

Responses to Questions received from members of the public during the month of October 2023

2nd October (Received during public participation at the PPC Full Meeting)

- Is there any public evidence of the project that the group may not have sight of?
Without seeing the base of documentation you describe the council cannot comment on this.
- Why is there no allowance on the HOT for the council to halt the project if they are not satisfied with how the project is progressing?
The option agreement did include a clause stating that the developer must submit a draft planning application to the parish council for approval prior to submission to Cornwall Council which could not be unreasonably withheld.
This clause was agreed after taking legal advice from our solicitors. Portreath Parish Council has not been dis-satisfied on the progress of the project.
- Will the NDP be reviewed to add the proposed site as an area designated for development?
The Council has no plans to review the NDP at this time and have been advised by the CC Portfolio Holder that reviews are only possible if the whole NDP process is repeated.
- Why additional clerical support could not be made available to the Clerk?
Portreath Parish Council recognises that extra clerical support is needed, but at present the council does not have the facility, physically or budgetary to provide it. Councillors are providing support by trying to lighten the clerk's workload wherever possible, however the council recognises that individual councillors do not have the relevant experience or training to be able to fully support the role.
Councillors intend on providing further clerical assistance in the future, but this will need to be planned for in future budgets and be reliant on the success of the project to provide a parish office and community hub, which will not likely be operational before January 2025.
- Why the council wanted to move forward with the project?
The need for affordable housing in the parish was identified as a major issue for Parishioners during the NDP process. Portreath Parish Council also identified the need for truly affordable housing in the parish of Portreath during the start of the housing crisis in 2021. Councillors studied the housing need for the parish, which at the time stood at 24 households. This figure was provided by Cornwall Council, taken from the Cornwall housing register and includes only those with a local connection to the parish of Portreath. The current housing need for the parish is 60 households.
- What the money generated by the sale of the land was ring fenced for?
Any money generated by the sale of the former WAAF site will be ringfenced for the benefit of the community. This was the agreement made with Cornwall Council when they agreed the removal of the overage clause for the potential 100% affordable housing development.
- Why does the council need a parish office?
Portreath Parish Council has grown significantly in recent years. It is no longer suitable for the Clerk to work solely from home. The Council recognise the need to expand its staff and this is not possible whilst the Clerk works solely from home. The parish office and community hub will provide space for the Clerk and future council staff to work from, and a space for the council to engage with parishioners rather than relying on the use of local cafes, pubs and taking up booking space in the community halls.

- Why could the council not utilise the community spaces in the parish as office space?
There is no suitable community space available for hire. All the community halls have regular bookings, which would not allow space for a dedicated office for council staff.
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3rd October (received by email, following email dated 2nd October. This email dated the 2nd October was responded to in the consolidated responses agreed at the meeting on the 2nd October which was circulated on the 5th October.)

- Hi. Thank you so much for your reply which we are yet to receive from you.
Quiet honestly the way this development is being handling by the council is quiet shocking to be honest. Your complete lack of communication with us is unacceptable. We are Cornwall's Badger group and seeing as you have active setts on the land we are and will be involved to make sure they stay safe and that regulations are not broken.
We have also tried to speak with Classic Builders who are being as difficult as the Portreath parish is.
Just so you are aware we have emailed Natural England. The Badger Trust, The council and our wildlife officer and explained the situation as to what is going on at the moment.

The badger trust emailed us today with this.

Thank you for the updates.

Water drilling the boundary of the exclusion zone should be a minimum 30m from sett entrance 100m would be the distance should pile driving or blasting work be required and would normally be under licence. It may be helpful to have dialogue with the contractors when drilling work commences. If a protection zone can be around the active sett it would help against any damage. The Natural England standing advice you may find helpful on work around protected species

So perhaps seeing as you still are the owners of this land. You can make sure that those distances are adhered to.

Regards CBG

<https://cornwallbadgergroup.org/>

Response sent: 5th October 2023

Please note, that the above email was also circulated to Councillors and Classic Builders on the 5th October, the original sender was copied into the email.

Good Afternoon

You will see a response to your email dated 02/10/2023 has been sent this afternoon, however I have attached the council's response again just in case this has not reached you.

[Responses to correspondence received regarding the potential 100% affordable housing development at the Former WAAF Site during the month of September 2023 – Agreed at the Full Meeting of Portreath Parish Council held on the 2nd October 2023. Published 6th October 2023](#)

The council notes the points raised in your email below and I will ensure these are shared with councillors and Classic Builders (SW).

4th October 2023 (received by email)

- Under freedom of information laws could I please have a copy of the contamination report as referred to by the previous Clerk Mrs Oates.

Response sent: 10th October 2023

[WAAF Site Land Contamination Report dated 15/02/10](#)

5th October 2023 (received by email)

- We reviewed all parish council minutes, NDP data (on website) and facebook posts to ascertain the engagement process and the decision making process for affordable housing on the WAAF site. Is there any other evidence that the Parish Council took into account in reaching their decision that you can signpost us to and why was no public engagement undertaken before entering into a relationship with Coastline.?

Without seeing the base of documentation you describe the council cannot comment on this, however you may wish to look at the Former WAAF Site page, the FOI page, and the Council's Annual report published on the Portreath Parish Council website.

[Home - Portreath Parish Council \(portreathpc.co.uk\)](http://portreathpc.co.uk)

- Given the government guidance describes "allocating new sites for development" as a material modification which would require the NDP to be changed and subject to further examination and inspection what are the Parish Council's intentions with regards the NDP?

The council has no intention to review the NDP at this time and have been advised by the CC Portfolio Holder that reviews are only possible if the whole NDP process is repeated.

- We believe there was a commitment to dig channels no wider than 1.5 metres which was not adhered to (our notes from the Parish Council meeting in September) what contractual leverage does the Parish Council have in relation to managing possible breaches?

There was no such commitment made by either the Council, Classic Builders (SW) or Coastline Housing.

- The Chair has mentioned at two meetings now that lessons have been learned. What are these lessons and what is going to be different as a result of them being learned?

In future the council will endeavour to better consult the public when embarking of projects of all size.

- the chair has said on more than one occasion that he can pick out parts of the NDP that are more important. This is not accurate, please note 7.1.4 of the NDP *It is important to understand that each policy should not be read in isolation. Planning law makes clear that the development plan is required to be read as a whole.*

Can you confirm that you will draw this to councillors' attention, and can it be raised / minuted at the next Parish Council that this is now clear to councillors.

Yes, I can confirm that this has been brought to the attention of councillors.

23rd October 2023 (received by email)

- Thanks Lucy . As an aside who has submitted the planning application is it Coastline or Classic ?

Response sent 23rd October 2023

I believe the application is made jointly by Classic Builder and Coastline.