PADSTOW TOWN COUNCIL - PLANNING AND HIGHWAYS COMMITTEE: TUESDAY 13 OCTOBER 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) **PA26/04111: 9 Church Street, Padstow, PL28 8BG**: Listed Building Consent for modifications to the internals of dwelling.
Padstow Town Council: **SUPPORTED subject to Historic Environment Planning Officer's recommendations**
Cornwall Council: **APPROVED** with conditions

b) **PA26/04216: Casa Vista, The Close, Trevone, Padstow, PL28 8QT:** Proposed landscaping works, parking reconfiguration, boundary treatments, external staircase, steps and associated works.
Padstow Town Council: **SUPPORTED**
Cornwall Council: **APPROVED** with conditions

c) **PA26/05346: Curlews, Dobbin Close, Trevone, PL28 8QS:** Proposed single storey rear extension to provide enlarged dayroom area and bedrooms to existing detached house.
Padstow Town Council: **SUPPORTED**
Cornwall Council: **APPROVED** with conditions

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

Previous applications for this property include:

PA23/01870: Retrospective - Replacement of existing perimeter driveway gates:
Padstow Town Council: **NOT SUPPORTED i) totally out of character with street scene; ii) inside a conservation area; iii) concern for setting a precedence; iv) concerns over excessive height and bulk; and v) painting will not improve situation or make it visually better.**
Cornwall Council: **REFUSED** for the reason being:
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 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; and paragraphs 130, 134, 189, 199, 200, and 202 of the National Planning Policy Framework 2021. 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 by reasons of their dominating scale, design and siting the gates do not preserve the setting of the listed building would have an adverse impact upon the character or appearance of the Conservation Area.

PA23/01871: Listed Building Consent: Listed building consent for the retrospective replacement of existing perimeter driveway gates:
Padstow Town Council: **NOT SUPPORTED i) totally out of character with street scene; ii) inside a conservation area; iii) concern for setting a precedence; iv) concerns over excessive height and bulk; and v) painting will not improve situation or make it visually better.**
This application was **WITHDRAWN**

E1/92/0678: Erection of a garage
Due to age of the application, there is no record of a consultee response for this application.
APPROVED

E1/91/1528: Erection of extension to dwelling
Due to age of the application, there is no record of a consultee response for this application.
APPROVED

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

Previous applications for this property are listed in item 5ii a) above.

c) **PA26/06267: Abbey House, North Quay, Padstow:** Listed Building Consent: Removal of mezzanine to rear wing, repair cut trusses, replace inappropriate joinery and skirtings, regularise lime repointing and east elevation window arches and reveal repairs, retain existing concrete lintel to basement. Removal of first floor concrete lintel and stud partition to utility room and replace vinyl floor. Reinstate case iron hopper and downpipe, point exposed masonry and replace timber lintel to kitchen range and replace lime plaster within bedrooms 1 and 2.

There have been no previous planning applications received for this property.

d) **PA26/05986: 6 Dennis Road, Padstow, PL28 8DD**: Certificate of Lawfulness for existing use: Commencement of development approved under PA24/04595: Demolition of garage and creation of holiday/annexe.

Committee are asked to note that this is not a planning application as such. The Planning Statement submitted as part of the application advises that a *Certificate of Lawfulness* is being applied for is "to establish that the proposed works would establish a lawful implementation of the proposed development approved under the full application…." and that "….it is submitted that the issuing of a Certificate of Lawfulness to confirm that the details provided would result in a material start…."

The Council Support Officer contacted the Planning Officer for any comments for committee to take into account, as is usual for all applications sent for comment. The Planning Officer advised that once works commence within the three-year period set on the original planning application (PA24/04595) then the commencement of those works will become fact. Rather than submitting an application for a Certificate of Lawfulness, the Applicant could have instead chosen to email the Planning Officer direct and will have received the same response. The Planning Officer advised that a Committee response of Supported/Not Supported is not relevant in this case as it is not a planning application for approval of works, only that works are deemed to have been started within the three year period.

