PADSTOW TOWN COUNCIL

Minutes of the Planning and Highways Committee meeting held on Tuesday 8 September 2026 at the Council Chamber, Station House, Station Road, Padstow at 7.00pm

Present: Councillors R Higman (Vice Chair and Chair for the meeting), G Chapman, J Kent, C Newman and A Rees

In Attendance: Mrs K Pemberton (Town Clerk) and S Ford (Support Officer and minute taker)

P2026/29 **Apologies and Announcements:** i) Apologies were received from Councillor J O'Keefe; and ii) There were no announcements.

P2026/30 **Declarations of interest**: None.

P2026/31 **Public Participation:** None.

P2026/32 **RESOLVED** that the **Minutes** of the meeting held on **Tuesday 11 August 2026** be signed as a true record.

P2026/33 **Planning**

i. The following Cornwall Council planning decisions were noted:

a) **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. **APPROVED**

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

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

a) **PA26/05346: Curlews, Dobbin Close, Trevone, Padstow:** Proposed single storey extension to provide enlarged dayroom area and bedrooms to existing detached house. **SUPPORTED**

b) **PA26/04824: 20 St Saviours Lane, Padstow, PL28 8BD:** Listed building consent: Removal of the existing external render on the rear elevation. It will be re-rendered uniformly using a traditional, fully breathable, three-coat lime render system. **SUPPORTED provided Historic Environment satisfied.**

P2026/34 **Planning Inspectorate Appeal Decision: 4 Ruthys Lane, Padstow, PL28 8AZ:** The outcome of this appeal was noted.

P2026/35 Cormac Consultation: Trevisker Garden Centre, Padstow, PL28 8LD

There was much discussion on this item. **RESOLVED to object** for the following reasons: i) until wider consideration on use of layby is undertaken. Committee noting it was well used and ii) concern with the South side due to safety on 50mph road, traffic backing up on the corner which has a restricted view.

P2026/36 Cornwall Council Planning Committee Reform and New Member and Local Council Protocols

Committee members discussed the proposed Local Council protocols, particularly:

- Gateway Test for applications to go to Cornwall Council Planning Committee;
- Unclear terminology on Member and Local Council protocols; and
- Reduction of Town and Parish Councils' ability for local views to be taken into account, especially in the event of 5-day protocols if Town/Parish Councils still stating their concerns, alongside a significant drop in eligible applications able to go to Cornwall Council Committee to hear Town/Parish Council views.

RESOLVED to respond to the Cornwall Council survey on CC's Planning Committee Reform and protocols as follows:

- *How has your experience been using the existing protocols?* **NEUTRAL**
- *Overall, how clear do you find the revised protocols?* **VERY UNCLEAR**
- *Please explain the reasons for your response to the question above*: **Terminology, ie- i) unclear who/what is the Group Leader, mentions Member then Divisional Member (are they the same?). ii) Refers to "Clerk to respond to consultations…" This should say "Local Council to respond to consultation…" The Parish/Town Council are the consultee.**
- *Is there anything missing from the protocol that would help local councils and members work effectively with planning officers under the new national arrangements?* **YES**
- *Please tell us what is missing*: **Greater transparency of local engagement and greater flexibility for matters referred to Committee if 'ground swell' of local opinion.**
- *Taking account of Cornwall's geography and the number of parish and town councils, what do you think is the most practical and useful way for Cornwall Council to engage with you on wider planning matters, such as the Local Plan, neighbourhood planning, planning reform and infrastructure issues? (rank options in order of preference 1-7)*
  1 In person local meetings
  2 Cornwall Planning Partnership meetings
  3 Workshops/Discussion sessions
  4 Online briefing sessions
  5 Community Area Partnership (CAP) meetings
  6 Written guidance/explainers
  7 Email updates/newsletters

P2026/37 **Standing Item: NDP:** There were no updates on this agenda item.

Thanks were expressed by Councillor Newman to the Council Support Officer for assistance with regard to information on road closures in Trevone. One closure had been postponed until after the summer season.

The Town Clerk confirmed that moving forward the Council Support Officer will email road closures to Council members for information and add to the Full Council CFI item for information.

P2025/38 **Date of Next Meeting**: Tuesday 13 October 2026, 7.00pm.

Meeting closed at 7.47pm