PADSTOW TOWN COUNCIL - PLANNING AND HIGHWAYS COMMITTEE: TUESDAY 10 MARCH 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) **PA25/09117: 14 Grenville Road, Padstow, PL28 8EX**: Change of use of ancillary accommodation to self-contained annexe and/or holiday unit.
Padstow Town Council: **SUPPORTED on condition that there is no access from Pellew Close. Access only from Grenville Road**
Cornwall Council: **APPROVED** with conditions, including:

3 The development hereby permitted shall only be occupied: i) By members of the family or non-paying guests of the occupiers of the dwelling known as "14 Grenville Road" and shall not be used at any time as a separate residential unit of accommodation; or
ii) as a holiday letting unit which shall be used for holiday accommodation ancillary to the host dwelling known as "14 Grenville Road" and for no other purpose, including any purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 2020 (or any order that amends or revokes and/or re-enacts that order). As a holiday let, the unit shall not be occupied by any one person for more than 28 days in any calendar year. The dwelling known as "14 Grenville Road" and the letting unit shall be maintained as a single planning unit. The owner shall keep an up-to-date written register of the details of all occupiers of the letting unit, including their names and main home addresses, and shall make it available for inspection by the Local Planning Authority at all reasonable times.
Reason: The Local Planning Authority considers that the holiday letting unit hereby permitted would be inappropriate for occupation independent of the host dwelling, by virtue of the physical relationship between the two which would create inadequate levels of residential amenity for the occupiers of both, and in accordance with the aims and intentions of policies 5 and 12 of the Cornwall Local Plan Strategic Policies 2010 - 2030 and paragraph 135 of the National Planning Policy Framework 2024.

Following Committee's consultee response for this application, the Planning Officer contacted to advise, for information that "The plans demonstrate that access will remain as existing from Grenville Road, and no access is proposed as part of this application to the rear and those plans will be conditioned to be approved. Is it therefore not considered necessary to apply the requested condition, which is one of the condition tests".

b) **PA25/09638: 3 Bowen Gardens, Trevone Road, Trevone, PL28 8QD:** Variation of Condition 1 in respect of Decision Notice PA22/03670 dated 15 September 2022.

Condition 1 of Decision Notice PA22/03670 states: "The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans Referred to in Consideration of this Application". Reason: For the avoidance of doubt and in the interests of proper planning".

Padstow Town Council were **unable to comment on this application.** The rearranged date for the Committee meeting of 17 February 2026 was after determination date of 16 February 2026.

Cornwall Council: **APPROVED** with conditions, including:

3 No new doors or terracing shall be installed to the south/south eastern elevation of the garden room hereby approved without express consent from the Local Planning Authority. Reason: To discourage encroachment into the agricultural field and in accordance with Policy 12 of the Cornwall Local Plan 2010-2030 and 130 of the National Planning Policy Framework 2021.

c) **PA26/00172: Tesco Stores Ltd, Sarah's Lane, Padstow, PL28 8EL**: Proposed new DT Compressor Pack and Gas cooler installed on concrete plinth, new 2x AC units to be installed on a concrete plinth.
Padstow Town Council: **SUPPORTED**
Cornwall Council: **APPROVED** with conditions

d) **PA26/00833: Beachside, Beach Road, Trevone, Padstow, PL28 8RA**: Non-material amendment in relation to decision notice PA25/04641 dated 26 August 2025 for amendments to first floor windows.
Padstow Town Council: **Did not submit a comment for this application, as detailed in agenda item 7 below.**
Cornwall Council: **APPROVED** with conditions including:
The first floor window on the south elevation of the development hereby approved as shown on approved plan FN-2025-032 shall be installed with obscure glazing prior to the first use of the extension and shall be retained at all times. Reason: To protect the privacy of the occupants of the neighbouring property and in accordance with Policy 12 of the Cornwall Local Plan Strategic Policies 2010-2030 and paragraph 135 of the National Planning Policy Framework 2024.

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) **PA25/09142: Padstow Touring Park, Padstow, PL28 8LE:** Part change of use of land from agricultural to holiday park to facilitate the proposed siting of 34No static caravans and re-siting of 10No holiday static caravans permitted under application PA24/08377 along with associated infrastructure.

A number of applications have previously been submitted for this site. Most recent applications include:

PA24/02657: (8 May 2024) Change of use from agriculture to siting of 10No caravans and associated infrastructure (including internal roads, parking and bases).
Padstow Town Council: **NOT SUPPORTED**; **it would give rise to i) an uncharacteristic and unwelcome intrusion into this landscape, which is defined by, and protected for, its characteristic natural heritage; and ii) harmful effects and further cumulative intrusion into the Cornwall Natural Landscape.**
This application was **WITHDRAWN** on 9 July 2024.

