PADSTOW TOWN COUNCIL

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2 September 2026

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

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 8 September 2026 at 7.00pm** for the purpose of considering and resolving upon the business to be transacted as set out hereunder.

Yours faithfully

pp Kathy Pemberton
Town Clerk

PLANNING AND HIGHWAYS COMMITTEE AGENDA – 8 SEPTEMBER 2026
Public & Press are invited to attend

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

2. Declarations of Interest
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. Minutes – 11 August 2026
To agree the minutes of the meeting held on Tuesday 11 August 2026. p1-2

5. i) Cornwall Council Planning Decisions
To note the following Cornwall Council planning decisions:

a) **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. **APPROVED** p3

b) **PA26/04643: 91 Sarahs View, Padstow, PL28 8LU**: Construction of a single storey extension. **APPROVED** p3

5. ii) Planning Applications for Consideration
To discuss and decide on consultee responses to the following planning applications from Cornwall Council:

a) **PA26/05346: Curlews, Dobbin Close, Trevone, Padstow:** Proposed single storey extension to provide enlarged dayroom area and bedrooms to existing detached house. p3

b) **PA26/04824: 20 St Saviours Lane, Padstow, PL28 8BD:** Listed building consent: Removal of the existing external render on the rear elevation. It will be re-rendered uniformly using a traditional, fully breathable, three-coat lime render system. p3-4

6. Planning Inspectorate Appeal Decision: 4 Ruthys Lane, Padstow, PL28 8AZ: To note the outcome of the Appeal Decision. p5-8

7. Cormac Consultation: Trevisker Garden Centre, Padstow, PL28 8LD p9-12
To discuss and consider a response to the consultation on a proposal to improve access to bus services at Trevisker Garden Centre, Padstow.

8. Cornwall Council Planning Committee Reform and New Member and Local Council Protocols p13-24
To discuss and consider a response to the Cornwall Council proposed Planning Committee reform.

9. Neighbourhood Development Plans (NDP)
To receive an update (if any) p25.

10. Date of Next Meeting
To note date of next meeting: **Tuesday 13 October 2026, 7.00pm.**

Agenda Item 4.

PADSTOW TOWN COUNCIL

Minutes of the Planning and Highways Committee meeting held on Tuesday 11 August 2026 at the Council Chamber, Station House, Station Road, Padstow at 7.00pm

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

In Attendance: N Barnes (Responsible Financial Officer) and S Ford (Support Officer and minute taker)

P2026/20 **Apologies and Announcements:** i) Apologies were received from Councillor G Chapman; and ii) There were no announcements.

P2026/21 **Declarations of interest**: Councillor R Higman declared an interest in agenda item 5ii c) PA26/04216: Casa Vista, The Close, Trevone.

P2026/22 **Public Participation:** Two members of the public were in attendance:

The Applicant and Agent were in attendance with regard to agenda item 5ii c) PA26/04216: Casa Vista, The Close, Trevone. The Agent advised the meeting:

- Phase 1 has been approved. Phase 2 applied for is to alter the car parking provision, the creation of a small, quiet amenity space for use by the applicant and an external staircase to access the amenity space. The application proposes the removal of the wall to create three parking spaces.
- The Agent thanked the Council for supporting the previous scheme.
- Confirmation that removal of the wall will create wider access and new configuration of parking to create spaces for three cars, parallel parked. The wall currently creates a blind spot.
- The wall has also suffered damage in the past from passing cars and delivery vehicles and removal of the wall will also make it easier for passing traffic.

P2026/23 **RESOLVED** that the **Minutes** of the meeting held on **Tuesday 14 July 2026** be signed as a true record.

P2026/24 **Planning**

i. The following Cornwall Council planning decisions were noted:

a) **PA26/03296: Churchey Cottage, Padstow, PL28 8LE**: Two storey side extension and outbuilding. **APPROVED**

b) **PA26/03254: Portscatho, Dobbin Close, Trevone, Padstow, PL28 8QS:** Demolition of existing property and erection of new self/custom build residential dwelling with associated building works with variation of condition 2 of decision notice PA25/01341 dated 13 May 2025. **APPROVED**

c) **PA26/02207: 16 & 18 St Saviours Lane, Padstow, PL28 8BD**: Extension with terrace above. **APPROVED**

d) **PA26/02208: 16 & 18 St Saviours Lane, Padstow, PL28 8BD**: Installation of enclosures to flat roof. **REFUSED**

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

a) **PA26/04111: 9 Church Street, Padstow, PL28 8BG**: Listed Building Consent for modifications to the internals of dwelling. **SUPPORTED subject to Historic Environment Planning Officer's recommendations.**

b) **PA26/04643: 91 Sarahs View, Padstow, PL28 8LU**: Construction of a single storey extension. **SUPPORTED**

Councillor R Higman left the meeting

c) **PA26/04216: Casa Vista, The Close, Trevone:** Proposed landscaping works, parking reconfiguration, boundary treatments, external staircase, steps and associated works. The meeting noted that a public comment had been submitted to the Cornwall Council Planning Portal after the Support Officer's Comments report had been issued to Committee members. **SUPPORTED**

Councillor R Higman returned to the meeting. Two members of the public left the meeting.

