PADSTOW TOWN COUNCIL -PLANNING & HIGHWAYS COMMITTEE: TUESDAY 13 JANUARY 2026

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

a) **PA25/07961: 11 Old Boatyard, North Quay, Padstow:**

Cornwall Councils Planning Officer
Contacted Planning Officer 5 January 2026. No response received as of 12 January 2026.
Comments received to Padstow Town Council
Checked 12 January 2026 at 2.40pm– None.
Public comments from Cornwall Council planning portal
Checked 12 January 2026 at 2.40pm – None
Consultee comments from Cornwall Council planning Portal
Checked 12 January 2026 at 2.40pm **Historic Environment Planning** Comment Date: Wed 17 Dec 2025 PA25/07961 - 11 Old Boatyard, North Quay, Padstow Demolition in a Conservation Area for the conversion of four existing windows into doors with Juliette balconies. The proposals also include some internal alterations. 1. Executive Summary of Consultation Response The significance of the heritage assets remains unaffected, the impact of the proposals is considered to be neutral. _____ 2. Key Considerations o Policy, Guidance & Constraints: The site is within the Padstow Conservation Area and is adjacent to the grade II listed Harbour Walls at the 'Old Boat Yard'. Section 66(1) of the 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) of the Planning (Listed Buildings and Conservation Areas) Act 1990 - Development must preserve or enhance the character or appearance of conservation areas. Part 16 of the NPPF and the accompanying planning practice guidance - Heritage assets are an irreplaceable resource and 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 (paragraph 202). Great 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 harm amounts to substantial harm, total loss or less than substantial harm to its significance (paragraph 212). Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear

and convincing justification (paragraph 213)

Policy 24 of the Cornwall Local Plan (2010-2030) - reinforces the requirement to conserve heritage assets having regard for their significance

o Assessment of Impact on Heritage Assets

The proposals have been assessed and are considered to have a neutral impact on the character and appearance of the Padstow Conservation Area and the setting of the Grade II listed quay walls.

o Potential Solutions or Mitigation Measures and Next Steps:
N/A

_____

3. Recommended Conditions
N/A

b) **PA25/09117: 14 Grenville Road, Padstow, PL28 8EX**:

Cornwall Councils Planning Officer
Contacted Planning Officer 5 January 2026. No comments received as of 12 January 2026.
Comments received to Padstow Town Council
Checked 12 January 2026 at 2.40pm – None.
Public comments from Cornwall Council planning portal
Checked 12 January 2026 at 2.40pm – None.
Consultee comments from Cornwall Council planning Portal
Checked 12 January 2026 at 2.40pm – None.