PADSTOW TOWN COUNCIL -PLANNING & HIGHWAYS COMMITTEE: 13 OCTOBER 2026

Agenda item 5ii– Comments gathered by Support Officer regarding applications being considered by the Planning and Highways Committee.

a) **PA26/06077: 1 St Saviours Lane, Padstow, PL28 8BD**

Cornwall Councils Planning Officer
Contacted Planning Officer 5 October 2026. No response received as at 12 October 2026.
Comments received to Padstow Town Council
Checked 12 October 2026 at 3.00pm – No comments received
Public comments from Cornwall Council planning portal
Checked 12 October 2026 at 3.00pm – No comments received
Consultee comments from Cornwall Council planning Portal
Checked 12 October 2026 at 3.00pm – Comments received: **Historic Environment Planning** Comment Date: Thu 17 Sep 2026 HEP will provide detailed advice on the accompanying listed building application in due course (*See comments below)*

b) **PA26/06078: 1 St Saviours Lane, Padstow, PL28 8BD**

Cornwall Councils Planning Officer
Contacted Planning Officer 5 October 2026. No response received as at 12 October 2026.
Comments received to Padstow Town Council
Checked 12 October 2026 at 3.00pm – No comments received.
Public comments from Cornwall Council planning portal
Checked 12 October 2026 at 3.00pm – No comments received
Consultee comments from Cornwall Council planning Portal
Checked 12 October 2026 at 3.00pm. Comments received: **Historic Environment Planning** Comment Date: Fri 09 Oct 2026 PA26/06078; 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; 1 St Saviours Lane Padstow Cornwall PL28 8BD Thank you for consulting Historic Environment Planning (HEP) on this listed building application. 1. HEP consultation response summary 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. Additional comments are made.

2. Key Considerations

Policy & Guidance compliance:

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990:

Special regard must be paid to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 66(1) Planning (Listed Buildings and Conservation Areas) Act 1990:
In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 72(2) Planning (Listed Buildings and Conservation Areas) Act 1990:
Development must preserve or enhance the character or appearance of conservation areas.

Part 20 of the National Planning Policy Framework (NPPF): Conserving and enhancing the historic environment (2026):

Heritage assets are an irreplaceable resource and range from sites and buildings of local historic value to those of the highest significance. These assets should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations (inset 63).

When considering the potential effect of a development proposal on the significance of a designated heritage asset, substantial weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential effect amounts to a positive effect, harm, substantial harm, or total loss of its significance (HE6 para 1).

Where a development proposal would harm the significance of a designated heritage asset the effect on the asset and its significance should be weighed against any public benefits resulting from the proposal (HE6 para 4).

In determining applications for works to listed buildings (bearing in mind their significance and the impact of the proposal(s) on that significance), local planning authorities have to take account of:

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- The desirability of new development making a positive contribution to local character and distinctiveness (especially Conservation Areas).

Policy 24 of the Cornwall Local Plan (2010-2030):

Reinforces the requirement to conserve Cornwall's heritage assets having regard for their local and individual significance.

Assessment of historic asset impact:

Thank you for consulting the Historic Environment (Planning) Service on this Listed Building planning application, 1 St Saviours Lane Padstow is Grade II Listed (No. 11442391 in 1969), and set within an AONB, excerpt: House. Circa late C18. Stone rubble. Slate roof with half hipped ends. Plan: Double depth plan with central entrance. 2 principal rooms to front heated by end stacks with shallow service rooms to rear. Small C19 lean to outshot on right hand gable end. Exterior: 2-storeys. Almost symmetrical 3-window front with flat brick arches with keystones to openings. Central C19 panelled door in round arched opening and C19 open trellis work porch. 12-pane sashes: the sash on ground floor to right horned and early C19 sash to left. 3 early C19 12-pane sashes on first floor. Single storey lean-to extension on right hand gable end, slate hung with slate roof. Interior: Not inspected?.

As confirmed in the Heritage Statement, it does appear likely that the well was either internal to the adjacent property shown on the 1840 Tithe map (dismantled by the c 1880s), or else it was newly created after the house was demolished. The well is not shown on OS mapping -which is relatively unusual nor mentioned in the listing description.

In terms of significance, it appears the inner brick lining extends in a similar fashion from above ground level to far below before bedrock is encountered and so has historic significance. The new outer stone cladding has been added possibly in recent years as it is a similar stone as the rear extension, obviously to make the well more of a landscaped historic feature. The well may well have been used for a water supply since the mid C19 and is still in use today.

