PADSTOW TOWN COUNCIL - PLANNING AND HIGHWAYS COMMITTEE: TUESDAY 11 AUGUST 2026

Agenda item 5i: 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) **PA26/03296: Churchey Cottage, Padstow, PL28 8LE**: Two storey side extension and outbuilding.
Padstow Town Council: **SUPPORTED**
Cornwall Council: **APPROVED** with conditions

b) **PA26/03254: Portscatho, Dobbin Close, Trevone, Padstow, PL28 8QS:** Demolition of existing property and erection of new self/custom build residential dwelling with associated building works with variation of condition 2 of decision notice PA25/01341 dated 13 May 2025.
Padstow Town Council: **SUPPORTED**
Cornwall Council: **APPROVED** with conditions

c) **PA26/02207: 16 & 18 St Saviours Lane, Padstow, PL28 8BD**: Extension with terrace above.
Padstow Town Council: **SUPPORTED**
Cornwall Council: **APPROVED** with conditions, including:

3 Prior to the first use of the terrace hereby approved, a privacy screen shall be erected on the eastern end of the terrace in accordance with plan number PL-P1 105 A. The screen shall be retained as such thereafter. Reason: To protect the privacy of occupiers of the host dwelling and neighbouring dwelling located to the south in accordance with policy 12 of the Cornwall Local Plan Strategic Policies 2010 - 2030 adopted November 2016

4 Prior to the first use of the terrace hereby approved, a glass balustrade shall be erected on the southern and eastern end of the balcony in accordance with plan number PL-P1-105 A. The balustrade shall be retained as such thereafter. Reason: To protect the privacy of occupiers of the host dwelling and neighbouring dwelling located to the south in accordance with policy 12 of the Cornwall Local Plan Strategic Policies 2010 - 2030 adopted November 2016.

d) **PA26/02208: 16 & 18 St Saviours Lane, Padstow, PL28 8BD**: Installation of enclosures to flat roof.
Padstow Town Council **SUPPORTED**

Following submission of the Town Council's consultee comment, the Planning Officer sent a 5-day protocol for this application. Details of the protocol and the Planning & Highways Committee Chair and Town Clerk response is detailed in agenda item 6 below.

Cornwall Council: **REFUSED** for the reason: "It has not been demonstrated that public benefits would be delivered that would outweigh the above identified harm to the setting and appreciation of the adjacent Grade II Listed building and to the character and appearance of the Padstow Conservation Area which must be given great weight in any planning balance. The application is therefore contrary to the aims and

intentions of Policy PAD4 of the Padstow Parish neighbourhood Plan 2018-2030, Policies 2, 12 and 24 of the Cornwall Local Plan Strategic Policies 2010-2030, policy C1 of the Climate Emergency DPD 2023 and paragraphs 199, 202 and 207 of the National Planning Policy Framework 2024. The works fail to accord with the Council's statutory duties under sections 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 in that the 1.5 metre louvred panel would result in a prominent and visually intrusive addition immediately adjacent to the Grade II listed building and garden wall. Furthermore, the use of the existing flat roof as a terrace, the associated activity and furniture and the continuous screening would urbanise this part of the site and diminish the historic integrity and legibility of the wall. Therefore, the proposed works do not preserve the setting of the adjacent listed building and would have an adverse impact upon the character or appearance of the Conservation Area".

Agenda item 5ii: Planning Applications for Consideration
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) **PA26/04111: 9 Church Street, Padstow, PL28 8BG**: Listed Building Consent for modifications to the internals of dwelling.

There have been no previous planning applications for this property.

b) **PA26/04643: 91 Sarahs View, Padstow, PL28 8LU:** Construction of a single storey extension.

There has been one previous planning application for this property:

E1/2009/00847 (July 2009): Erection of front porch and external works including formation of a decked terrace over a patio, screening walls and an outside shower:
Padstow Town Council: **SUPPORTED**
Cornwall Council: **APPROVED** with conditions

c) **PA26/04216: Casa Vista, The Close, Trevone:** Proposed landscaping works, parking reconfiguration, boundary treatments, external staircase, steps and associated works.

Previous applications for this property include:

PA26/04216 (June 2026): Proposed demolition of the existing garage and construction of a 1.5 storey extension, with associated alterations to glazing and internal layout with variation of Condition 2 of Decision Notice PA25/09698 dated 27.3.26. This application was made **INVALID** in July 2026, removed from the Planning Portal and no consultee response was required. This application is no longer available to view on the Planning Portal.

PA25/09698 (January 2026): Proposed demolition of the existing attached garage and construction of a 1.5 storey extension, with associated alterations to glazing and internal layout.
Padstow Town Council were unable to provide a consultee response due to the number of attendees at the Committee meeting and one declaration of interest, committee were not quorate for this item and unable to discuss.

Cornwall Council: **APPROVED** with conditions

PA25/06979 (October 2025): Proposed demolition of the existing attached garage and construction of a two-storey extension, with associated alterations to glazing and internal layout.
Padstow Town Council: **NOT SUPPORTED i)Overbearing ii) Overdevelopment iii) conflicts with Cornwall Local Plan Policies 2 and 12 iv) Does not comply with Cornwall Design Guide 2021; and v) Not in keeping with street scene**
This application was **WITHDRAWN**

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

PA26/02208: 16 and 18 St Savours Lane, Padstow: Installation of enclosures to flat roof.

At the Planning and Highways Committee meeting dated 9 June 2026, committee gave a consultee response of **SUPPORTED** to this application. The Planning Officer requested a 5-day protocol for this application as they were minded to recommend refusal of the application following careful consideration of the material planning considerations and recommendations of the Historic Environment Planning Officer. Committee to note that comments from Historic Environment Planning were not available at the time of the committee meeting.

In consultation with the Town Clerk, the Chair of the Planning & Highways Committee responded to the Planning Officer on 21 July 2026:

"Thank you for sending through the 5 day protocol for planning application PA26/02208 16 & 18 St Saviours Lane Padstow, after reading through the comments that the planning officer has listed which include how close the proximity is to the neighbouring property 20 St Saviours Lane, along with the height above the historic boundary wall which would also create a negative impact on the neighbouring listed property along with the impact created within the Padstow Conservation Area, I would like to now give the response as, Option 1 - Agree with the Officers recommendation."