible Officer**	Town Clerk
Committee	Planning	**Approval by**	Full Council

VERSION HISTORY		
Date	**Version**	**Comments**
Feb 2017	1.0	Drafted Planning Procedure drafted and adopted by Council Feb 2017
13 December 2022	1.1	Planning Procedure reviewed for consideration by Planning Committee
14 December 2022	1.2	Planning Committee agreed at meeting to recommend to Full Council for approval. Town Clerk accepted tracked changes, subsequently noticed some typos after the meeting so amended.
31 January 2023	1.2	Full Council approved
18 April 2023	1.3	Planning Committee noted that Cornwall Council had updated their 'Protocol for Local Councils'. Replaced Appendix with updated CC document accordingly.
14 May 2024	May 2024 FINAL	Council at its Annual Meeting agreed removal of ESD decision making option
8 July 2026	July 2026 draft	Review undertaken as detailed below for Committee to consider.

REVIEW RECORD		
Date Review initiated	**Review undertaken by i.e. officer/ Cttee/Council**	**Summary of any recommended updates/changes to be made**
6 December 2022	Draft document pulled together by Support Officer (TT) with comments from Town Clerk.	Draft to be taken to 13.12.22 Planning Committee for consideration/approval.
8 July 2026	July 2026 draft	Town Clerk reviewed and updated to amend typos, Cttee name and current process on EO Cttee meeting prior to Council, also to factor in other applications to consider and process.

PLANNING PROCEDURE

1. PLANNING ROLE

1.1 Like all Town and Parish Councils, Padstow Town Council is NOT a planning authority.

1.2 Padstow Town Council is a statutory consultee in the planning process and has a right to be informed of planning applications within its parish by the Planning Authority, Cornwall Council.

1.3 Padstow Town Council has delegated authority to its Planning and Highways Committee to consider planning applications. It can only comment on a planning application in the same way asn individual can.

1.4 The length of time to determine an application is governed by Cornwall Council. Padstow Town Council can request an extension to this time however, the decision for this rest solely with the Planning Authority, Cornwall Council.

2. PLANNING COMMITTEE MEETINGS

2.1 Meetings of the Planning and Highways Committee follow Padstow Town Council's Standing Orders and its own Terms of Reference. Padstow Town Council has also adopted the Code of Conduct for Members to support its duty to promote and maintain high standard of conduct by members of the Council.

2.2 Future meeting dates of the Planning and Highways Committee (held on 2nd Tuesday of each month at 7.00 pm) are advertised in advance on Council noticeboards and its website.

3. PLANNING APPLICATION NOTIFICATIONS AND PLANNING AGENDAS

3.1 On receipt of a planning application notification from Cornwall Council (sent by email to enquiries@padstow-tc.gov.uk) the application ~~be~~ is placed on the next available Planning and Highways Committee agenda.

3.2 If the application has arrived too late to add to the next available Planning and Highways Committee agenda; if time permits the application will be taken to the following meeting of the Planning and Highways Committee. If not possible, due to timings, in the first instance the Council Support Officer or Town Clerk ~~to~~ will seek an extension of time to the deadline for a response in order that it may be discussed at the next available ~~by the~~ Planning and Highways Committee meeting.

~~If the request is not extended by Cornwall Council – only in exceptional circumstances the application be placed on the next available meeting of Full Council (if before the Planning Committee and the Chairman of Council agrees. The Chairman of Planning *[or in his/her absence the Vice-Chairman, if one is elected]* to be advised.~~

3.3 If the request is not extended by Cornwall Council an Extra-Ordinary meeting of the Planning and Highways Committee will be held at 7.00pm, prior to Full Council meeting (if required) (this being advised at the foot of the Notification of Council and Committee Meetings list). Should a meeting be required sooner, the Town Clerk will consult with the

Committee Chair (or in their absence Vice-Chair) to consider calling an Extra-Ordinary Meeting of the Planning Committee, if time allows.

