PADSTOW TOWN COUNCIL - PLANNING AND HIGHWAYS COMMITTEE: TUESDAY 9 JUNE 2026

Agenda item 6i: 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) **PA26/00813: Tregella Place Camping and Caravanning, Tregella Lane, St Merryn, Padstow, PL28 8LA**: Application for a Lawful Development Certificate for an existing use of land for ancillary uses to a camping and caravan site.
Padstow Town Council: **COMMENTS: i) Road does not comply with last planning application; ii) Reviewing all photographic evidence it is evidential in 2019 no caravans on lower part of field and from 2020 there was sporadic camping on site which would fall within the 28 day rule; and iii) The 23 month occupancy is only for the field area that was granted planning permission.**
Cornwall Council: **REFUSED** for reasons as follows:
1 Based on the documentation provided in support of the application and, having regard to information available to the authority, it is considered that the applicant has failed to demonstrate that, on the 'balance of probabilities' the lawful use of the land, for ancillary uses to the camping and caravan site, has not been established for the requisite period of time, in order the grant the Certificate.

b) **PA26/01338: Land North of 24 Duke Street, Padstow:** Application for Permission in Principle for the construction of a single new dwelling (minimum of 1, maximum of 1).
Padstow Town Council: In consultation with the Town Clerk and Chair of Planning and Highways Committee, the Planning Officer was advised on 31 March 2026 that **it would not be possible to provide a comment on this consultation within the specified timescale**, due to the Easter holiday period and not being able to hold meetings (as defined under the Local Government Act 1972). Committee members were advised of this response by email on 1 April 2026.
Cornwall Council: **Permission in Principle GRANTED**

c) **PA26/01313: Portscatho, Dobbin Close, Trevone, PL28 8QS:** Non material amendment in relation to decision notice PA25/01341 dated 13.5.25 to allow: 1) one set of steps with a deeper walkway connecting the two doorways at the rear of the property from the first floor; 2) Removal of chimney; 3) Void on ground floor to be used for storage with access from rear garden and garage.
Padstow Town Council: In agreement with Chair and Clerk, Response emailed to Planning Officer on 23 April 2026: **"I write to advise that in agreement with the Chair and Clerk, we will not be providing a comment as no meetings are arranged within the timescale specified".**
This application was **WITHDRAWN**

d) **PA26/01641: Rockpool, Trevone Road, Trevone, PL28 8QX:** Proposed first floor extension over existing first floor roof terrace, creation of new gable windows to bedroom and associated works.
Padstow Town Council: **SUPPORTED**
Cornwall Council: **APPROVED** with conditions

e) **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 holiday

static caravans and re-siting of 10No holiday static caravans permitted under application PA24/08377 along with associated infrastructure.
Padstow Town Council: **NOT SUPPORTED, for reasons outlined as per Cornwall National Landscape (AONB) comments and Planning Officer comments.**
This application was **WITHDRAWN**

f) **PA26/01063: St Edmunds Cottage, St Edmunds Lane, Padstow, PL28 8BZ**: Replacement of existing UPVC sash windows with white painted timber sash windows; erection of external log burning flue; construction of single rear dormer; installation of AC Condenser in garden area.
Padstow Town Council: **SUPPORTED provided comply with conditions set out by Historic Environment Planning.**
Cornwall Council: **APPROVED** with conditions

g) **PA26/01556: The Old Vicarage, Padstow, PL28 8RS:** Formation of additional access onto the B3276 and including improvements to the existing drive to facilitate safe vehicular access to and from the site.
Padstow Town Council: **SUPPORTED**
Cornwall Council: **APPROVED** with conditions

3 Before any other building or engineering works are carried out on the site, the visibility splays shown on drawing no. 2053 3 shall be set out free from obstruction above a height of 900mm relative to the adjacent carriageway and thereafter no obstruction shall be permitted within the approved visibility splays. Reason: To provide satisfactory sight lines in the interests of highway safety and in accordance with the aims and intentions of paragraph 116 of the National Planning Policy Framework 2024.
4 The access surface from the highway to a distance of 5 metres within the application site shall formed from a permeable, consolidated material. Reason: In the interests of highway safety.

h) **PA26/01557: The Old Vicarage, Padstow, PL28 8RS**: Listed Building Consent for formation of additional access onto the B3276 and including improvements to the existing drive to facilitate safe vehicular access to and from the site.
Padstow Town Council: **SUPPORTED**
Cornwall Council: **APPROVED** with conditions

Agenda item 6ii: 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) **PA26/02599: The Old Vicarage, Padstow, PL28 8RS:** Demolition of C20 extension, garage and conservatory, new single storey extension with roof terrace over, two storey extension with balcony at first floor, changes to fenestration, internal alterations and change of use from former vicarage and four holiday lets to a single dwelling house.

