PADSTOW TOWN COUNCIL - PLANNING AND HIGHWAYS COMMITTEE: TUESDAY 14 APRIL 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) **PA26/00239: 20 Boyd Avenue, Padstow, PL28 8ER:** Reconstruction of existing ground floor external walls, ground floor extension, internal alterations and associated works.
Padstow Town Council: **SUPPORTED**
Cornwall Council: **APPROVED** with conditions

b) **PA25/09698: Casa Vista, The Close, Trevone, PL28 8QT**: 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 was unable to comment on this application: Due to number of Councillors in attendance and one declaration of interest for this application at Planning & Highways Committee on 17 February 2026, committee were not quorate for this item and unable to discuss. The Council Support Officer emailed the Planning Officer on 18 February 2026 to advise Council were unable to comment and the reason why, with the same being minuted.
Cornwall Council: **APPROVED** with conditions

c) **PA26/00728: Cranbrook, Trevone Road, Trevone, PL28 8QX:** Demolition of existing garage, front and side extension, new roof structure to the first floor to provide additional bedrooms and reconfiguration of the layout. **APPROVED**
Padstow Town Council: **SUPPORTED**
Cornwall Council: **APPROVED** with conditions including:

3 No new window or external openings, other than that shown on the approved plans, shall be added to the south east 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.

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) **PA26/01209: 22 Church Lane, Padstow, PL28 8AY**: Listed Building Consent to remove the existing natural slate roof which will then be refurbished if necessary and returned to the roof.

Previous applications for this property include:

PA24/09184 (January 2025): Replacement of windows and door to existing Listed dwelling

Padstow Town Council: **SUPPORTED**
Cornwall Council: **APPROVED** with one condition

PA24/09185 (January 2025): Listed building consent for replacement of windows and door to existing dwelling
Padstow Town Council: **SUPPORTED subject to compliance with Historic Environment Planning's comments on photographs and suggestions regarding windows**
Cornwall Council: **APPROVED** with conditions including:

2 The works hereby consented 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 works hereby consented shall be undertaken in accordance with the submitted schedule of works document, ref. BMB 643 SOW, received 02 December 2024, and maintained and retained as such thereafter. Reason: To ensure the works are undertaken in a manner which safeguards the character and fabric of the grade II listed building and its setting, and to preserve the character and appearance of the Padstow Conservation Area, in accordance with the aims and intentions of Policies 2, 12 and 24 of the Cornwall Local Plan Strategic Policies 2010-2030.

b) **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.

The architect states within the application documents that there are two separately owned dwellings on the site. Current access provides one way in and one way out of the site via a single lane driveway with no laybys to pull into, therefore sometimes causing congestion at the entrance with vehicles having to wait on the B3276 before entering the site. Application proposes that one access could be used to enter the site and one used to exit the site.

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.

c) **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.

Previous applications as detailed for PA26/01556 in 5ii b) above.

d) **PA26/01641: Rockpool, Trevone Road, Trevone**: Proposed first floor extension over existing first floor roof terrace, creation of new gable windows to bedroom and associated works.

There have been a number of historical applications for part of this property when it was one joint dwelling, along with the property now known as 'Newlands', for works including erection of a double garage, alterations to existing house, shop and stores, enlarge kitchen porch.

More recent applications include (Rockpool became a separate dwelling in 2008 - Committee to note that some of the applications below prior to 2008 relate to the

property when it was adjoined to ancillary accommodation and considered a single dwelling):

E1/2004/02293 (2004): Conversion of existing owner's accommodation to one, three bedroom self-catering holiday unit, erection of first floor extension over part of existing flat roof single storey hotel bedroom wing to accommodate one, two bedroom self catering holiday unit, demolition of existing garage and erection of first floor extension over northern end of hotel bedroom wing together with two storey extension to provide owner's accommodation. Extension to two ground floor bedrooms.

Due to the age of the application, there are no documents available and no record of Padstow Town Council's response.
Cornwall Council: **REFUSED**

E1/2005/00451 (2005): Renovation and modernisation of existing hotel including demolition of flat roof extensions and erection of new owners accommodation
Padstow Town Council: **SUPPORTED**
Cornwall Council: **APPROVED** with conditions

E1/2008/00919 (2008): Change of use of Trevone Beach House and its ancillary accommodation into two residential units with renovation works (units now known separately as Rockpool and Newlands).
Padstow Town Council: No record of response
Cornwall Council: **APPROVED** with conditions

e) **PA26/01063: St Edmunds Cottage, St Edmunds Lane, Padstow:** Replacement of existing UPVC sash windows with white painted timber sash windows; erection of external log burning flue; construction of a single rear dormer; installation of AC Condenser in garden area.

There have been no previous planning applications for this property.

f) **PA26/02024: 8 Barrys Lane, Padstow, PL28 8AU**: Proposed extension, loft conversion, remodelling and replacement annexe (resubmission of approved scheme).

As part of the application documents, the Architect advises …."Planning permission was previously granted for an identical scheme under reference PA22/07012 in October 2022. As the development was not commenced within the statutory three-year period, that permission has now lapsed. The current submission replicates the approved scheme in full, with no material changes to the siting, layout, scale, height, masking, design approach or external appearance of the development…"

Padstow Town Council's response to previous application PA22/07012 was:
Supported provided access to the Little Theatre is maintained throughout the duration of the work and assurance any damage incurred to the Little Theatres wooden buildings close to the dividing wall are made good.
Cornwall Council: **APPROVED** with conditions, including:

3 The annexe hereby permitted shall only be occupied by members of the family or non-paying guests of the occupiers of the dwelling known as 8 Barrys Lane and shall not be sold, let or used at any time as a separate residential unit of accommodation. Reason: The Local Planning Authority consider that the proposed annexe would be inappropriate for accommodation independent of the main dwelling by virtue of the physical relationship between the annexe 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.

No other applications have been received 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.

6. To note response to **PA26/01339: 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).

Council received an invitation to comment on the above application, giving a deadline date for response by 2 April 2026. The Support Officer requested an extension from the Planning Officer to 15 April 2026 to allow the application to be discussed at Committee on 14 April 2026. This request was declined by the Planning Officer, with a date of 9 April being advised as the latest date for which comments would be able to be received.

In discussion with the Town Clerk and Chair of Planning & Highways Committee, the Support Officer emailed the Planning Officer on 31 March 2026 with the following response:

"Thank you for inviting Padstow Town Council to provide a Consultee response on application PA26/01338, Land North of 24 Duke Street: Planning in Principle for the construction of a single new dwelling (min 1, Max 1) and your email advising that the latest date for you to receive a consultee response from the Town Council would be 9 April 2026.

In consultation with the Town Clerk and Chair of the Planning and Highways Committee I write to advise that it will not be possible to provide a comment on this consultation within your specified timescale. Due to the Easter holiday period and not being able to hold meetings (as defined under the Local Government Act 1972) the earliest Council could consider the matter is the 14 April.

Committee members were advised of this 'no comment' response by email on 1 April 2026.