PA24/08377: (December 2024) Change of use of land from agriculture to siting of 10no. static caravans and associated infrastructure (including internal roads, parking and bases).
Padstow Town Council: **SUPPORTED**
Cornwall Council: **APPROVED** with a number of conditions

b) **PA26/00728: Cranbrook, Trevone Road, Trevone**: Demolition of existing garage, front and side extension, new roof structure to the first floor to provide additional bedrooms and reconfiguration of the layout.

No previous planning applications have been received for this property.

c) **PA26/01093: Kingsley House, Trevone Road, Trevone**: Reconstruction of front bay window (roof retained).

Previous application for this property PA20/06321 (July 2020): Conversion of ground floor shop area to form additional living accommodation including reconfiguration of entrance and general alterations.
Padstow Town Council: **SUPPORTED request that post box be retained in same place.**
Cornwall Council: **APPROVED** with conditions, including:

3 The existing freestanding post box on the South East elevation of the site as shown on site layout plan 2095-03 shall remain in situ and shall not be removed thereafter without the prior written approval of the local planning authority. Reason: In the interests of maintaining heritage in accordance with policy 24 of the Cornwall Local Plan Strategic Policies 2010-2030.

d) **PA26/01096: Yellow Sands, 41 Treverbyn Road, Padstow:** Variation of Condition 2 in respect of Decision Notice PA25/05867 dated 29 October 2025.

With regard to the previous application PA25/05867 for Multi-functional sunken flat roof garden room. Rear extension with balcony. Replacement of existing balustrade and additional landscaping.
Padstow Town Council: **SUPPORTED provided public footpath remains open at all times**
Cornwall Council: **APPROVED**

Condition 2 of the Decision Notice for this application refers to: "2 The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans Referred to in Consideration of this Application". Reason: For the avoidance of doubt and in the interests of proper planning".

In the Design and Access Statement for the current application, the Architect advises that "…Since approval, further detailed site investigations have identified the presence of two South West Water sewers crossing the site. To avoid these constraints and ensure the long-term protection and maintenance of the sewer infrastructure, a minor amendment to the approved design is proposed…" and;

"The proposed changes relate solely to the siting and footprint of the approved Golf Simulator extension and can be summarised as follows:
• The Sim Room extension is to be relocated approximately 2.1 meters to the north of its previously approved position.
• The eastern extent of the building is to be reduced by approximately 400mm, resulting in a marginally smaller footprint"

e) **PA26/01265: The Shipwrights, North Quay, Padstow**: Advert Consent Replacement signage and external lighting to Grade II Listed Pub.

Most recent application for this property was:

PA23/09746 (December 2023): Listed Building Consent for installation of Public Access Defibrillator
Padstow Town Council: **SUPPORTED provided the advice given by Historic Environment Planning is taken into consideration and adhered to.**
Cornwall Council: **APPROVED** with conditions

Previous applications for internal and external works (replacement of spiral staircase, reopening of a former window to create a serving hatch and replacement of existing slate roof) have been **SUPPORTED** by the Council providing that there is no objection from the Conservation Officer. These applications have been **APPROVED** by Cornwall Council.

f) **PA26/01266: The Shipwrights, North Quay, Padstow:** Listed Building Consent: Replacement signage and external lighting to Grade II Listed Pub.

Previous applications as detailed above for 5ii e) PA26/01265.

Agenda item 6: PA26/00813: Tregella Place Camping and Caravanning, Tregella Lane, St Merryn, Padstow: Application for a Lawful Development Certificate for an existing use of land for ancillary uses to a camping and caravan site.

Committee are advised to note that unlike planning applications, certificates of lawful development are determined under delegated powers (Cornwall Council) and are assessed on matters of fact only, the planning merits of the development cannot be taken into consideration.

Following the submission of an application for a Lawful Development Certificate for an existing use of land for ancillary uses to a camping and caravan site, the Cornwall Council Senior Development Control Officer has asked the Town Council for their comments.

Do Committee have any matter-of-fact comments on this Lawful Development Certificate application?

Agenda item 7: To note response to non-material amendment for PA26/00833: Beachside, Beach Road, Trevone, PL28 8RA: Non-material amendment in relation to decision notice PA25/04641 dated 26 August 2025 for amendments to first floor.

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.

With regard to the previous application for PA25/04641:
Padstow Town Council **SUPPORTED**.
Cornwall Council: **APPROVED** with conditions.

Taking into account the response to the previous application, and the fact that there were no appropriate meetings scheduled to take place prior to the deadline, in consultation with the Committee Chair and Town Clerk, a response of **NO COMMENT** was returned to the Planning Officer on 12 February 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.