PADSTOW TOWN COUNCIL - PLANNING AND HIGHWAYS COMMITTEE: WEDNESDAY 6 MAY 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) **PA26/01034: Kingsley House, Trevone Road, Trevone, PL28 8QN**: Reconstruction of front bay window (roof retained).
Padstow Town Council: **SUPPORTED**
Cornwall Council: **APPROVED** with conditions

b) **PA26/01096: Yellow Sands, 41 Treverbyn Road, Padstow, PL28 8DN**: Variation of Condition 2 in respect of Decision Notice PA25/05867 dated 29 October 2025.
Padstow Town Council: **SUPPORTED**
Cornwall Council: **APPROVED** with condition.

c) **PA26/01266: The Shipwrights, North Quay, Padstow, PL28 8AF**: Listed Building Consent: Replacement signage and external lighting to Grade II Listed Pub.
Padstow Town Council: **SUPPORTED**
Cornwall Council: **APPROVED** with conditions

d) **PA26/01265: The Shipwrights, North Quay, Padstow, PL28 8AF**: Advert Consent Replacement signage and external lighting to Grade II Listed pub.
Padstow Town Council: **SUPPORTED**
Cornwall Council: **APPROVED** with conditions

e) **PA26/01209: 22 Church Lane Padstow Cornwall PL28 8AY:** Listed Building Consent to remove the existing natural slate roof which will then be refurbished if necessary and returned to the roof.
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) **PA26/01947: 16-18 St Saviours Lane, Padstow, PL28 8BD**: Demolition of outbuildings and construction of replacements.

There have been a number of planning applications for 16 St Saviours Lane, Padstow as follows:

E1/2002/2691 (December 2002): Conservation Area Consent for demolition of No 16 and refurbishment, alteration and erection of extension to No. 18:
Padstow Town Council: Due to age of application, there is no record of Padstow Town Council's response to this application
Cornwall Council: **APPROVED** with conditions

E1/2002/2692 (December 2002): demolition of No 16 and refurbishment, alteration and erection of extension to No. 18:
Padstow Town Council: Due to age of application, there is no record of Padstow Town Council's response to this application
Cornwall Council: **APPROVED** with conditions

There have also been a number of planning applications for 18 St Saviours Lane, Padstow as follows:
E1/2003/01240 (August 2003): Listed Building Consent for erection of kitchen extension:
Padstow Town Council: **SUPPORTED - but would like it built in stone not red brick**
Cornwall Council: **REFUSED**
This application went to Appeal. APPEAL DISMISSED. Due to the age of the application there is no further information on the Appeal

E1/2002/2691 (December 2002): Conservation Area Consent for demolition of No 16 and refurbishment, alteration and erection of extension to No. 18 and E1/2002/2692: demolition of No 16 and refurbishment, alteration and erection of extension to No. 18 – both detailed as above for No 16.

E1/89/1029 (April 1989): Erection of extension:
This application was **APPROVED** by Cornwall Council. Due to the age of the application there is no record of any conditions set by Cornwall Council or the response by Padstow Town Council.

b) **PA26/01778: The Annex, 18 Grenville Road, Padstow**: Change of use of annexe to short term holiday letting.

On the current application form the Applicant states "The existing use of the Annex is formally described as a granny annex. The annex was barely utilised and so we successfully let it as a holiday let. We now wish to formalise this use so that we are not in breach of planning".

The Design and Access Statement advises "… no physical changes are proposed to the annex as part of this application".

Previous applications for this property include:

PA20/04487 (June 2020): Change of use from garage and workshop to granny annex
Padstow Town Council: **SUPPORTED; as long as no overlooking issues**
Cornwall Council**: APPROVED** with conditions including:

3 The development hereby permitted shall only be occupied by members of the family or non-paying guests of the occupiers of the dwelling known as 18 Grenville Road and shall not be 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 occupation 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 in accordance with policy 12 of the Cornwall Local Plan Strategic Policies 2010-2030.

E1/2006/00193 (March 2006): Erection of an extension
Padstow Town Council: **SUPPORTED**
Cornwall Council: **APPROVED** with condition. Due to the age of the application, there is no information about the conditions attached to this approval.

c) **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.

Previous applications for this property include:
E1/2000/1840 (January 2001): Alteration and renewal of existing window on front elevation and E1/2000/1841 (January 2001) Listed building consent for the alteration and renewal of existing window on front elevation:
Padstow Town Council: Due to age of the applications there is no record of the Town Council's response
Cornwall Council: **APPROVED** with conditions

d) **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.

Previous applications listed as per item 5ii c) above.

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

There have been a number of applications for this property including works to trees covered by a Tree Preservation Order (TPO), alterations and extensions to hotel, display of signs, erection of decking area etc.

Applications specifically relating to the car park/car parking include:
PA19/05442 (July 2019): When Hotel Metropole - Alterations and extensions to hotel to create new spa facility, external terracing, additional bedrooms and reconfigured car parking plus the addition of up to 10 new residential units on existing swimming pool site.
Padstow Town Council: **SUPPORTED; provided a construction management plan and service management plan are in place for access from St Edmund's Lane to Station Road and the access steps between the Seafood Restaurant and Harbour Hotel are maintained.**
Cornwall Council: **APPROVED** with conditions.

Agenda Item 6: PA26/01313: Portscatho, Dobbin Close, Trevone, PL28 8QS: Non material amendment in relation to decision notice PA25/01341 dated 13 May 2025 to allow: 1) One set of steps with a deeper walkway connecting the two doorsways 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.

Council received a request for consultee response to the above non-material amendment. With regard to applications for non-material amendments, the Government have set specific timescales for this type of application to be determined within 28 days. To help Cornwall Council achieve this the Planning Officer requests Town Council's to provide their response within 14 days. Any requests for an extension requested by the Town Council are declined.

Committee's consultee response to the original application for the property PA25/01341 was **SUPPORTED** by Committee on 8 April 2025.

In consultation with the Clerk and Chair, the following response was emailed 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".

The Council Support Officer advised committee members of this response by email on 24 April 2026.
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.