There have been two previous applications for this property dated 1996 included works to replace windows, replace a section of flat roof, remove and replaster external walls, replacement of rainwater gutters and pipes and removal of remains of the chimney to below roofline. Both applications were approved/approved with conditions.

A further application PA26/01556 dated March 2026 for the formation of additional access onto the B3276 and including improvements to the existing drive to facilitate safe vehicular access to and from the site.
Padstow Town Council: **SUPPORTED**
Cornwall Council: APPROVED as detailed in item 6i g) above.

b) **PA26/02600: The Old Vicarage, Padstow, PL28 8RS:** Listed building consent for demolition of C20 extension, garage and conservatory, new single storey extension with roof terrace over, two storey extension with balcony at first floor, changes to fenestration, internal alterations and change of use from former vicarage and four holiday lets to a single dwelling house.

Previous applications as listed for item 6iii a) PA26/02599 above.

c) **PA26/02831: Treverbyn Guest House, Station Road, Padstow:** Extensions to main dwelling, alongside the reconfiguration of the existing garage and outbuildings. At ground floor level, the extension provides improved kitchen, dining, living and reception spaces. The first floor will accommodate three en-suite bedrooms and a home office, with a further three bedrooms and a secondary living space at second floor level. To the rear, a new outdoor swimming pool is proposed as a gym and sauna. A new garage building, including storage and refuse provision, will be constructed with access from Treverbyn Road.

There have been a number of applications for this property including:

PA23/06012 (August 2023): Change of use of Treverbyn, Station Road, Padstow from a guest house to a single residential dwelling. Applicant – Previous owner.
Padstow Town Council: **SUPPORTED**
Cornwall Council: **APPROVED**

E1/2009/00763 (July 2009): Construction of single residential dwelling in the grounds of an existing residential dwelling
Padstow Town Council: **NO COMMENT**
Application **WITHDRAWN**

E1/1999/0628 (June 1999) Erection of extension to form en-suite bedrooms
A response from Padstow Town Council is not recorded
Cornwall Council: **APPROVED** with conditions

E1/94/0182 (March 1994) Erection of 4 bedroom house and integral garage
A response from Padstow Town Council is not recorded
Cornwall Council: **REFUSED**

E1/94/0584 (May 1994): Erection of a 4 bedroom house and formation of vehicular access to station road
A response from Padstow Town Council is not recorded
Cornwall Council: **REFUSED**

d) **PA26/02858: White Waves, Parkenhead Lane, Trevone**: Removal of existing conservatory and construction of new single storey extension.
Previous applications for this property include:

E1/2004/01697 (July 2004): Erection of extension to form garage and utility room with bathroom/wc and studio over to replace existing garage/utility; erection of

conservatory; erection of new roof construction including dormers; reconstruction of porch and infilling of loggia.
Padstow Town Council: **Objection - overdevelopment of the site would affect the amenities access and egress would be limited the height would be intrusive and contrary to policy DVS1 of the Local Plan**
Cornwall Council: **APPROVED** with conditions including:

2) Before the development hereby permitted is brought into use, the window(s) shown coloured blue on the approved plan shall be obscure glazed in accordance with a sample of obscure glass previously submitted to and approved by the Local Planning Authority. The said windows shall thereafter remain obscure glazed and shall not be altered or changed without the express consent of the Local Planning Authority. Reason: In order to protect the privacy and amenities currently enjoyed by the adjoining property.

3) The garage hereby permitted shall be used only for the storage of private motor vehicles and other items incidental to the occupation and enjoyment of the dwelling and for no other purpose (including use for residential occupation). Reason: To ensure satisfactory provision for off street parking in the interests of highway safety.

E1/2004/00153 (January 2004): Erection of extension to form garage and utility room with studio and bathroom/wc over to replace existing. Erection of conservatory extension. Extension to existing dormer and construction of new. Erection of porch and infilling of loggia.
A response from Padstow Town Council is not recorded.
Cornwall Council: **REFUSED** for the following reason:

1 The proposed development, if permitted, on account of its over bulky and irregular design, and oversized formers would not respect the scale, character and appearance of the existing dwelling or the immediate surroundings and the wider environment……

e) **PA26/02608: 14 Cross Street, Padstow, PL28 8AT**: Listed Building Consent for: Removal of cement based pointing to the front elevation and repointing in lime mortar, reinstating traditional rainwater goods, replacement of defective windows with historically appropriate sash windows, and a limited internal opening to improve light and circulation in a manner consistent with the approved arrangement and internal alterations.

There have been no previous planning applications for this property.

f) **PA26/03399: Land East of 16 Grenville Road, Padstow, PL28 8EX**: Permission in Principle for the construction of 1 dwelling (minimum 1, maximum 1).

Previous applications have been received for the property at 16 Grenville Road, Padstow. No previous applications have been received for the land east of 16 Grenville Road.

g) **PA26/03296: Curchey Cottage, Padstow, PL28 8LE:** Two storey side extension and outbuilding.