P2026/25 **5-Day Protocol Responses:** The 5-day protocol response for PA26/02208: 16 and 18 St Savours Lane, Padstow: Installation of enclosures to flat roof was noted.

P2026/26 **Cornwall Highway Improvement Plan (CHIP):** An update on two expressions of interest submitted by the Council was noted.

P2026/27 **Standing Item: NDP:** An update on Neighbourhood Priorities Statements was noted.

A member of the public entered the meeting

P2025/28 **Date of Next Meeting**: Tuesday 8 September 2026, 7.00pm.

Meeting closed at 7.13pm

PADSTOW TOWN COUNCIL - PLANNING AND HIGHWAYS COMMITTEE: TUESDAY 8 SEPTEMBER 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) **PA26/02608: 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.
Padstow Town Council: **SUPPORTED**
Cornwall Council: **APPROVED** with conditions

b) **PA26/04643: 91 Sarahs View, Padstow, PL28 8LU**: Construction of a single storey extension.
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) **PA26/05346: Curlews, Dobbin Close, Trevone, Padstow:** Proposed single storey extension to provide enlarged dayroom area and bedrooms to existing detached house.

No previous planning applications have been submitted for this property.

b) **PA26/04824: 20 St Saviours Lane, Padstow, PL28 8BD:** Listed building consent: Removal of the existing external render on the rear elevation. It will be re-rendered uniformly using a traditional, fully breathable, three-coat lime render system.

Previous applications for this property include:

PA17/03894 and PA27/03895 (April 2017): Re-slate entire roof and Listed building consent to re-slate entire roof:
Padstow Town Council (for both applications): **SUPPORTED: Provided Conservation Officer satisfied**
Cornwall Council: **APPROVED** with conditions

E1/2003/02058 and E1/2003/20259 (Sept 2003): Erection of kitchen extension and Listed building consent for the erection of kitchen extension.
Padstow Town Council (for both applications): **SUPPPORTED with the proviso that the extension matches the existing building**
North Cornwall District Council: **REFUSED**

E1/2003/01138 and E1/2003/01240 (June 2003): Erection of kitchen extension and Listed building consent for erection of kitchen extension:

Padstow Town Council (for both applications): **Supported - but would like stone not red brick**
North Cornwall District Council: **REFUSED**

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.

PADSTOW TOWN COUNCIL
PLANNING & HIGHWAYS COMMITTEE: TUESDAY 8 SEPTEMBER 2026

Agenda Item 6: Planning Inspectorate Appeal Decision: 4 Ruthys Lane, Padstow, PL28 8AZ

1.0 **Overview**

1.1 Committee will recall application PA25/05946 for this address: Proposed conversion of dwelling into two units with extended side extensions to the north and west (re-submission of application no. PA21/04719) without compliance with condition 2 and 3 of decision notice PA22/03842 dated 25/07/2022.

1.2 Condition 2 and 3 of decision notice PA22/03842 referred to above:

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.

3 Prior to first occupation of the dwellings hereby approved the temporary parking area shall be reinstated to garden and the front boundary wall shall be rebuilt in accordance with approved plans 898.15A and 898.17A Reason: To maintain the character of the conservation area in line with policy 24 of the Cornwall Local Plan Strategic Policies 2010-2030 in accordance with approved plans 898.15A and 898.17A Reason: To maintain the character of the conservation area in line with policy 24 of the Cornwall Local Plan Strategic Policies 2010-2030.

1.3 Following discussion at the Planning & Highways Committee meeting on 9 September 2025, Committee submitted a consultee response of: **NOT SUPPORTED: Conditions 2 and 3 to remain to maintain the character of the conservation area in line with Policy 24 of the Cornwall Local Plan Strategic Policies 2010-2030.**

The application was **REFUSED** by Cornwall Council with the Applicant submitting an appeal against this decision to the Secretary of State.

2.0 **Outcome of Appeal**

2.1 The Outcome of Appeal was decided on 21 August 2026 – the appeal was **DISMISSED** by the Planning Inspectorate. A full copy of the appeal decision is attached as Appendix 1 to this report for information.

Planning Inspectorate

Appeal Decision

Site visit made on 7 July 2026

by Lewis Condé BSc, MSc, MRTPI

an Inspector appointed by the Secretary of State

Decision date: 21 August 2026

Appeal Ref: 6002703
4 Ruthys Lane, Padstow, Cornwall, PL28 8AZ

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission under section 73 of the Town and Country Planning Act 1990 (as amended) for the development of land without complying with conditions subject to which a previous planning permission was granted.
- The appeal is made by Eastmont Holdings against the decision of Cornwall Council.
- The application Ref is PA25/05946.
- The application sought planning permission for 'Proposed conversion of dwelling into two units with extended side extensions to the north and west (Resubmission of Application No. PA21/04719)' without complying with conditions attached to planning permission Ref PA22/03842, dated 25 July 2022.
- The conditions in dispute are Nos 2 and 3 which state that:
  Condition 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".
  Condition 3 - Prior to first occupation of the dwellings hereby approved the temporary parking area shall be reinstated to garden and the front boundary wall shall we rebuilt in accordance with approved plans 898.15A and 898.17A
- The reasons given for the conditions are:
  Condition 2: For the avoidance of doubt and in the interests of proper planning.
  Condition 3: To maintain the character of the conservation area in line with policy 24 of the Cornwall Local Plan Strategic Policies 2010-2030

Decision

1. The appeal is dismissed.

Preliminary Matters

2. The appellant has highlighted that the conditions attached to planning permission ref: PA22/03842 include typographical errors in reference to the approved plans/drawings. The appellant has indicated that it is potentially seeking to rectify this through an application under Section 96A of the Town and Country Planning Act 1990 (as amended). I am satisfied, however, that based on the information before me an appropriately informed decision can be made upon the appeal proposal.

