PADSTOW TOWN COUNCIL

Minutes of the Planning and Highways Committee meeting held on Tuesday 13 January 2026 at the Council Chamber, Station House, Station Road, Padstow at 7.00pm

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

In Attendance: S Daly (Assistant Town Clerk/Assistant RFO) and S Ford (Support Officer and minute taker)

P2025/67 **Apologies and Announcements:** i) No apologies were received; and ii) No announcements were made

P2025/68 **Declarations of interest**: None

P2025/69 **Public Participation:** There was no public participation

P2025/70 **RESOLVED** that the **Minutes** of the meeting held on **Tuesday 9 December 2025** be signed as a true record.

P2025/71 **Planning**

i. The following Cornwall Council planning decisions were noted:

a) **PA25/08386: 38 Dennis Road, Padstow, PL28 8DE**: Non material amendment to decision notice PA24/08283 dated 17.1.25 for removal of orangery with subsequent reconfiguration of rear patio, removal or parapet to single storey extension, removal of rooflight and east door opening to utility room, various internal layout changes / reinstatement of existing elements and reinstatement of existing north elevation kitchen door opening. **APPROVED**

b) **PA25/04951: Land North of 24 Duke Street, Padstow**: Proposed use of garden as wellbeing spa including a sauna, hot tub and cold ice bath with small reception and outside shower. **WITHDRAWN**

c) **PA25/07301: 31 High Street, Padstow, PL28 8BB:** Listed Building Consent seeking retrospective approval of extension to rear of cottage. **APPROVED**

d) **PA25/08150: 44 Egerton Road, Padstow, PL28 8DL**: Proposed front and rear extensions, alterations plus home office to garage with associated landscaping with removal of condition 2 in respect of decision PA21/04718 dated 25.4.22. **APPROVED**

e) **PA25/08051: 15 Duke Street, Padstow, PL28 8AB:** Listed building consent for refurbishment works including repairs to the existing windows, stonework re-pointing and the necessary repair or replacement of a windowsill. **APPROVED**

f) **PA25/08288: 5 Egerton Road, Padstow, PL28 8DJ**: Rear extensions, front porch and landscaping. **APPROVED**

g) **PA25/08296: 11 Porthilly View, Padstow, PL28 8DH**: Proposed single storey rear extension, new raised patio and alterations to existing dwelling. **APPROVED**

h) **PA25/08431: The Plantation, North of Hill Street, Padstow**: Works to Trees covered by TPO – G1 Elms, Fell; G2 Various, Prune; T1 Beech, Prune; G3 Lime and Cherry, Prune; G4 Sycamores, Prune. **APPROVED**

i) **PA25/08619: North Quay Parade, North Quay, Padstow, PL28 8AG**: Works to trees covered by a TPO (and possibly TCA also): Works to include the reduction of elm trees and ivy hedge, propose cut just below fenceline to allow for harbour view to be seen from the area above. **APPROVED**

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

a) **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. **SUPPORTED**

b) **PA25/09117: 14 Grenville Road, Padstow, PL28 8EX**: Change of use of ancillary accommodation to self-contained annexe and/or holiday unit. **SUPPORTED on condition that there is no access from Pellew Close, access only from Grenville Road.**

P2025/72 **A response to appeal to the Secretary of State for PA25/05946: 4 Ruthys Lane, Padstow was discussed:** 'Proposed conversion of dwelling into two units with extended side extensions to the north and west (re-submission of application PA21/04719)' without compliance with condition 2 and 3 of decision notice PA22/03842 dated 25 July 2022. It was **RESOLVED that no additional comment, modification or withdrawal be made to Council's previous response to this application.**

P2025/73 **The response to non-material amendment PA25/09436: Lobcray Cottage, 24A Church Lane, Padstow, PL28 8AY was noted**: Non material amendment in respect of Decision Notice PA23/09474 dated 24.1.24, namely, existing front windows to be changed to white PPC aluminium, style to match.

P2025/74 There were no **updates on Neighbourhood Development Plans (NDP) and the changing landscape** (standing item)

P2025/75 **Date of Next Meeting**: **Tuesday 10 February 2026.**

Meeting closed at 7.10pm