Previous applications for this property include:

PA22/06719 (August 2022) Erection of dwelling:
Padstow Town Council: **SUPPORTED**
Cornwall Council: **APPROVED** with conditions including:

2 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). 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. The dwelling hereby permitted shall not be occupied otherwise than by a person as their only or principal home and so shall not be used or occupied as a second home or holiday letting accommodation. The Occupant will supply to the Local Planning Authority (within 14 days of the Local Planning Authority's written request to do so) such information as the Authority may reasonably require in order to determine whether this condition is being complied with. Reason: In order to safeguard the sustainability of the settlements in the Padstow Neighbourhood Development Plan area, whose communities and facilities are at risk of being eroded through the high proportion of housing stock not being occupied on a permanent basis, The condition seeks to ensure that the new dwelling is occupied by persons in compliance with policy PAD11 of the Padstow Neighbourhood Development Plan 2018-2030. Informative This condition shall not preclude periods of occupation by visiting guests but those visiting guests will not individually or cumulatively contribute towards the occupation of the property as a Principal Home. The condition will require that the dwelling(s) is/are occupied only as the primary (principal) residence of those persons entitled to occupy them. Occupiers of homes with a Principal Residence condition will be required to keep proof that they are meeting the condition, and be obliged to provide this proof if/when the Local Planning Authority requests this information. Proof of Principal Residence is via verifiable evidence which could include, for example (but not limited to) residents being registered on the local electoral register and being registered for and attending local services (such as healthcare, schools etc).

An application PA21/00471 was submitted for Land North East of Curchey Cottage in 2021 for: Proposed conversion of stable building into a single dwelling:
Padstow Town Council: **SUPPORTED**
Cornwall Council: **APPROVED** with conditions

h) **PA26/03373: Mowbray, Crugmeer, Trevone:** Installation of french doors and first floor balcony in east elevation.

There have been no previous planning applications for this property.

i) **PA26/02207: 16 And 18 St Saviours Lane, Padstow**: Extension with terrace above.

There have been a number of planning applications for 16 St Saviours Lane, Padstow as follows:

PA26/01947: Demolition of outbuildings and construction of replacements.
Padstow Town Council: **SUPPORTED**
Cornwall Council: **APPROVED** with conditions, including:

3 The outbuilding hereby permitted shall be used only for purposes ancillary to the dwelling known as 16-18 St Saviours Lane and shall not be sold, let or used at any time as a separate unit of accommodation. Reason: The Local Planning Authority consider that the proposed building would be inappropriate for accommodation independent of the main dwelling by virtue of the physical relationship between the building and the main house which would create inadequate levels of residential

amenity for the occupiers of both contrary to policies 12 and 13 of the Cornwall Local Plan Strategic Policies 2010 2030.

4 No new window or external openings shall be added to the south elevation of the development hereby permitted. Reason: To protect the privacy of the occupants of the neighbouring properties 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.

E1/2002/2691 (December 2002): Conservation Area Consent for demolition of No 16 and refurbishment, alteration and erection of extension to No. 18:
Padstow Town Council: Due to age of application, there is no record of Padstow Town Council's response to this application
Cornwall Council: **APPROVED** with conditions

E1/2002/2692 (December 2002): demolition of No 16 and refurbishment, alteration and erection of extension to No. 18:
Padstow Town Council: Due to age of application, there is no record of Padstow Town Council's response to this application
Cornwall Council: **APPROVED** with conditions

There have also been a number of planning applications for 18 St Saviours Lane, Padstow as follows:
E1/2003/01240 (August 2003): Listed Building Consent for erection of kitchen extension:
Padstow Town Council: **SUPPORTED - but would like it built in stone not red brick**
Cornwall Council: **REFUSED**
This application went to Appeal. APPEAL DISMISSED. Due to the age of the application there is no further information on the Appeal

E1/2002/2691 (December 2002): Conservation Area Consent for demolition of No 16 and refurbishment, alteration and erection of extension to No. 18 and E1/2002/2692: demolition of No 16 and refurbishment, alteration and erection of extension to No. 18 – both detailed as above for No 16.

E1/89/1029 (April 1989): Erection of extension:
This application was **APPROVED** by Cornwall Council. Due to the age of the application there is no record of any conditions set by Cornwall Council or the response by Padstow Town Council.

j) **PA26/02208: 16 and 18 St Saviours Lane, Padstow**: Installation of enclosures to flat roof.

Previous applications as detailed in 6ii) i) above.

k) **PA26/02707: Rosevine, Dobbin Lane, Trevone, Padstow**: Application for Permission in Principle for demolition of existing dormer bungalow and the construction of up to 2 dwellings (minimum of 2, maximum of 2).

There are no previous planning applications recorded for this property.

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.