3. A new National Planning Policy Framework (the Framework) was published on 17 August 2026. I have taken this into consideration as part of the appeal. However, as far as it relates to the appeal scheme, there have not been any fundamental changes to national policy that have necessitated re-consultation with the main parties.

Background and Main Issue

4. Planning permission (ref: PA22/03842) was granted in 2022, subject to conditions. The conditions included one requiring compliance with the approved plans/drawings (condition 2) and another requiring a temporary parking area to be reinstated as garden to serve the proposed dwelling, including through rebuilding a front boundary wall (condition 3). The temporary parking area was allowed to help facilitate construction activities associated with the approved development. The permission has been commenced and at the time of my site visit appeared to be nearing completion, while the front boundary wall detailed under conditions 2 and 3 had been removed, with the previous garden space appearing largely open to the streetscene, whilst it had been laid to hardstanding.

5. The appellant is now seeking to vary condition 2 and remove the requirements of condition 3 of planning permission ref: PA22/03842. In effect this would enable a permanent area of vehicular parking to be provided to serve the previously approved dwellings. It would also involve the creation of a cobble lined gulley to the front of the properties.

6. The main issue is the effect of the proposal on the character and appearance of the Padstow Conservation Area.

Reasons

7. The significance of Padstow Conservation Area (the Conservation Area) derives principally from its historic maritime character, medieval origins and distinctive urban form around the harbour and estuary. Its special interest is expressed through its tight-knit townscape, narrow lanes, irregular historic plot pattern, varied building forms and strong relationship with the harbour and surrounding landscape. Together, these features provide a clear sense of historic evolution and a distinctive sense of place.

8. Traditional boundary treatments, including stone walls enclosing gardens, yards and individual plots, make an important contribution to that significance. They help define the historic urban grain, reinforce the sense of enclosure and add texture and intimacy to the street scene. The appeal property, an attractive stone-built dwelling within the historic core, forms part of this context[1].

9. On my site visit, I viewed nearby examples where boundary enclosures had been removed to provide parking, including adjacent to the appeal site. Some may have benefited from planning permission[2], but I do not have the full background circumstances of those cases. In any event, such changes have often weakened rather than reinforced the character of the area, yet stone boundary walls remain a common and positive feature within the Conservation Area.

10. The evidence before me indicates that the boundary wall was in a poor state of repair and had partially collapsed as a result of damage from a long-term undetected water leak. Although reinstatement of the boundary wall may require the use of new materials, that should not prevent a sympathetic boundary treatment consistent with the character of the Conservation Area from being achievable. In contrast, the proposed permanent loss of a substantial part of the traditional stone boundary and its replacement with open parking would erode the

[1] Notwithstanding alterations to convert it to two residential units
[2] Including references: E1/2009/01585 and PA23/09474 referred to by the appellant.

historic plot enclosure, weaken the sense of enclosure and introduce a more open, vehicle-dominated frontage. This would harm the character and appearance of the Conservation Area.

11. The harm to the designated heritage asset would be less than substantial. Still, the Framework outlines that substantial weight should be given to the conservation of designated heritage assets and that any harm is a matter of considerable importance and weight.

12. The removal of the separate modern concrete dwarf boundary wall and replacement of the concrete gulley to the front of the appeal site would provide some visual improvement. However, the former had already taken place by the time of my site visit and, in any event, the public benefits of these works would be modest.

13. The appeal scheme would provide private parking that would primarily benefit the occupiers of the proposed development. Some public benefit would though arise from reducing parking pressure within Padstow. However, although vehicle congestion and parking availability have been identified as local concerns, the scale and nature of the proposal mean that this benefit would be limited.

14. Overall, I find the public benefits would be minor and together would not outweigh the identified harm to the Conservation Area.

15. The appeal development would therefore harm the character and appearance of the Padstow Conservation Area. Accordingly, it conflicts with Policies PAD4 and PAD15 of the Padstow Parish Neighbourhood Plan 2018 – 2030 and Policies 1, 2, 12 and 24 of the Cornwall Local Plan Strategic Policies 2010 – 2030. Together, amongst other matters, these policies seek to secure high-quality design that protects the historic environment.

Other Matters

16. In support of the proposal the appellant's submitted evidence includes reference to an appeal decision (ref: APP/D0840/W/24/3357907). However, that appeal related to an alternative development in an entirely different part of Cornwall, such that the precise contexts would differ.

17. Compliance with other development plan policies, for example in respect of highway safety or the living conditions of residents, are neutral matters that do not overcome the above identified harm.

