PADSTOW TOWN COUNCIL - PLANNING AND HIGHWAYS COMMITTEE: TUESDAY 10 NOVEMBER 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) **PA26/04824: 20 St Saviours Lane, Padstow, PL28 8BD**: Listed Building Consent: Removal of the existing external cement pointing on the rear elevation. It will be re-pointed uniformly using a traditional, fully breathable, three-coat lime pointing:
Padstow Town Council: **SUPPORTED provided Historic Environment satisfied**
Cornwall Council: **APPROVED** with conditions including:

3 Prior to the commencement of the works hereby approved, details of a sample panel of the lime re-pointing shall be submitted to and approved in writing by the Local Planning Authority. The work shall accord with the approved details. Reason: To ensure the works are undertaken in a manner which safeguards the character and fabric of the grade II listed building and its setting in accordance with the aims and intentions of Policy 24 of the Cornwall Local Plan 2010-2030.

b) **PA26/05986: 6 Dennis Road, Padstow, PL28 8DD**: Certificate of Lawfulness for existing use: Commencement of development approved under PA24/04595: Demolition of garage and creation of holiday/annexe.
Padstow Town Council: **NOTED**
Cornwall Council: **GRANTED,** advising:

"Given the evidence and information provided, the Council is satisfied that, provided demolition of the garage, stipulated within the description of the application ref. PA24/04595 and marked on the approved plans, has been undertaken by 13.8.2027 this will constitute a material start in accordance with legislative provisions. It is, therefore, considered the once the garage has been demolished, the consent will be lawful".

c) **PA26/06077: 1 St Savours Lane, Padstow, PL28 8BD**: Removal of the above-ground outer wall of the existing well to current floor level and installation of heavy-duty reinforced glass with integrated lighting to create an attractive heritage feature on the main driveway.
Padstow Town Council: **SUPPORTED provided Historic Environment satisfied**
A 5-day protocol was received for this application, as detailed in item 6a) below
Cornwall Council: **REFUSED** for reason of:
1 The proposal, by reason of removing the upstanding element of the well, would result in a harmful level of intervention to the historic fabric, character and significance of this Grade II Curtilage Listed Building. The public benefits associated with the proposal do not outweigh the identified harm to this heritage asset and it has not been demonstrated that less harmful alternatives have been fully explored. The application is, therefore, contrary to Policies 2, 12, and 24 of the Cornwall Local Plan Strategic Policies 2010-2030; Policy PAD4 of the Padstow Parish Neighbourhood Plan 2018-2030; Policies HE4 and HE6 of the NPPF 2026; Policy C1 (7) of the Cornwall Council Climate Emergency DPD 2023; and paragraphs 3.1.1, 3.1.2, 3.2.1 and of the Cornwall Design Guide 2021.

d) **PA26/06078: 1 St Saviours Lane, Padstow, PL28 8BD**: Listed Building Consent: Removal of the above-ground outer wall of the existing well to current floor level and installation of heavy-duty reinforced glass with integrated lighting to create an attractive heritage feature on the main driveway.
Padstow Town Council: **SUPPORTED provided Historic Environment satisfied**
A 5-day protocol was received for this application, as detailed in item 6b) below
Cornwall Council: **REFUSED** for reason as detailed in 5i c) above.

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) **PA26/06349: The Lawn Car Park, New Street, Padstow**: Proposed public toilet block.

Previous applications for this property include:

PA19/03541 (May 2019): Improved site entrance and redesign of car park:
Padstow Town Council: **SUPPORTED**
Cornwall Council: **APPROVED** with conditions

PA17/09329 (December 2017): Demolish play equipment and construction of new skate park facility including removal of trees to facilitate new skate park.
Padstow Town Council: **SUPPORTED: Prefer that any conditions for replanting of trees not be in or around the skate park due to health and safety/structural concerns**.
Cornwall Council: **APPROVED** with conditions

Other previous applications include tree works as part of the Council's tree works programme.

b) **PA26/07049: 4-6 Broad Street, Padstow, PL28 8BS**: Listed Building consent to paint the front exterior of building, addition of two lights and replacement slate kickboards.

Previous historical applications have been received for this property with regard to change of use from residential to commercial and internal changes.

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

6. 5-day protocol responses: To note 5-day protocols received for:

a) **PA26/06077: 1 St Saviours Lane, Padstow, PL28 8BD**: Removal of the above-ground outer wall of the existing well to current floor level and installation of heavy-duty reinforced glass with integrated lighting to create an attractive heritage feature on the main driveway.
b) **PA26/60678: 1 St Saviours Lane, Padstow, PL28 8BD**: Listed Building Consent for removal of the above-ground outer wall of the existing well to current floor level and

installation of heavy-duty reinforced glass with integrated lighting to create an attractive heritage feature on the main driveway.

With regard to both applications a) and b) above, the Planning and Highways Committee meeting dated 13 October 2026, gave a consultee response of: **SUPPORTED provided Historic Environment satisfied**.

The Planning Officer requested a 5-day protocol for these applications as they were minded to recommend refusal of the application as the proposed works are not supported by the Historic Environment Planning (HEP) team, with the HEP officers considering the work to be unacceptable in principle. An executive summary of the HEP officer's comments was listed as below:

"It is recommended that the significance of the well has been determined by the Heritage Statement to confirm its curtilage listed status (and perhaps a non-designated historic asset), relating to the house. It is recommended that the well retains historic significance (especially its inner brick detailing from above to below ground surface), and so it is recommended that the principle of the proposed works does not meet the requirements of NPPF (2026), and Policy 24 of Cornwall Structure Plan Strategic Policies 2010-2030".

In consultation with the Assistant Town Clerk, the Chair of the Planning & Highways Committee responded to the Planning Officer on 29 October 2026 to advise of a response for both applications as: *"After reading through the reasons for you recommending refusal along with the works not being supported by Historic Environment Planning which was the condition that was stated in our response to support as long as HEP were supportive, I would like to go with Option A: I agree - our concerns are resolved and I agree with the recommendation".*

The Chair and Clerk's response was emailed to Committee members on 30 October 2026 for information.