Tabled Paper

PADSTOW TOWN COUNCIL
COMMUNITY AND FACILITIES COMMITTEE: 7 JULY 2026

AGENDA ITEM 16: White Shelter Area Improvements

1. Overview

1.1 Committee requested that a condition survey be undertaken on the North Quay parade and its shelters. It should be noted that improvement works are flagged in the Council's Business Plan for this project to take place during 2027/28.

2. Condition Reports

2.1 Committee at its meeting in February 2026 considered the conditions reports being mindful of its future plans for the area and being proportionate in any action taken.

2.2 Some minor work has taken place to remove sharp edges on some of the paving slabs, as well as general weeding and maintenance along the slabbed area.

2.3 The Town Clerk has flagged concerns with movement of the top path leading to Stile Field to Cornwall Council (CC). This has been raised with CC in the past resulting in top fencing being moved back in the area and CC putting in drainage.

2.4 Generally both shelters are structurally sound however, White Shelter does have issues with water ingress predominately due to the fabric of the building set below ground level. There are also vegetation and debris leaning up against the back wall, which do need to be removed to prevent further damage. There is some cracking and exposed reinforcement in some areas that will need to be rubbed down and prepared with a rust inhibitor, pinned and concreted or render finishes. These matters will need to factor into any planned works.

2.5 Claude Berry Shelter will need its flat roof addressed in the near future. Missing capping stone missing to be replaced. Both shelters seating to be rubbed down and repaired.

3. CC Enquiries

3.1 **Wall/cliff:** CC has confirmed that they accept that the surface of the footpath (leading to Stile Field) is their responsibility. They further advise that the general rule is that where a retaining wall and/or cliff was constructed specifically to create the footpath in the first instance then it is most likely part of that overall liability. In some instances, however retaining walls are constructed subsequently to allow areas below the path to be developed. At the time of writing this report CC are still undertaking enquiries concerning the wall/cliff adjacent to the area at North Quay.

3.2 The Town Clerk has provided further information to them which includes reports being made to sections of the wall to be fixed, which CC undertook. Namely, missing masonry to the section of wall nearest the town (fig 1) and fixing the metal handrail (fig 2).

Fig 1

Fig 2

3.3 PTC's owns and has registered land at North Quay. CC Highways has also confirmed they do not consider any of the slabbed area is highway. If it were a footpath it would be in tarmac. CC Footpaths confirmed that some "sort of notice of intention" for any works would suffice and therefore has no issues with PTC progressing its plans to improve the slabbed area. Town Clerk recommends keeping them informed/updated.

4. Way Forward

4.1 Whilst there is further information awaiting from Cornwall Council they doesn't seem to have an issue with PTC progressing with its plans. Therefore, Committee is asked to consider how they wish to progress, would they like a small group of Committee members to meet and work up ideas/proposals over the coming weeks so Committee may consider the same at its next meeting (1 September 2026)?