Conclusion

18. For the reasons outlined above, the appeal scheme conflicts with the development plan, and there are no material considerations, including the approach of the Framework, that indicate a decision other than in accordance with it. The appeal is therefore dismissed.

Lewis Condé

INSPECTOR

PADSTOW TOWN COUNCIL: PLANNING & HIGHWAYS COMMITTEE: TUESDAY 8 SEPTEMBER 2026

Agenda Item 7: Cormac Consultation: Trevisker Garden Centre, Padstow, PL28 8LD

1.0 Overview

1.1 Cormac are seeking public comments on a proposal to improve access to bus services at Trevisker Garden Centre, Padstow.

1.2 The scheme includes improvements to the existing northbound and southbound bus stops located on the A389 adjacent to Trevisker Garden Centre – See Appendix 1 for map.

1.3 Northbound: On the Northbound side of the carriageway, the existing layby would be repurposed for exclusive use by buses. A new pedestrian link would be provided between the lay-by and Trevisker Garden Centre via an opening created in the existing boundary wall. A new crossing point would also be introduced to provide a safe connection to the southbound side of the carriageway.

Southbound: On the Southbound side of the carriageway, a new section of footway would be constructed to create an accessible waiting area for bus passengers, improving safety and accessibility for those using the bus stop.

The proposed improvements aim to enhance access to public transport, provide safer pedestrian connections, and encourage sustainable travel in the area.

1.4 The closing date for public comments is 25 August 2026. The Council Support Officer has agreed an extension to this date with Cormac to allow committee to discuss at this meeting and decide if they wish to respond (extension date agreed: 9 September 2026).

2.0 Consideration

2.1 Committee to consider if they wish to respond to this consultation and, if so, the responses as required in Appendix 2 to this report.

Agenda Item 7 - Appendix 1.