~~3.3 If, in the unlikely event that due to timings, the above [number 3.2] is not possible or the Chairman of the Council does not wish it to be placed on the Full Council agenda, the Town Clerk in consultation with the Chairman of Planning will consider calling an Extra-Ordinary Meeting of the Planning Committee, if time allows.~~

3.4 On receipt of planning application notifications due for consideration, the Council Support Officer will inform Planning and Highways Committee Members and send them the hyperlink to Cornwall Council's planning register, where they can view all the relevant paperwork and plans. Any Councillor of Padstow Town Council can be emailed this information upon request.

3.5 After 3pm on the day prior to the Planning and Highways Committee meeting ~~[or Full Council meeting]~~ the Council Support Officer will pull together a report which includes:- i) comments submitted to Cornwall Council's Planning Department's register; ii) comments submitted directly to Padstow Town Council (no anonymous comments can be included); and iii)_ comments from the Planning Officer; along with details on time when this was checked. *NB: This information is a snapshot and taken at a moment in time – Planning and Highways Committee members ~~[or all Council members]~~ to still be proactive in this regard.*

3.6 All application details including notification, plans and relevant papers will be copied and available at~~for~~ the meeting or upon request to view prior to the meeting, if required.

4. **PLANNING DECISIONS**

4.1 Only in exceptional circumstances will a planning application be re-considered if the Committee Chair~~man of the Committee~~ [or in ~~his/her~~their absence the Vice-Chair~~man, if one is elected~~] considers that new information has come to light after the original discussion which in ~~his/her~~their opinion is of material consideration. However, if the time for comment to Cornwall Council has lapsed and there is not enough time to hold a meeting on this matter before this time has lapsed, it cannot be re-discussed. If ~~she or he so~~the Committee Chair so wishes, ~~the Chairman of the Committee~~ [or in ~~his/her~~their absence the Vice-Chair~~man~~] can request that this new information be sent to Cornwall Council Planning.

4.2 The Council is a consultee; any subsequent concerns or queries following a decision will be directed to ~~contact~~ Cornwall Council Planning Department and/or the Local Cornwall Councillor to raise their concern in this regard.

4.3 Should the issue arise, as outlined in number 4.2, the Council Support Officer or Town Clerk to advise the Committee Chair~~man of Planning~~ and the Local Cornwall Councillor and respond to the person who raised the matter appropriately in line with this Planning Protocol.

4.4 Following the meeting [usually the day after] decisions will be updated by the Council Support Officer on the Padstow Town Council's Planning Register and Cornwall Council duly notified, either by submitting them directly onto Cornwall Council's planning register or by email.

5. CORNWALL COUNCIL PLANNING OFFICER DISAGREEMENT/ 5 DAY PROTOCOL

5.1 If a Cornwall Council Planning Officer disagrees with the decision made by the Planning and Highways Committee ~~[or Full Council]~~ in accordance with the 'Protocol for Local Councils' (appendix 1), the Town Council has three options:

a) Agree with the Planning Officer's recommendation;
b) Agree to disagree; or
c) Having made strong planning reasons to maintain the original position on the proposal against Planning Officers recommendation and requested that the application is determined by the Planning Committee. (which the Planning Officer will then discuss with the Divisional Member who may agree or disagree with our view).

5.2 The Planning Officer requires that we inform ~~him/her~~them which option we would wish to choose within 5 working days from the date of the communication. If option 3 is selected, the 'Protocol' explains the importance of a representative from our council attending and speaking at the Cornwall Council ~~p~~Planning C~~c~~ommittee meeting so the C~~c~~ommittee can fully understand the Council's reasons for proposing a decision which is contrary to that of the case officer.

5.3 If we do not respond within 5 working days, a delegated decision will be issued in accordance with the Planning Officer's recommendation. The Town Clerk, in consultation with the Planning and Highways Committee Chair~~man~~ [or in ~~his/her~~their absence the Vice-Chair~~man, if one is elected~~] to have delegated authority to response. If item c) above is decided, as per the Planning and Highways Committee Terms of Reference it will be required to appoint a member of the Committee to represent the Council at the Cornwall Council Planning Committee. This to be placed on the next available Planning and Highways Committee agenda for consideration.

5.4 If the Town Clerk and Planning and Highways Committee Chair~~man~~ is not comfortable in making such a delegated decision as per 5.3 above. ~~He/she~~They can either consult fellow Planning Committee Members [either by phone or email] and based upon ~~on~~ their views respond appropriately via the Town Clerk or Council Support Officer. However, if ~~he/she~~they consider~~s~~ the matter to be particularly difficult, to ~~request~~call an Extra-Ordinary meeting of the Planning and Highways Committee to consider the matter [NB: This is required within the timescale set by CC].

5.5 The Councils Support Officer will record the 5-day protocol Planning Officer's comments and the delegated decision and ~~notify all Planning Committee Members [or all Councillors]~~ placing on the next available Committee meeting agenda so that the public and Committee are updated and informed.~~, so they are aware~~.

6. PERMISSION IN PRINCIPLE APPLICATIONS

6.1 The Planning and Highways Committee will not consider these applications. The Town Clerk or Council Support Officer will reply to Cornwall Council Planning Authority as follows:

"As per Padstow Town Council's Planning Procedure it will not comment on Permission in Principle Applications until the Technical Details Consent Application stage. Council's Planning and Highways Committee agenda will be updated at its next available meeting and include details of any Permission in Principle Applications received in order that the Committee and public informed."

6.2 An item will be placed on the next available Planning and Highways Committee agenda to notify of any Permission in Principle Applications received for information.

7. NON-MATERIAL AMENDMENT APPLICATIONS

7.1 Government set specific timescales to respond to this type of application (28 days). In order for Cornwall Council to respond within this timeframe consultation is limited to 14 days, with no option to request an extension of time.

7.2 If timings allow, such applications will be placed on agenda for consideration at the next available Planning and Highways Committee meeting.

7.3 If timings do not allow for consideration at a committee meeting, the Town Clerk in consultation with the Committee Chair, or Vice-Chair to have delegated authority to respond.

7.4 If the Town Clerk and Committee Chair (or Vice-Chair) is not comfortable in making such a delegated decision as per 7.3 above, they can consult fellow Committee Members [either by phone or email] and based upon their views respond appropriately via the Town Clerk or Council Support Officer.

7.5 An item will be placed on the next available Planning and Highways Committee agenda to notify of any Non-Material –Amendment Applications received and response given for information.

8. LAWFUL DEVELOPMENT CERTIFICATE APPLICATIONS

8.1 These applications are determined under delegated powers by Cornwall Council and are assessed on matters of fact only, the planning merits of the development cannot be taken into consideration.

8.2 If timings allow, such applications will be placed on agenda for consideration at the next available Planning and Highways Committee meeting.

8.3 If timings do not allow for consideration at a committee meeting, the Town Clerk in consultation with the Committee Chair, or Vice-Chair to have delegated authority to respond.

8.4 If the Town Clerk and Committee Chair (or Vice-Chair) is not comfortable in making such a delegated decision as per 8.3 above, they can consult fellow Committee Members [either by phone or email] and based upon their views respond appropriately via the Town Clerk or Council Support Officer.

8.5 An item will be placed on the next available Planning and Highways Committee agenda to notify of any Lawful Development Certificates Applications received and response given for information.

9. PRE-APPLICATIONS

9. The Council adopt the Cornwall Local Council's Pre-Application Protocol and A Model Approach to Pre-Application Discussions as detailed in Appendix 2.

10. DECLARATIONS OF INTEREST

10.1 Should the Chair of the Committee declare an interest in respect of a planning application relevant to items 4, 5, 6, 7 or 8 above, the Vice-Chair will be consulted by the Town Clerk. Should the Vice-Chair also have a declaration of interest, the Town Clerk or Council Support Officer will seek the views of the remaining Committee members in dealing with items 4, 5, 6, 7 and 8 and the Town Clerk will respond appropriately.

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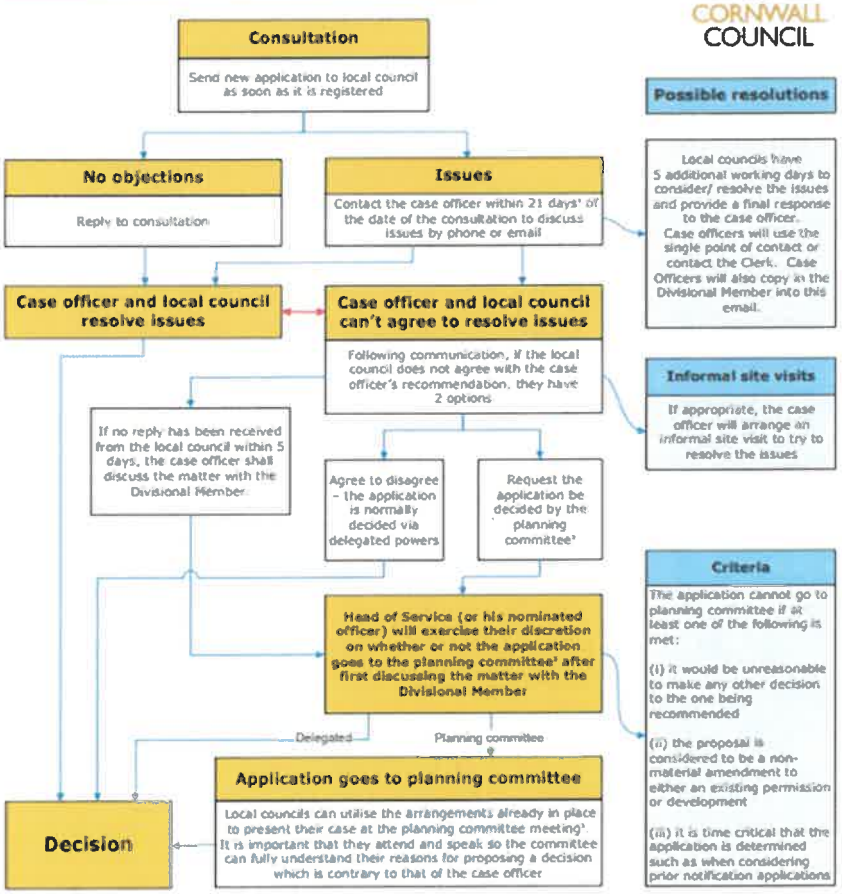
Appendix 1

PROTOCOL FOR LOCAL COUNCILS

CORNWALL COUNCIL



Notes

[1]21 days is the statutory time period - if an extension of time is required, the request and response must be in writing (or email) and is likely to be acceptable unless a decision is imminent

[2]See page 2 for further information

[3]Any written supporting statements must be submitted at least 3 working days before the committee meeting

If a case officer is on leave or sick, contact your area team Group Leader or Principal who will be able to find out who is dealing with the application in the case officer's absence

Should a case officer decide to change their recommendation at any point in the determination process after having communicated a different view, the case officer must inform the local Divisional Member(s)

PROTOCOL FOR LOCAL COUNCILS

The objective of the Local Council and Member Protocols is to encourage dialogue and make sound planning decisions locally

Large scale planning applications that exceed specified thresholds are automatically considered by the Strategic Planning Committee.

Constitution [Responsibility for Functions]

This states that a Local Member can request any application falling under the 'Major' or 'Minor' category to be taken to a planning committee for consideration, so long as it is in writing/email and that sound planning, policy and other area reasons have been provided setting out why committee consideration is necessary.