Previous application referred to above PA24/04595 (August 2024): Demolition of existing garage and creation of holiday/annexe:
Padstow Town Council: **NOT SUPPORTED i) overdevelopment of site; and ii) against PAD11 [Principal Residence Requirement Policy] in Padstow Parish Neighbourhood Plan**

A 5-day protocol was received following submission of the consultee response, with the Chair of the Planning Committee responding: *"Thank you for sending through the 5 day protocol for 6 Dennis Road planning application PA24/04595, I have read through the comments submitted by the planning officer and do feel that allowing properties in this case a garage turned into an annexe for the purpose of holiday letting is against PAD11(Principal Residence Requirement Policy), and allowing applications such as this to be approved is not helping with the housing needs of Padstow it is making it worse.*

We note that the application form specifies this application as "market housing", furthermore paragraphs 9.28 which provides the clarification for the development of PAD11 with the uncontrolled growth of dwellings used primarily for holiday accommodation, paragraph 9.27 also outlining holiday lets. This application is for holiday accommodation and as such is not a principal residence. Therefore, Padstow Town Council maintain their position in this regard.

What conditions are Cornwall Council proposing to ensure PAD11 is not circumvented? How can it ensure that this "property" will not be sold in the future for second homes/continued holiday lets.

For this reason, I would Agree to Disagree but that it be referred to Cornwall Council's Committee for consideration (Option 3).

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

1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission. Reason: In accordance with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).
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.
3 The development hereby permitted shall be used as annexe ancillary to 6 Dennis Road, Padstow or as holiday accommodation also connected with and not independent from that property and for no other purpose, including any other purpose in Class C3 of the Schedule of the Town and Country Planning (use classes) Order 1987, as amended. The existing house known as 6 Dennis Road, Padstow and the accommodation hereby approved shall be maintained as a single planning unit. The owner shall keep and up-to-date written register of the details of all occupiers of the annexe/holiday accommodation hereby permitted, including their names and their 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 proposed unit would be inappropriate for occupation independent of the main dwelling, by reason of its small scale and amenity which would be unsuitable for continuous independent occupation and to accord with Development Plan housing policies under which new unfettered open market housing would be subject to a Principal Residence Requirement.
4 With the exception of the roof lights shown on approved plans ref: 23316-PL-01 04 Rev A and 23316-PL-02-05 Rev A no new openings shall be added to the north-west or north-east elevations of the development hereby approved. Reason: To protect the privacy of occupants of the dwelling known as Lenloven, Dennis Road, Padstow and in accordance with Policy 12(2) of the Cornwall Local Plan 2010-2030

e) **PA26/06411: Land West of Trecerus Farm, Trecerus, Padstow:** Construction and operation of a micro battering storage unit

The Planning Statement for this application states "….a Battery Box is an ESS* that imports electricity from the local electricity network when demand for electricity is low or when there are high levels of renewable energy available. It then exports that electricity back to the grid when required during periods of high demand….."
** ESS – Energy Storage System*

There have been no previous planning applications for this property.

f) **PA26/06567: 29 Church Street, Padstow, PL28 8BG**: Proposed internal reconfiguration works to upgrade an existing property, single storey rear extension, minor landscaping and new sauna/welfare facilities.

There have been no previous planning applications for this property.

g) **PA26/06861: 1 Sarahs Close, Padstow, PL28 8BJ**: Proposed extension to include internal alterations.

There have been no previous planning applications for this property.

h) **PA26/06850: 4-6 St Edmunds Lane, Padstow, PL28 8BZ**: Erection of an extension to form two additional letting rooms and addition of solar panels on the roof.

Previous applications for this property include:

PA23/06865: (December 2023) Planning and Conservation Area Consent for the formation of an undergarden store - for bins, laundry and general storage
Padstow Town Council: **SUPPORTED: Subject to i) acceptable results of noise and odour reports, ii) Acceptable comments from Historical Environment Team**
Cornwall Council: **APPROVED** with conditions

PA23/06893: (December 2023) **PA23/06893**|Erection of an extension to form two additional letting rooms and addition of solar panels on the roof
Padstow Town Council: **SUPPORTED: Subject to i) any considerations given from the Heritage Statement, Arboriculture Statement and Ecological Appraisal being taken into account; and ii) suitable vehicular access to St Edmunds House**
Cornwall Council: **APPROVED** with conditions

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.