

Minutes for the ADDITIONAL MEETING of PORTREATH PARISH COUNCIL on Monday 3rd August 2026, held at Portreath Community Hub, 6:30pm

Councillors:

Mr. I. Stewart, Mr. D. Crabtree, Mr. M. Hitchen, Ms. J. Parker

3 Members of the Public

Lucy Jose – Clerk to the Council

Julia Pascoe – Parish Council Support Officer

26392 Chairman's Welcome

The Chairman welcomed those present to the meeting and explained the safety procedures.

26393 To confirm the minutes of the Additional Full Meeting of the Council held on Monday 6th July 2026

Councillors unanimously **RESOLVED** the minutes for the Additional Full Meeting held on 6th July 2026 be signed as constituting an accurate record of proceedings.

26394 To Receive Apologies

The meeting noted apologies from Cllrs Café and Jarman. The meeting noted Cllrs G. Tull, J. Tull and S. Nash were not present.

26395 To Receive Declarations of Members Interests Members to declare disclosable pecuniary interests and non-registerable interests (including the details thereof) in respect of any items on this agenda including any gifts or hospitality exceeding £25.

None.

26396 Members Dispensations

a) To note approved dispensations relevant to items on the agenda

None.

b) To discuss and determine any new dispensations received

None.

26397 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)

None.

26398 Planning

a) To give consideration as consultees to:

i) [PA26/02364 | Proposed two storey rear extension following demolition of existing outbuildings | 11 Tregea Terrace Portreath Redruth Cornwall TR16 4NG](#)

The Chairman introduced the proposal. Three members of the public spoke to the meeting in respect of the application and voiced their strong objections to the proposal.

Members of Portreath Parish Council unanimously **RESOLVED** to **OBJECT** to the proposal due to its proximity to the hillside, overbearing and over shadowing impact on the neighbouring properties and that the plans submitted show inaccurate property boundaries.

ii) [PA26/04462 | Conversion of Redundant Barn to Form self-build Dwelling House & Associated Works | Barn SE Of South View Farm Nancekuke Redruth Cornwall TR16 4HU](#)

Members of Portreath Parish Council unanimously **RESOLVED** to support this proposal providing the is conditioned to meet Policy 3 of The Portreath NDP (Principal Residency Policy)

iii) [PA26/04547 | Ancillary Residential Accommodation and Garage | Sunnyside Farm Cambrose Redruth Cornwall TR16 4HT](#)

Members of Portreath Parish Council unanimously **RESOLVED** to support this proposal providing the following condition be included in the approval:

The development shall only be occupied by members of the family or non-paying guests of the occupiers of the dwelling known as Sunnyside Farm and shall not be used at any time as a separate residential unit of accommodation

iv) [PA26/04625 | Rear Single storey extension | 7 Chynance Portreath Redruth Cornwall TR16 4NJ](#)

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

v) [PA26/05047 | Permission in Principle for the construction of up to 4 dwellings \(minimum 2, maximum 4\) | Land To East Of Glen Villas The Incline Portreath Cornwall TR16 4PB](#)

The Chairman introduced the proposal and a discussion took place. Members of Portreath Parish Council **OBJECT** to this proposal as this contradicts the Portreath NPD.

NDP Appendices C – Village Character Assessment: Portreath Character Area P6: The Incline Valley Pg74: paragraph 2 - There is no opportunity for infill or rounding of off the settlement in this area and the houses in the area should be viewed as isolated development in the open countryside.

NDP Appendices C – Village Character Assessment: Portreath Character Area P6: The Incline Valley Pg75- P6 8. Resist further extension of development tracks, including the incline into the Character Area which might open the area up for further development.

NDP Appendices C – Village Character Assessment: Portreath Character Area P6: The Incline Valley Pg76: paragraph 1- P6 10. Retain this area as open countryside on the edge of Portreath and manage future development by designating this area as outside of the settlement boundary.

Members also expressed concern regarding the negative impact of surface water runoff into the Portreath Stream.

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

None.

c) **To note any planning appeals**

None.

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

Two further planning applications had been received. It was agreed to hold an additional meeting on Thursday 13th August at 12 noon in the Portreath Community Hub, where the applications would be considered.

[PA26/04237 | Proposed residential development of 40 dwellings | Land West Of Marys Well Marys Well Illogan TR16 4EG](#)

Members **RESOLVED** to submit the following comment on the potential increased flood risk to the Portreath stream associated with this development:

Portreath Parish Council is concerned regarding the cumulative impact of this development on the Portreath Stream and how the sewage from the development will be managed. Councillors are concerned that the impact the runoff from the development could have on the Portreath Stream and ask that adequate flood attenuation measures are included in the design at this stage. Councillors request clarification of the arrangements for the management of the sewerage created by this development and ask that it is brought to your attention that the sewage treatment plant in Portreath struggles with current capacity.

26399 To receive the following reports, authorise any action and consider associated expenditure

a) Chairman's Report, authorise any action and consider associated expenditure

Cllr. Stewart had attended the recent public drop-in event held by the Environment Agency, an event held by Cormac and an Extraordinary General Meeting of CALC. Cllr. Stewart and the Clerk had met with a surveyor regarding the WAAF site. Cllr. Stewart had taken part in an interview regarding the 20mph zone in Portreath. The Portreath Parish Toilets had suffered vandalism and Cllr. Stewart had repaired a damaged handrail in the disabled toilet; he was also in the process of replacing the existing door locks with improved mechanisms.

b) Clerks Report, authorise any action and consider associated expenditure

The Clerk had received a number of items of anonymous post and had now created a policy on dealing with anonymous correspondence.

263400 To consider and respond to the Cornwall Council Planning Consultation - Draft Validation Guide, authorise any action and consider associated expenditure

The item was noted.

26401 To consider and approve actions to prevent unauthorised access into the WAAF site, authorise any action and consider associated expenditure

A site risk assessment visit had taken place following reports of signs of entry and the cutting down of trees at the WAAF site. A second site visit by the risk assessment contractor would take place in the winter to re-assess access issues. The Clerk advised that access would need to be restricted from the whole site, but whilst awaiting the full risk assessment, preventative action should be taken as a matter of urgency. A discussion followed on how to proceed with the matter. Members agreed to immediately place notices in the area advising of private property and no access permitted, but not to take any further action until a full risk assessment had been received. The Clerk advised that signage however would not remove liability and strongly advised the Council to take swift further preventative measures now by fencing off the area of entry in question.

26402 To agree the date of the next meeting, 7th September 2026, 6:30pm

The Meeting agreed that an additional planning meeting would be held on the 13th August 2026 at 12 noon in the Portreath Community Hub.

26403 Close of Meeting

The Chairman thanked everyone for their attendance and closed the meeting at 20.15.

Date: 13th August 2026

Name: Cllr. Ian Stewart

Signed: