

**Minutes for the Planning of PORTREATH PARISH COUNCIL  
on Monday 31<sup>st</sup> July 2023, at St. Mary's Church Hall, from 6:30pm**



Councillors: Mr. I. Stewart, Mr S Goodwin, Mrs V Webb, Mr. M. Hitchen, Mrs S Nash & Ms. J. Parker  
Cornwall Councillor Dave Crabtree  
50 Members of the Public  
1 Representative from Coastline Housing  
2 Representatives from Gwel an Mor  
Lucy Jose, Clerk to the Council

Abbreviations:

<b>CC</b>	Cornwall Council
<b>CAP</b>	Community Area Partnerships
<b>NDP</b>	Neighbourhood Development Plan
<b>CALC</b>	Cornwall Association of Local Councils
<b>SLCC</b>	Society of Local Council Clerks
<b>CAP</b>	Climate Action Plan
<b>HOT</b>	Heads of Terms
<b>FOI</b>	Freedom of Information

**23204 Chairman's Welcome**

The Chairman welcomed those present to the meeting and explained procedures for the meeting, highlighting the standing orders relating to public participation in meetings. The Chairman explained the purpose of the meeting and the role of the council in the planning process.

**23205 To Receive Apologies**

The meeting noted apologies from Councillors G & J Tull.

**23206 Declaration of Interests**

Cllr. Hitchen declared an interest in item 6, a, vi) planning application PA23/01208.

**23207 Chairmans Report**

None

**23208 Public Participation Session**, when members of the public may raise matters with Councillors, (limited to 3 minutes per speaker with a maximum of 15 minutes in total)

- A Parishioner spoke on behalf of nature in strong objection to the proposals for the 100% affordable housing development at the former WAAF Site. The resident quoted David Attenborough, reminded Councillors of their declaration of climate emergency and outlined concerns regarding the location of the proposed development stating that residents would suffer from social isolation.
- A Resident addressed the meeting speaking in strong objection of planning applications PA23/04542 & PA23/04501. The resident highlighted the positive impact of the current Gwel an Mor development on the parish, highlighted concerns with the applications including:
  - Concern for the ancient woodland
  - Disregard for planning policy
  - How the environment and biodiversity would be protected
  - Arrangements for water supply, sewerage, and electricity supply
  - Flood risk to the parish
  - Erosion of parish footpaths
  - How waste from the proposed would be managed

The resident asked a number of questions of the applicants and suggested that they concentrate rebuilding their reputation with parishioners before submitting further plans for more development.

- A member of the public spoke in strong objection to the proposals for the 100% affordable housing development at the former WAAF Site, highlighting the contamination of the land with asbestos.

- A Parishioner spoke in objection to the proposals for the 100% affordable housing development at the former WAAF Site with particular concern to the lack of public consultation of the potential redevelopment of the land and conflict with some policies of the Portreath NDP. The parishioner requested that the council's code of conduct be published on the council website. The Charman confirmed that this document is available on the council's website as a matter of routine.
- A member of the public identified themselves as a badger warden read to the meeting policy 4 of the councils Climate Action plan.
- A Parishioner spoke in objection to the proposals for the 100% affordable housing development at the former WAAF Site, highlighting contamination of the land suggesting that there was buried rubbish on the site, and it would be too costly to develop.
- The Applicant for planning application PA23/04260 spoke in support of the application, explaining the changes in the plans to councillors.

## **23209 Planning**

### **(a) To give consideration as consultees to:**

**i) PA23/00975 | New garden studio / ancillary accommodation | 5 Chapel Terrace Penberthy Road Portreath Redruth Cornwall TR16 4LP.**

Prior to considering the planning applications on the agenda the Chairman outlined the difference between councillors' pre-disposition, bias and pre-determination, and where the code of conduct sat when considering council matters. Councillors concurred that they attended meetings with an open mind.

Following short discussion, Members of Portreath Parish Council unanimously **RESOLVED** to support this proposal.

**ii) PA23/05751 | To upgrade an existing two wire 11kV line to a three wire 11kV overhead line to facilitate an upgrade to three phase. As well as the third conductor National Grid propose to install we also propose to install two additional poles and three additional stay wires to support the heavier overhead line. | OS Field 3371 Bridge Hill Bridge Cornwall**

Members of Portreath Parish Council unanimously **RESOLVED** to support this proposal.

**iii) PA23/04260 | Conversion and extension of agricultural building to form dwelling, and change of use of land to domestic garden | The Shed Nancekuke Redruth Cornwall TR16 5UG**

The Clerk read the comments of the planning officer explaining that the Council had been reconsulted on the proposal following a amendment to the proposal to include the provision of larger garden to serve the proposed dwelling. The incorporation of a larger space to serve the development has been recommended by the Local Planning Authority to provide for a more realistic and useable garden area.

Members of Portreath Parish Council unanimously **RESOLVED** to support this proposal.