PROPOSAL

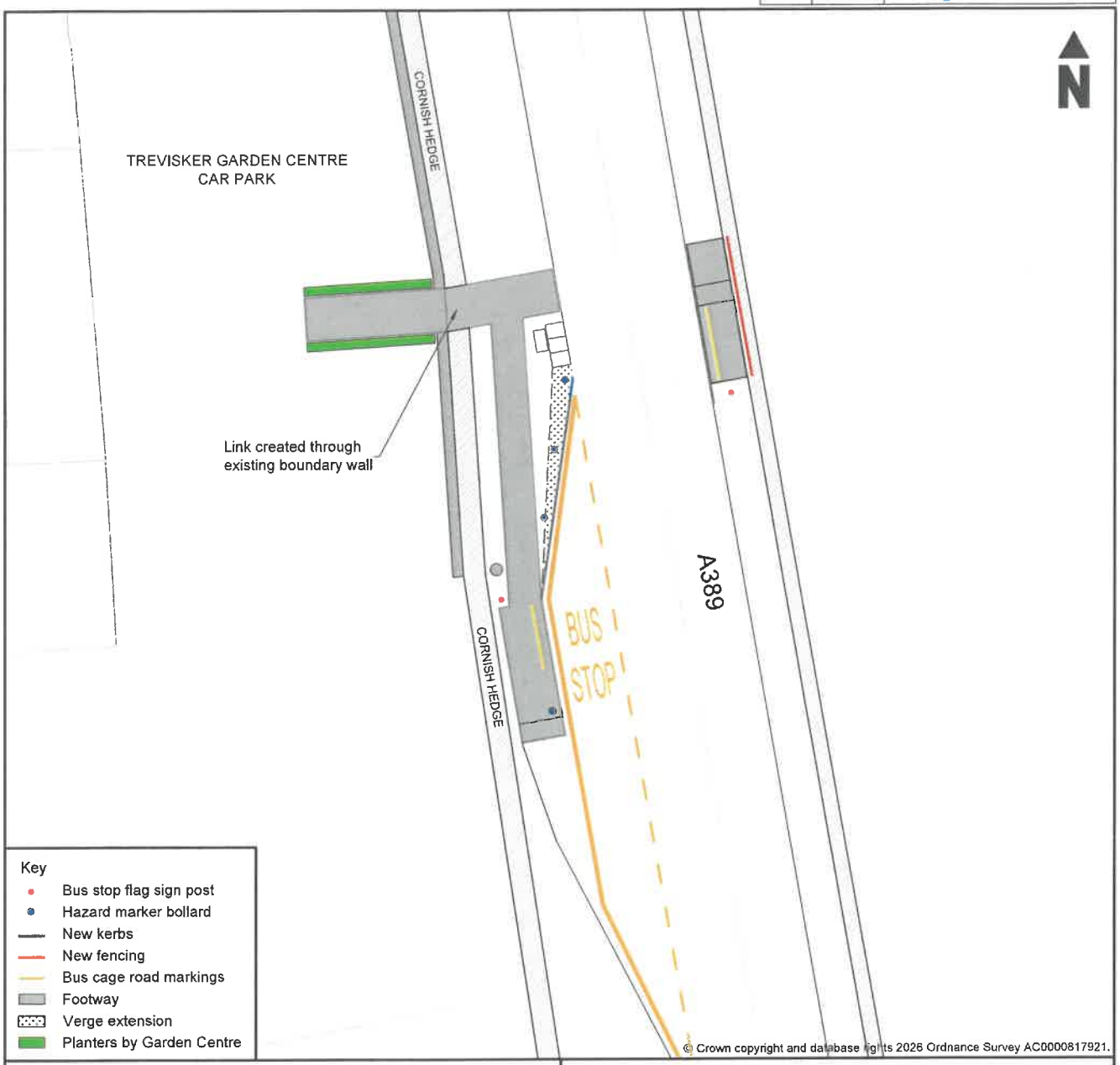
CORMAC

A DIVISION OF CORSERV
A CORNWALL COUNCIL COMPANY

on behalf of Cornwall Council, is inviting comment on the following proposal

Infra24-517 A389, Trevisker Garden Centre, Padstow
Formalisation of existing bus stops

Date	Originator	Document ref.
30.07.26	ST	Infra24-517_SNTGC



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Please visit **letstalk.cornwall.gov.uk/transport** to obtain further information, or contact us using the details below:

Email: **traffic@cormacltd.co.uk**
Telephone: **01872 327 250**

Please quote reference: **INFRA24-517_SNTGC**

Alternatively, copies of the draft proposals and plans are available for public inspection during normal office hours at: **New County Hall, Treyew Road, Truro TR1 3AY**

Please scan the **QR Code** to respond online via Let's Talk Cornwall:

(https://letstalk.cornwall.gov.uk/transport)

Consultation end date: **25/08/2026**

Alternatively, please send any comments or objections, specifying the grounds on which they are made via email, or in writing to:
Cormac Infrastructure Design, Corserv Solutions Ltd, Radnor Road, Scorrier, Redruth, TR16 5EH.

"QR Code" is a registered trademark of DENSO WAVE INCORPORATED.

Privacy Notice

Corserv Solutions Limited t/a Cormac requests personal information when you respond to this consultation for the purposes of collating feedback and/or responding to any comments received. This information is destroyed within 12 weeks of the scheme's completion, although you may request this earlier by contacting us. If you choose not to provide an address or other personal information, or withdraw these before the scheme's completion, we regret that we may be unable to consider your response in regards to a particular aspect of the scheme. In line with the GDPR you can find further details on how Cormac may use any information you supply, how we maintain the security of your data and your rights in regard to the information we hold about you on our web-site: https://www.corservltd.co.uk/privacy-and-cookie-policy/

Please note that it may also be necessary to include any information you provide in publicly available documents or to disclose it to third parties under the Freedom of Information Act 2000 or the Environmental Information Regulations 2004. Please contact the below if you have any concerns or queries regarding the processing of your information.

Data Protection Officer, Corserv Solutions Limited, Western Group Centre, Radnor Road, Scorrier, Redruth, Cornwall, TR16 5EH

Highway Act 1980 - Appendix 2.

Information Classification: PUBLIC

CORMAC

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A CORNWALL COUNCIL COMPANY

Infrastructure Design Consultation Response Form

Scheme Name:	**Trevisker Garden Centre, PL28 8LD**
Scheme Reference:	Infra 24-517 TGC
Designer Name:	Simon Tammo
Start of Consultation:	04.08.26
End of Consultation:	25.08.26

Title: **Mr** ☐ **Mrs** ☐ **Miss** ☐ **Ms** ☐ **Other** ☐

Name:
Please print in block capitals .....

Organisation: .....

Address: .....

.....

Postcode: .....

E-mail: .....

Date: / / .....

1. What is your view on this scheme? (please tick one) **Support** ☐ **Object** ☐
2. Please use the box below to provide any comments you have with regards to this scheme. If you wish to object to the proposal, you **must** state your reasons for doing so.

.....

Please continue overleaf if necessary

Please return this form to:

Infrastructure Design Western Group Centre,
Radnor Road, Scorrier, Redruth TR16 5EH
traffic@cormacltd.co.uk

Cormac's Framework 2023 - 2032 supported by

MOTT MACDONALD

wsp

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Privacy Information

Cormac collects personal information from you when you register a consultation response. We will use this information to assist in collating feedback and to respond to you if we require clarification or further information on the response you have provided. The secure management of your information is very important to us and work has been undertaken to ensure that the Company is GDPR compliant.

If you choose not to provide your address with your response or withdraw your personal information before completion of the scheme, we regret that we may be unable to consider your response in regard to a particular aspect of it. Nonetheless, any points made will still be considered as general comments.

You can find out more information about how your information is used, how we maintain the security of your data and your rights in regard to the information we hold about you on our website: https://www.corservltd.co.uk/privacy-and-cookie-policy/

If you have any other queries regarding the use of your data, you can contact the Data Protection Officer at Corserv Solutions Ltd, Western Group Centre, Radnor Road, Scorrier, Redruth TR16 5EH or phone 01872 323 313.