Whilst it is obvious that the well is in the way of car parking, it has been proven that it has historic significance to that of the house both architecturally and functionally, and so is recommended to be curtilage listed. Reduction of the well masonry and inner brick remains (perhaps of mid C19 date), above ground level would not diminish its water supply function, but would diminish the significance of this feature to the exterior significance of the Grade II Listed late C18 house, and cause relative harm.

Potential mitigation measures:

As described above.

3. Recommended Conditions/Actions/Informative:

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.

Where any specific issues arise in relation to the impact of the proposal on the Listed building, please re-consult the Historic Environment (Planning) Service.

c) **PA26/06267: Abbey House, North Quay, Padstow**

Cornwall Councils Planning Officer
Contacted Planning Officer 5 October 2026. No response received as at 12 October 2026.

Comments received to Padstow Town Council
Checked 12 October 2026 at 3.00pm – No comments received.
Public comments from Cornwall Council planning portal
Checked 12 October 2026 at 3.00pm – No comments received.
Consultee comments from Cornwall Council planning Portal
Checked 12 October 2026 at 3.00pm – Comments received: **Historic England** Comment date: 8 October 2026 See Appendix 2 for comments provided.

d) **PA26/05986: 6 Dennis Road, Padstow, PL28 8DD**

Cornwall Councils Planning Officer
Contacted Planning Officer 6 October 2026: Response received as follows (as detailed in the agenda report): The Planning Officer highlighted that this application is for a Certificate of Lawfulness for confirmation that when works commence, then this becomes fact as laid out in the original planning application seeking approval. The Planning Officer advised that once works commence within the three-year period as per the condition set on the original planning application (PA24/04595 dated 13 August 2024) then the commencement of those works will become fact. Instead of an application for a Certificate of Lawfulness, the Applicant may have chosen to email the Planning Officer direct and will have received the same response.
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Public comments from Cornwall Council planning portal
Checked 12 October 2026 at 3.00pm – No comments received.
Consultee comments from Cornwall Council planning Portal
Checked 12 October 2026 at 3.00pm – No comments received.

e) **PA26/06411: Land West of Trecerus Farm, Trecerus, Padstow:**

Cornwall Councils Planning Officer
Contacted Planning Officer 5 October 2026. No response received as at 12 October 2026.
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Checked 12 October 2026 at 3.00pm – No comments received.
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Consultee comments from Cornwall Council planning Portal
Checked 12 October 2026 at 3.00pm – No comments received. **Cornwall Fire and Rescue** Comment dated 28 September 2026. See Appendix 1 for comments provided **Public Protection Noise And Odour Planning Consultations** **Comment Date: Thu 08 Oct 2026** JD on Behalf of Environmental Protection - SR26_013644 The noise assessment provided (403.067027.00001) was a generic assessment not

making any reference to the site in question. It did not identify nearby receptors or provide a predicted level at the nearest residential property.

However on the basis of the additional information provided predicting a noise level at the nearest residential property of 20.5dB. As Environmental Protection have no objections to this application on the basis of the levels predicted, but would recommend that it would be conditioned that it should be constructed inline and to comply with the details provided and thereafter maintained to meet those levels.

f) **PA26/06567: 29 Church Street, Padstow, PL28 8BG**

Cornwall Councils Planning Officer
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Checked 12 October 2026 at 3.00pm – No comments received.
Public comments from Cornwall Council planning portal
Checked 12 October 2026 at 3.00pm – No comments received.
Consultee comments from Cornwall Council planning Portal
Checked 12 October 2026 at 3.00pm – No comments received.

g) **PA26/06861: 1 Sarahs Close, Padstow, PL28 8BJ**

Cornwall Councils Planning Officer
Contacted Planning Officer 6 October 2026. No response received as at 12 October 2026.
Comments received to Padstow Town Council
Checked 12 October 2026 at 3.00pm – No comments received.
Public comments from Cornwall Council planning portal
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Consultee comments from Cornwall Council planning Portal
Checked 12 October 2026 at 3.00pm – No comments received.

h) **PA26/06850: 4-6 St Edmunds Lane, Padstow, PL28 8BZ**

Cornwall Councils Planning Officer
Contacted Planning Officer 7 October 2026. No response received as at 12 October 2026.
Comments received to Padstow Town Council
Checked 12 October 2026 at 3.00pm – No comments received.
Public comments from Cornwall Council planning portal
Checked 12 October 2026 at 3.00pm – No comments received.
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