**iv) PA23/04542 | Demolition and removal of existing buildings, including ten fishing lodges and ancillary storage and other buildings, and replacement with nine fishing lodges and associated operational development including infrastructure and landscape works. | Gwel An Mor (Fishing Lodges) Feadon Lane Portreath Redruth Cornwall TR16 4PE**

The Chairman outlined the application expressing concern in a number of areas including the increase in occupancy from the current lodges of 20 to 60 persons, the Chairman commented that the supporting documents stated that the proposal would not increase to occupancy of the site. The Chairman also identified a number of other significant inaccuracies in the supporting documentation.

Councillors discussed the proposal noting the conflict with the Local Plan. Councillors commented that the pedestrian links to the village were not a suitable option for many guests

due to their uneven surfaces and steep inclines. Councillors commented on the increase of traffic generated by the increase in occupancy of the lodges. Councillors commented that the proposal was not in keeping with the local area.

Members of Portreath Parish Council unanimously **RESOLVED** to object to the proposal due to the following concerns:

- Significant inaccuracies in the travel plan and other supporting documentation (including information of non-existent bus services and bike hire establishments)
- Increase occupancy of the site
- Inadequate pedestrian access to and from the village of Portreath
- The conflict with policy 5 of the Cornwall Local Plan

**v) PA23/04501 | Erection of ten holiday lodges and associated infrastructure and landscaping. | Gwel An Mor Feadon Lane Portreath Redruth Cornwall TR16 4PE**

The Chairman outlined the proposal asking the meeting to note their concerns from the application PA23/04542 which the council had previously discussed. The Chairman drew councillors' attention to the approved planning application PA18/10415 where the site of the proposed had been designated as a wildflower meadow, which was a condition of the planning approval discharged under application PA21/09238. The meeting noted that the wildflower meadow had already been removed. Cllr. Webb echoed the Chairmans concerns regarding the removal of the wildflower meadow.

Members of Portreath Parish council unanimously **RESOLVED** to object to the proposal due to the following concerns:

- Lack of reference of the Portreath NDP especially policies 1 &3.
- The strain the development would cause on the amenities and infrastructure in Portreath
- The conflict with policy 5 of the Cornwall Local Plan
- The significant inaccuracies in the travel plan and other supporting documentation (including information of non-existent bus services and bike hire establishments)
- Increased flood risk to the Portreath from the runoff from the development
- The strain on the sewerage system
- The conflict of condition 5 for landscaping as set in the planning application PA18/10415, which designated the proposed site as a wildflower meadow
- Inadequate pedestrian access to and from the village of Portreath

**vi) PA23/01208 | Construction of 7 two and three bedroom holiday cottages to further the expansion of North Coast Holiday Cottages with variation of Condition 2 in respect of decision PA16/02273 dated 26.05.16 to allow variation to the layout and enlargement of one of the holiday cottages. | North Coast Holidays New Portreath Road Redruth Cornwall TR16 4QL**

*Cllr Hitchen declared an interest in this application and left the meeting.*

The Chairman summarised the proposal.

Members of Portreath Parish Council unanimously **RESOLVED** to support this proposal.

*Cllr. Hitchen was invited to rejoin the meeting.*

**(b) To give consideration as consultees to any planning applications received since the preparation of this agenda**

The Clerk advised that the council had been consulted on application, PA23/04696 however had requested an extension of time to allow for this application to appear on the agenda for the council next meeting.

**(c) To give consideration to any planning applications referred to the council under the 5-day notice protocol**

None

**(d) To note any planning appeals**

None

**(e) To receive the report of planning decisions and correspondence and authorise any actions**

The meeting noted that planning applications PA23/03339, PA23/03994, PA211404 had been approved, there had been no objection to PA23/04613 and applications PA23/01047 and PA23/03525 had been withdrawn.

**23210 To consider and approve the plans for the 100% affordable housing development at the WAAF Site (supplied by Coastline Housing and Classic Builders SW) prior to the submission of the full planning application, authorise any action and consider associated expenditure**

The Chairman addressed the meeting summarising the project from fruition to date.

- Following the initial discussions of the idea for an affordable housing development during meetings the council was approached by a land & property consultant in Autumn 2021
- Coastline Housing addressed councillors with an initial illustration of 20 homes plus a parish office & meeting room. The council didn't want an office in that location and so that idea was removed from the planning.
- The Council agreed to proceed with granting the option in February 2022.
- Solicitors were instructed and eventually in October 2022 the agreement was signed for a figure of between 10 & 20 homes subject to survey and the planning dept requirements.

During this time the council made their own enquiries:

- 1) The overage clause in the contract from the original land transfer from CC to PPC stipulating that 50% of any uplift in value be paid to Cornwall Council, which has since been waived provided the land was used for affordable homes and that the council intended to use the proceeds to build a new parish office/ community rooms.
- 2) As per the councils Financial Regulations, an independent valuation of the land was commissioned by the council.
- 3) The project was advertised multiple times on social media, and in the parish notice boards, as well as being on the agenda for discussions at almost all council meeting since initial discussions.