PADSTOW TOWN COUNCIL: PLANNING AND HIGHWAYS COMMITTEE: TUESDAY 8 SEPTEMBER 2026

Agenda Item 8: Cornwall Council Planning Committee Reform and New Member and Local Council Protocols

1.0 **Overview**

1.1 In the Summer 2026 Planning Newsletter and Town and Parish Council Newsletter dated 14 August 2026 Cornwall Council advised that they are reviewing the protocols for engagement between Elected Members, parish and town councils and planning officers following the introduction of national planning reforms and the new National Scheme of Delegation. These reforms will be introduced nationally and are mandatory for councils to implement.

The draft revised protocols set out how Cornwall Council will work together on planning matters, seek to resolve differences, and how applications will be referred to Planning Committee. The revised protocols will come into effect from 31 October 2026.

Cornwall Council have asked local councils to watch the presentation linked below which explains:

- Planning Committee reform and changes to delegation powers including the draft Cornwall Council Member protocol, and draft Local Council protocol
- The role of Neighbourhood Priorities Statements in the Local Plan process
- How to provide feedback on the draft protocols and the ways we engage in the future.

Committee are asked to watch the presentation in advance of this committee meeting (presentation approx. 18 minutes duration):

Link to presentation: presentation

A copy of the presentation slides are attached to this report as Appendix 1 for information,

1.2 Cornwall Council have arranged a training course on the revised protocols which will also cover Planning Committee reform and changes to delegation powers including new CC Member protocol, and new Local Council protocol and a Policy update including Neighbourhood Priorities Statements and Local Plan progress.

Course date 23 September, 4.00pm – 5.30pm.

Committee Councillors were sent the joining link for this event in an email on 14 August 2026. There is no need to book, and places are not limited for each council.

2.0 **Padstow Town Council Planning Procedure**

2.1 Following implementation of the new protocols the process and timescales for Cornwall Council to seek Consultee responses from Padstow Town Council will remain the same.

2.2 Committee are to note however, that after 31 October 2026 the Town Council's own Planning Procedure will need to be revised with regard to 5-day protocols and for the Town Council to previously refer an application to Cornwall Council Committee (Planning Procedure item: 5.1c; 5-2-5.3).

The type of applications eligible to be taken to Cornwall Council committee are changing significantly with the majority of applications being decided by delegated powers.

2.3 Cornwall Council understand that the 5-day protocol process is valued and will continue in a revised form (see draft Protocol for Local Councils in Appendix 1). In summary:

- If the local council has no concerns and agrees with the Planning Officer the application will go to a delegated decision;
- If a local council Agrees to Disagree with the Planning Officer the respective views are noted and the application will go to a delegated decision;
- In a change to the current protocol, if the local council disagrees with the Planning Officer and concerns remain, the application will be actioned dependent on whether it is categorised as a Schedule 1 or Schedule 2 application as detailed in the Protocol for Local Councils flowchart in Appendix 1.

2.4 The Council Support Officer will add an item to the November Planning & Highways Committee to agree changes to the Planning Procedure to be recommended to Full Council.

3.0 **Survey of responses**

3.1 After watching the presentation, local Councils are asked to complete a survey of responses by 17 September 2026.

3.2 Survey questions are as follows:

- How has your experience been using the existing protocols? *Always positive / Usually positive / Neutral / Usually negative / Always Negative*
- (Optional) Please explain the reasons for your response to the question above
- Overall, how clear do you find the revised protocols? *Very Clear / Fairly Clear / Neither Clear or Unclear / Fairly Unclear / Very Unclear*
- (Optional) Please explain the reasons for your response to the question above
- Is there anything missing from the protocol that would help local councils and members work effectively with planning officers under the new national arrangements? *No / Yes, please tell us what is missing*

- Taking account of Cornwall's geography and the number of parish and town councils, what do you think is the most practical and useful way for Cornwall Council to engage with you on wider planning matters, such as the Local Plan, neighbourhood planning, planning reform and infrastructure issues? (Please rank options in order of preference 1-7)
- *Written guidance/explainers*
- *In-person local meetings*
- *Cornwall Planning Partnership meetings*
- *Community Area Partnership (CAP) meetings*
- *Workshops/discussion sessions*
- *Online briefing sessions*
- *Email updates/newsletters*
- What is the one thing Cornwall Council could do differently to improve engagement with local councils and members on planning matters?

4.0 Consideration for response

4.1 Having watched the presentation and read the slides prior to this meeting, do Committee wish to respond to the survey above and, if so, what answers do they wish to give to the questions detailed in 2.2 above?

Agenda item 8 - Appendix 1.

CORNWALL COUNCIL
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Planning Committee Reform and Draft Member and Local Council Protocols

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Context

- Government wants to deliver 1.5 million new homes this Parliament, around 300,000 homes a year.
- Cornwall's annual housing target has increased to 4,400 homes, a 68% rise.
- Cornwall has historically delivered around 2,600 to 2,700 homes a year.
- In 2024/25, delivery was 2,232 homes.
- Around 25,000 households are registered on Homechoice.
- Around 800 to 900 households are in temporary or emergency accommodation.
- Government is using a range of measures to boost housing delivery, including higher targets, planning reforms and increased investment.
- However, national ambitions rely on decisions being made locally, and planning committees are one of the most visible parts of that system.

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What is changing?