Major and minor application types are:

New dwellings
Offices / research and development / light industry
General industry / storage / warehousing
Retail distribution and servicing
Gypsy and Traveller pitches
All other large scale major developments
All other small scale major developments
All other minor developments

Other application types are (and can be called to the planning committee by the Head of Service or his nominated officer):

Minerals Processing (ie ancillary mineral operations defined under the GPDO)
Change of use (no significant building or engineering work involved)
Householder developments
Included in householder developments are extensions, conservatories, loft conversions, dormer windows, alterations, garages, car ports or outbuildings, swimming pools, walls, fences, domestic vehicular accesses, including footway crossovers, porches and satellite dishes.
Advertisements
Listed building consents to alter / extend
Listed building consents to demolish
Conservation area consents
Certificates of lawful developments
Notifications (where no planning application is required)
Discharge of planning conditions
Non-material amendments
Works to trees in a conservation area
Works to trees covered by a Tree Preservation Order
Deed of modifications (Remove/Vary Section 106 Obligations)

If you would like this information in another format please contact:

Cornwall Council
County Hall
Treyew Road
Truro TR1 3AY

Telephone: **0300 1234 100**

Email: **enquiries@cornwall.gov.uk**

www.cornwall.gov.uk

Appendix 2

Town & Parish Councils in Cornwall

A Model Approach To Pre-Application Discussions

Guidance for Parish Councillors and developers

The Parish/Town Council recognises that pre-application discussions play an important role in major planning applications, and welcomes the desire of developers to consult both the Council and the public more widely. However, the Council is also aware of the importance of public perception in planning and the critical need to avoid any appearance that the Council is conducting secretive negotiations or, colluding with developers.

Pre-application briefings

The Council is, in general, willing to hold meetings with developers prior to public consultation on the following three conditions:

1. Full public consultation is either already scheduled, or firmly planned.
2. The meeting is open to the public to attend and has been reasonably advertised.
3. The developer meets all reasonable costs for the hosting of the public meeting including the provision of large scale paper plans for display purposes.

The policy of the Council is **not** to hold private meetings with developers unless there is a necessary and compelling reason that could be justified to the public (for example a strong commercial sensitivity, where a developer wishes to receive an initial steer before deciding whether to progress).

Pre-application public consultations

The Council encourages developers to carry out full public consultation before submitting plans for major developments, on the following basis:

1. An accessible and convenient venue.
2. Sufficient publicity to likely interested parties, in good time.
3. Appropriate timings to allow as wide a range of people as possible to attend.
4. A genuinely open mind and willingness to adapt plans in response to feedback.

In general Councillors are advised not to attend separate private briefings as part of public consultation, but instead to attend with the public.

Individual Councillor's discussions

Councillors must be aware of their obligations under the Council's Code of Conduct. Individual Councillors must not enter into informal discussions of possible future applications with a developer; to do so may lead to a complaint for a potential breach of the code.

If it is considered that a site meeting is needed with the developer then individual Councillors are strongly advised to attend with other agencies (ie highways, officers from the Local Planning Authority) or the clerk and not on their own.

Pre Determination

In all meetings with developers, Councillors are reminded of the critical importance of not predetermining their position on any future application, as this could require them to take no part in the discussion. It is noted however that expressing a prior view, or pre-disposition, for example of either 'welcome in principle' or 'concerns', is permissible. Taking a closed position to the development and adopting an 'over my dead body' approach to it may well be viewed as predetermination and if this is the case a Councillor would be unable to vote on the matter when it comes before their Local Council.