Since the signing of the HOT Classic Builders (SW) have been carrying out all the surveys that are required to determine the feasibility and to be able to submit a planning application. Part of the legal agreement between Classic and PPC is that they are required to submit the draft plan to councillors for approval prior to submitting a formal application to CC hence the need for the agenda item: **To consider and approve the plans for the 100% affordable housing development at the WAAF Site (supplied by Coastline Housing and Classic Builders SW) prior to the submission of the full planning application.**

The Chairman reiterated that the council are not approving a full live planning application.

The Chairman invited the representative from Coastline Housing to address the meeting.

The representative presented the draft for the planning application to councillors noting that changes in the plans following suggestions from the parish council and the consultation day. The presentation highlighting that the properties would be for social rent or part ownership for those with a local connection only. The presentation looked at the surveys carried out over the past months as well as detailing mitigation for biodiversity net gain, outlining the design details sympathetic to the history of the site and offered an indicative timeline for the project.

Councillors noted the strong feeling of the objectors present at the meeting.

Members of public at the meeting asked many questions of the Coastline representative with a range of concerns. All of which were responded to including:

- Queries regarding the preservation of badger sets and habitat.
  - It was confirmed that once all ecological surveys were completed a full plan would be made regarding badgers. It was confirmed that should there be any need to relocate any setts this would only be done under licence and the use of artificial setts would be considered.

- Queries regarding further clearance of the site.
  - It was confirmed that no further clearance of the site would commence until planning permission is granted.
- Queries regarding the presence of asbestos on the site.
  - It was confirmed that a management plan would be in place for the removal of any asbestos present and that any removal would be undertaken by competent professional contractors.
- Queries regarding the sustainability of the site/ lack of public transport options
  - It was confirmed that there are bus stops within walking distance of the proposed site. It was confirmed that there were alternate walking routes to the bus stops other than using the B3300. It was confirmed that a regular service to Truro college passed the site daily. Coastline housing would be engaging with the bus companies to consider servicing the proposed development. It was confirmed that EV charging points would be installed at all of the proposed homes.
- Queries regarding if a planning application could be submitted before all surveys were complete.
  - It was confirmed that it was not unusual for planning application to be submitted before all surveys were completed, but no decision on planning applications would be made until all surveys were complete and their results submitted to the planning portal.
- Queries on how affordable the properties would be for residents of Cornwall and how it would be managed so that the properties only went to local people.
  - It was confirmed that with the use of a Section 106 condition, the housing would remain affordable for people with a local connection only.

Objectors highlighted issues of concern including

- Reputational damage to the council if they proceed with the project
- Whether it was the place of a Parish council to be providing affordable housing
- The conflict of the proposal with some policies of the NDP
- Lack of public consultation on the matter
- The location of the proposed
- Questioning the actual need for social housing within the parish
- The need for persons living on the site to be reliant on motor vehicles

The Chairman addressed some of the queries:

- Confirming that should planning permission be granted that the HOT would allow Classic Builders (SW) to purchase the land.
- The Chairman confirmed that funds generated by the sale of the Former WAAF Site would be used to fund further Parish Council projects.

CC Crabtree addressed some of the queries:

- Commenting that contamination of land was commonplace in Cornwall that the contractor would be experienced in it
- Explained the planning process, the role of the planning committee and how the application would be determined once it was submitted to Cornwall Council.

During debate Councillor Godwin commented that they had been approached by parishioners who were in favour of the proposal had felt they were not able to attend the meeting as they intimidated by objecting activists.

One parishioner stood up in support of the proposals.

Councillors considered the presentation put forward by Coastline Housing and discussing at length the proposals.

Members of Portreath Parish Council **RESOLVED** to approve the plans presented by Coastline Housing for submission as a full planning application.

**23211 To consider altering the Heads of Term Agreement with Classic Builders SW from 10- 20 homes to 10- 22 homes,** authorise any action and consider associated expenditure

The Chairman explained the HOT document and stated that agreeing to the change from 10- 20 homes to 10-22 homes did not automatically mean that meant that 22 would be built. The Chairman explained that this gave allowance for 22 being the maximum number of properties, however if when all surveys had been carried out this was not viable if some needed moving or removing it would give scope to do so.

Members of Portreath Parish Council **RESOLVED** to alter the Heads of Term Agreement with Classic Builders SW from 10- 20 homes to 10- 22 homes.

**23212 To agree the date of the next meeting,** Monday 4<sup>th</sup> September, 6:30pm

Councillors agreed the date of the next full meeting of the council be Monday 4<sup>th</sup> September, 6:30pm

**23213 Close of Meeting**

The Chairman thanked everyone for their attendance and participation and closed the meeting at 20:35.

4<sup>th</sup> September 2023

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Cllr. Mr. Ian Stewart