1) National scheme of delegation
2) Committee capped at 13 members (our committees already have 11 members)

- Introduced through new regulations under the Planning and Infrastructure Act 2025

Aim: faster decisions, clearer roles, and more consistent outcomes

Changes affect:

- what comes to committee
- how referrals work

National scheme of delegation

Schedule 1 – Officer Decisions Only

- Applications that **must always be decided by officers**

Schedule 2 – Usually Officer Decisions

- Applications that **may go to committee**, but only if the gateway test is met
- Except **'own interest' applications** – by Cornwall Council, member or officer or entity owned or controlled (wholly or partly) - applications **may go to committee**, no need to have regard to gateway test

Implementation date: 31 October 2026

Schedule 1: What Will not go to Committee

Schedule 1 applications (always delegated)
Includes:

- Householder applications
- Minor residential development (1–9 homes on small sites/less than 0.5 hectares)
- Minor commercial development
- Permissions in Principle
- Discharge of conditions
- Non-material amendments
- Certificates of lawful development
- Reserved matters (unless outline over 500 dwellings or 50,000 square metres of floorspace)

📌 **Important:**
Even if there is public interest or objection, **Schedule 1 applications cannot go to committee**.

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Schedule 2: What may go to committee?

Schedule 2 applications

Includes:

- Major planning applications
- Reserved matters which relate to large outline permission
- Listed building consent and related planning applications*
- Tree preservation order consents*
- Advertisement consent*
- Applications not listed in schedule 1
- Own interest applications

📌 These applications are **delegated by default**
➡ Committee involvement is **exceptional, not automatic**

*Current arrangements are that only major or minor applications are referred to committee. Whilst these are listed in schedule 2, we are intending to keep existing arrangements of referring major or minor applications only.

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The gateway test (Schedule 2 only)

How does an application get to committee?

A Schedule 2 application can only be referred to committee if:

- It raises one or more **issues of economic, social or environmental significance, or**
- It raises one or more **significant planning matters** having regard to the development plan and any other material planning considerations

And both:

- the **Chief Planning Officer**, and
- **the Committee Chair** agree referral is justified

Gateway test does not apply to 'own interest' applications

National Guidance on the gateway test

What is unlikely to be a 'significant planning matter having regard to the development plan and any other material considerations'?

- if an application broadly complies with a detailed site allocation and other local and national policy unless new material considerations are raised by the application
- where a statutory consultee considers a scheme has been amended to make it acceptable (unless the nominated officer has compelling reasons to consider otherwise)

An example of 'economic, social or environmental issue of significance to the local area'?

- An outline application for an allocated large multi-phase residential development

Impact on Our Committees

Planning committees - List of applications for last 12 months (period 8 April 2025 – 8 April 2026)

Summary by planning committee

Planning committee	Total number referred	Schedule 2 or linked apps that could go to committee	Number of cancelled meetings
Central	20	11	5
West	31	11	4
East	13	8	7
Strategic	12	11	4
Totals	76	41	20

Approximately 46% of applications previously heard by committee would now fall within Schedule 1 and would not be able to go to committee

Impact on South East Cornwall CAP

- In the period 1 June 2023 to 1 June 2026, 27 planning applications were referred to committee.
- 13 of these were applications that would now fall into Schedule 1 (48% of applications referred).
- Local Council/Member Protocols need to be amended to address the changes.

Measure	Total	% of Total Decisions
Total Decisions	2,121	100.0%
Total Schedule 1 Applications	325	15.3%
Went to Committee	27	1.3%
Schedule 1 Applications that went to Committee	13	0.6%

What next

- The new regulations come into force on 31 October.
- As these are national requirements, we need to update the Council's Constitution accordingly.
- Importantly, this does not change how we consult parish and town councils on planning applications.
- We will continue to encourage early discussion between officers, clerks and local councils.
- We've heard clearly that the current 5-day notice process is valued.
- Our proposed protocols retain a similar review mechanism involving local members and planning leadership.
- We're now seeking your feedback on those proposals.

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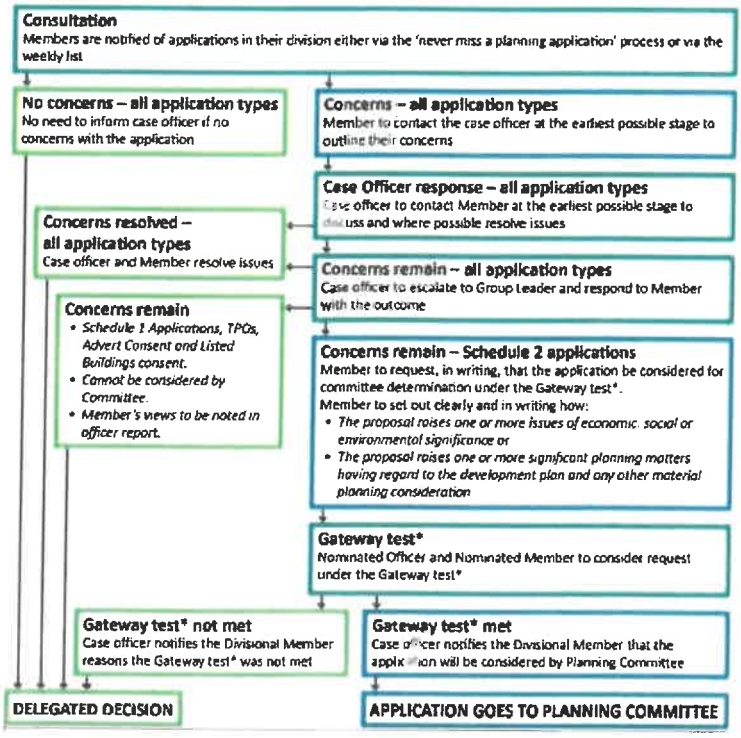
Protocol for Members DRAFT

Post national scheme of delegation



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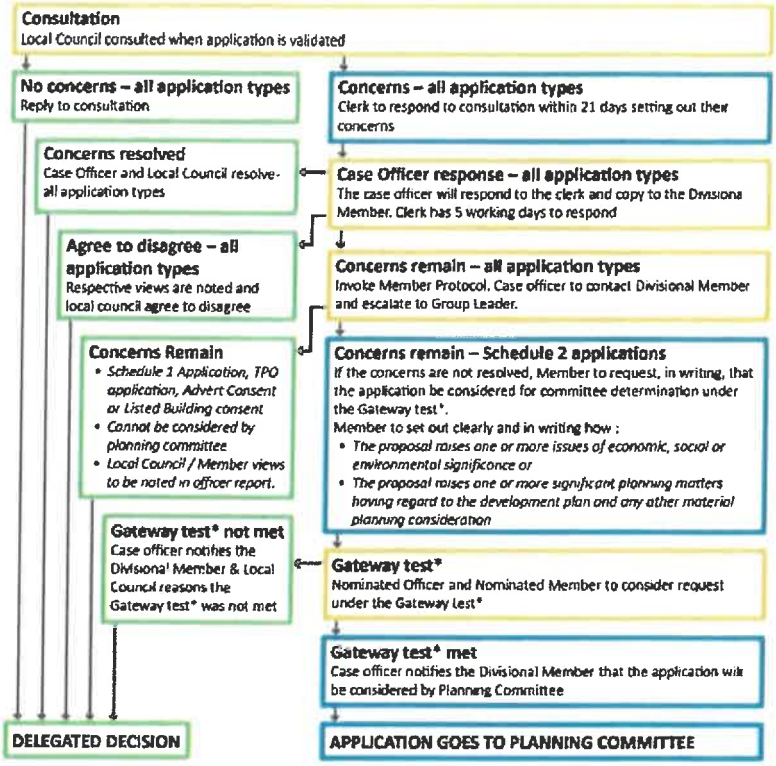
Protocol for Local Councils DRAFT



*'Own-interest' applications are not subject to the gateway test.

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Links between protocols and policy making

- Policies are the hooks we use to make decisions
  - To limit the things we don't want
  - To support the things we do
  - To mitigate the things we have to facilitate but which have impacts
- The new Local Plan has to be single document rather than the library of documents we are used to and which to date included NDPs in their own right
- NDPs will gradually get overtaken by national policy and the new Local Plan; it won't be overnight but their weight will decline as they get older
- However, we want to find a way to collate specific priorities in each parish that wishes to be involved to ensure that the new Local Plan is locally informed

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Neighbourhood Priorities Statements

Creation of an NPS is much lighter touch than an NDP, is templated, supported, and will feed directly into preparation of Local Plan.

The information in an NPS will help us to:

- support emerging policies
- to clarify or amend emerging policies
- Identify common issues and evidence where a new policy might be needed
- identify site specific issues that need to be taken in to account in allocations;
- to flag local infrastructure needs

They **cannot** allocate sites or zone land to prevent allocations.

Our website has information to support the preparation of NPS. If you need help, please contact neighbourhoodplanning@cornwall.gov.uk

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How to let us know your views

Planning Protocol Review and Future Engagement

Cornwall Council is reviewing its protocols for engagement between Elected Members, parish and town councils, and planning officers following the introduction of national planning reforms and the new National Scheme of Delegation. The revised protocols set out how we will work together on planning matters, seek to resolve differences, and how applications will be referred to Planning Committee.

We would like your views on the proposed protocols and on how you would like to be engaged on planning matters in future. Your feedback will help us refine the protocols and shape future communication and engagement arrangements with Elected Members and local councils.

The survey should take no more than 5 minutes to complete.

Thank you for taking the time to share your views.

Planning Protocol Review and Future Engagement Survey

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Planning Protocol Review and Future Engagement Survey

All fields marked with an asterisk (*) are required

1. Are you responding as: *

- Elected Member
- Parish or Town Council representative

2. How has your experience been using the existing protocols? *

- Always positive
- Usually positive
- Neutral
- Usually negative
- Always negative

3. Optional: Please explain the reasons for your response to question 2

Maximum 255 characters 0/255

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Meur ras
Thank you

If you have any questions or comments

positiveplanning@cornwall.gov.uk

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PADSTOW TOWN COUNCIL - PLANNING AND HIGHWAYS COMMITTEE: TUESDAY 8 SEPTEMBER 2026

Agenda Item 9: Update on Neighbourhood Development Plans (NDP and the changing landscape (standing item)

There are no updates for this standing item.