Cornwall Local Councils Pre application Protocol

The Local Council will

- publish details of its pre application procedures and Parish Pre Application Profile on its Website together with information for potential applicants
- assist in facilitating Public Meetings in suitable, pre-agreed local locations
- share notes of discussions held during the pre application process with Planning Authority. This could include minutes of meetings or a record of the discussion
- complete and refresh their Parish Pre Application Profile details annually to provide local knowledge to the applicant engaging in the pre application process
- refer requests for advice on Planning Policy to the Planning Authority

The Applicant will

- research the area of the proposed development to understand the local factors described in the Parish Pre Application Profile before approaching a Local Council to engage in a pre application process
- share plans, supporting information and guidance given by the Planning Authority with the local council before attending local meetings and will allow the information to be left for any follow up comments to be made
- respect the role of the local council during the pre application process; private lobbying of individual Local Council Members is not permitted
- meet all reasonable costs of hiring local facilities to hold public meetings

Cornwall Council will

- give a strong steer to Applicants to carry out public engagement work
- share any pre application advice given to the applicant by officers if requested (except in the case of confidential pre application enquiries)
- encourage of the use of Planning Performance Agreements (PPA) including Local Council Liaison
- ensure joined-up working with other agencies in connection with pre application submissions
- encourage the use of the Cornwall Design Review Panel
- will adhere to the Pre application protocol when Cornwall Council is the planning applicant

Local Council Pre application Protocol – Planning Partnership Page Web link

http://www.cornwall.gov.uk/environment-and-planning/planning/local-councils/planning-partnership-meetings/

Local Council Pre-application Protocol – Registration and Profile

Name of Parish, Town or City Council: PADSTOW TOWN COUNCIL

The pre-application protocol was adopted by the City/Town/Parish Council on FEBRUARY 2017 and the following profile details are submitted.

Contact Details
Name address email & Phone number for Town /Parish contact
KATHY PEMBERTON TOWN CLERK, PADSTOW TOWN COUNCIL, UNIT 5B, TRECERUS INDUSTRIAL ESTATE, PADSTOW, CORNWALL PL28 8RW. EMAIL: enquiries@padstow-tc.gov.uk
TEL: 01841 532 296

Community Profile
Population, number of households, any socio-economic data, main local businesses, etc
NUMBER OF ELECTORATES AS OF 1 APRIL 2013 - PADSTOW WARD 1799
TREVONE WARD 325 - TOTAL = 2124
MAIN AREAS OF BUSINESS - TOURISM, FISHING + AGRICULTURE

Local Facilities
School, halls, churches recreation ground, shops, pubs, etc.
PADSTOW PRIMARY SCHOOL, PADSTOW PRE-SCHOOL, TREVONE VILLAGE HALL, PADSTOW CHURCH ROOMS, PADSTOW MEMORIAL HALL, PADSTOW INSTITUTE, ST PETROC'S CHURCH, CATHOLIC CHURCH, ST JOHNS METHODIST CHURCH, VARIOUS SHOPS AND PUBS.

Local Groups and organisations
Civic Society, footpaths group, Womens Institute, football club
PADSTOW + DISTRICT FLOWER CLUB, PADSTOW GIRLGUIDES, PADSTOW SAILING CLUB, PADSTOW SEA CADETS, ST PETROC SENIOR CITIZENS, PADSTOW TREFOIL GUILD, ENTERPRISE YOUTH CLUB, WHEAL JUBILEE MG TRUST, OVER 60'S KEEP ON YOUR FEET, DISTRICT LIONS CLUB, BABY + TODDLER, PADSTOW UNITED FOOTBALL CLUB, TREVONE YOUTH CLUB, KERNOW PLAYERS,

Existing Plans
Neighbourhood Plans, Parish Plans, Design Statements, Housing Needs Survey, or other guidance.
PADSTOW PARISH PLAN
IN PROCESS OF PRODUCING a NEIGHBOURHOOD PLAN

Any other significant issues or planning matters
Geography, traffic Issues, other designated areas, local knowledge
CORNWALL AREA OF OUTSTANDING NATURAL BEAUTY
PADSTOW CONSERVATION AREA

PADSTOW TOWN COUNCIL - PLANNING AND HIGHWAYS COMMITTEE: TUESDAY 14 JULY 2026

Agenda Item 8: Update on Neighbourhood Development Plans (NDP and the changing landscape (standing item)

There are no updates for this standing item.