

Clerks Report 7th July 2026

Points of Interest

- 15

Staffing Committee Update

Staffing Committee

Facilities Working Group Update

Planning Report

Applications for consideration:

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

[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](#)

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

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

[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](#)

5 Day Notices:

Appeals:

Approved:

Refused:

Closed Advice Given:

Other:

Correspondence

(confidential personal data redacted)

Agenda Items

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

[Validation Guide - Consultation | Let's Talk Cornwall](#)

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About you

Name: Portreath Parish Council

Organisation/business: Paish Council

Your interest in the validation guide:

- Planning agent ☐
Planning applicant ☐
Consultee ☒
Development management or development support employee ☐
Interested party ☐
Other (please specify) ☐

Are you interested in specific application types?

- Housholder ☐
Installation of solar panels ☐
Windows, doors and conservatories ☐
Trees ☐
Major and strategic applications ☐
All planning application types ☒
Other (please specify) ☐

General comments about the guide:

This document is being consulted on as one document for consultation purposes. Once complete, the Validation Guide will be a series of web pages:

- One page with all the application types listed with a brief description. This will be the main content page with the headings as links to take you to the relevant application type.
- Once the application type is selected there will be a page per application type which sets out what that application type is, when it's appropriate to use and lists the relevant local and national requirements. This page can be used like a checklist.
- Each of the requirements on the list set out above will be a link to a dedicate page for that requirement. This page will set out what the requirement is, why its important, when its needed, what is required, guidance and any templates.

Do you have any general comments regarding the format of this guide as set out above?

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Is there anything missing you would like to see added to the guide?

Do you have any general comments you would like to make about the guide?

Comments about specific requirements

Do you wish to make a comment on a specific section? If yes, the sections are as set out below:

National Requirements

This section of the survey is regarding the national requirements. Although we cannot change when these elements are required, we welcome your comments on:

- Where additional guidance or clarification would be helpful;
- Something is missing; or
- Something has been listed incorrectly

Please select which requirements you wish to comment on:

Application form including ownership certificates and agricultural land classification ☐

Plans ☐

Biodiversity net gain ☐

Community infrastructure ☐

Demolition statement ☐

Design and access statement ☐

Fire statement ☐

Habitat regulation assessment/European site mitigation ☐

Heritage statement or heritage impact assessment ☐

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Local requirements – statements

Please select which requirements you wish to comment on:

- Acoustic design statement ☐
- Affordable housing statement ☐
- Design statement ☐
- Dwelling to serve rural business justification statement ☐
- Energy statement (including energy summary tool, energy report and energy statement) ☐
- Lighting statement ☐
- Planning statement ☐
- Playing field impact statement ☐
- Statement of community consultation ☐
- Town centre impact statement ☐
- Ventilation and extraction statement ☐

Local requirements – assessments

- Agricultural land classification assessment ☐
- Air quality assessment ☐
- Air quality assessment – simple calculation of atmospheric limits ☐
- Archaeological assessment ☐
- Coastal vulnerability assessment ☐
- Contaminated land ☐
- Critical drainage assessment ☐
- Flood risk assessment ☐
- Foul drainage assessment ☐
- Landscape and visual impact assessment ☐
- National landscape assessment of need ☐
- Noise impact assessment ☐
- Odour impact assessment ☐
- Open space, sport, recreation and green infrastructure assessment ☐
- Shadow flicker assessment ☐
- Transport assessment and statement ☐

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Local requirements – other

Collaborative benefits report	☐	
Ecology trigger list	☐	
Ecology report	☐	
Geological report	☐	
Green infrastructure	☐	
Gypsy Roma, heritage and other traveller status determination form and supporting evidence		☐
Invasive species control plan	☐	
Nutrient neutrality	☐	
Parking arrangements	☐	
Planning obligations – draft head(s) of terms and proof of title		☐
Public rights of way	☐	
Surface water drainage	☐	
Structural survey	☐	
Telecommunications development supplementary information		☐
Travel plan	☐	
Tree canopy calculation	☐	