



PORTREATH

PARISH COUNCIL

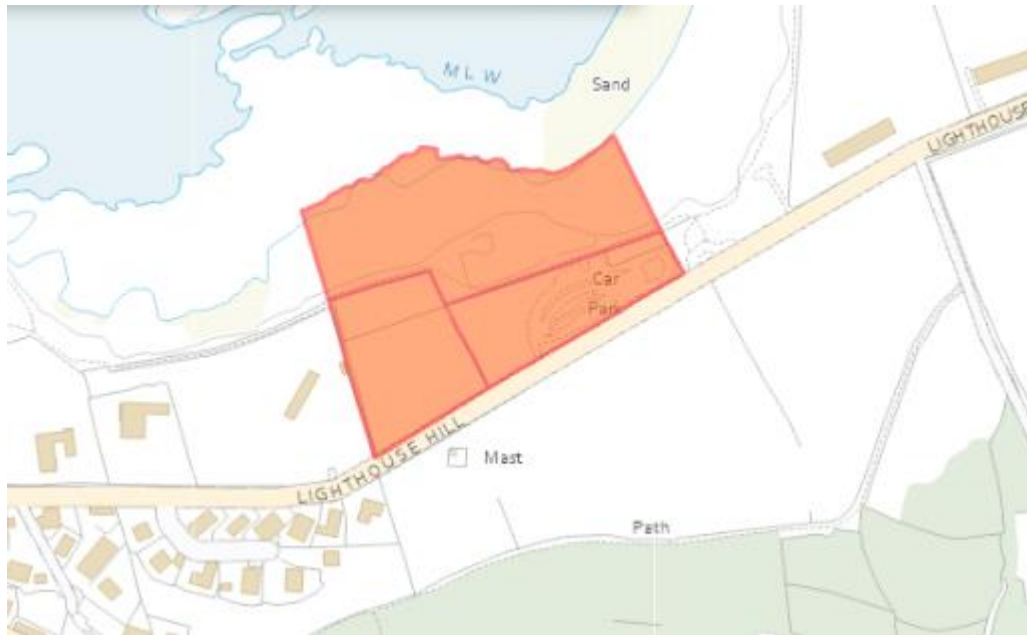
Public Consultation Timeline: Lighthouse Hill

**For Portreath Parish Council (PPC) to gain public reaction and input,
into whether PPC should adopt the land from Cornwall Council.**

**DRAFT: JANUARY 2024
APPROVED BY PPC: 05/02/24
SENT TO CORNWALL COUNCIL: 08/02/24**

1.0 Introduction

At its November meeting the Portreath Parish Council considered if it should express an interest in a c.2.4 hectares parcel of land on Lighthouse Hill that Cornwall Council has identified as surplus to requirements. The land in brief is made up of a recreation field, an ex-car park (currently not fit to be used as a car park and therefore blocked off at the gate) and land to the seaward side of both the recreation field and car park (which is commonland). The map below identifies the land in question.



2.0 Outcome from the Parish Council Meeting

This was discussed at the full meeting of Portreath Parish Council held on the 6th November 2023, where parishioners expressed considerable support and interest in the Parish Council adopting the land and to consult and engage with another Community Organisation on how the land can best be used. Ideas that emerged included:

- rewilding the land to improve biodiversity within the Parish in line with the Portreath Climate Action Plan;
- exploring the potential for the land to be used for affordable housing, a priority within the Portreath NDP;
- additional car parking
- allotments;
- creating a picnic area with tables and chairs suitable for both residents and people walking the coastal path;
- community solar or wind energy location;
- a combination of the above.

On this basis the Portreath Parish Council **RESOLVED** to express an interest to Cornwall Council to devolve the land known as Lighthouse Hill carpark, recreation area and surrounding area, to work with other interested parties for the benefit of the Parish, subject to a business plan being produced and adequate budget identified.

3.0 Response to Cornwall Council

The current lease offer from Cornwall Council is as follows:

A 30-year lease for the site as a whole (we do not wish to consider leasing only part) and on what rental terms. If it is of help in guiding, you the Council's valuation panel has assessed the rental value as being in the region of £5,000 per annum based on income from car parking. Alternatively, you could make a case for the acquisition of the freehold which would be considered by Cornwall Council Directors.

At the end of November, once our formal Expression of Interest had been made to Cornwall Council. Cllr Webb spoke with the Portfolio Surveyor, in Cornwall Council. This informal discussion was to ascertain how much it would cost for the acquisition of the freehold of the land or a reduction in cost of the leasehold and/or if the land would be devolved to the parish council at a nominal fee.

The main outcomes were as follows:

- Cornwall Council see this land as commercial, therefore they are currently looking at either leasing it or selling it at market value. No financial costs were given.
- Portreath Parish Council were advised that they would need to make a case for devolution at a nominal value.
- Cornwall Council would look favourably on giving Portreath Parish Council an extension to the deadline (30th January), in order to properly consult with their parishioners.
- Portreath Parish council would need to provide a timeline for the consultation to Cornwall Council, in advance.

4.0 Formalisation of the Lighthouse Hill Working Group

A working group was formed in the November Portreath Parish Council meeting. Councillors on this working group met to discuss and put together the outline Business Case.

In Decembers meeting it was AGREED that the working group would move forward and put together a timeline. It was AGREED to meet in early January to do this.

The Terms of Reference for the group and the suggested timeline, will be taken to the February Parish Council Meeting.

The working group includes Councillor Dave Crabtree and members of the public in addition to the PPC councillors.

5.0 Working Group Suggested Timeframe for Consultation

The working group met on Monday 15th January and would like to suggest the following Timeframe for a Full Public Consultation.

MONTH	CONSULTATION ACTIVITY	DEADLINE DATE
FEBRUARY	<ul style="list-style-type: none"> - Design a digital questionnaire to out on social media – Facebook & Website - Recruit volunteers for door to door knocks to complete on-line/paper survey - Recruit local businesses/organisations to support the consultation. - Design a short paper survey to be put in local businesses & organisations - Create a QR Code to take people to website for survey 	By the END of February, we hope to have completed these activities.
MARCH	<p>MAIN COSULTATION PERIOD:</p> <ul style="list-style-type: none"> - Volunteers to Door Knock – given specific streets to complete – Risk Assessed - Digital survey to go LIVE on FB - Paper Surveys to be delivered to participating businesses. - PUBLIC CONSULTATION AT MILLENIUM HALL - Land to be assessed in terms of risks and liabilities. Findings to be written up and reported to Portreath Parish Council in April. 	<p>Digital Surveys to go live – 1st Week in March.</p> <p>Door Knocking to run through whole of March – once survey is live.</p> <p>Public Event at Millenium Hall – To be booked but to run middle of March.</p> <p>Updates in Portreath Parish Council Meeting.</p>
APRIL	<p>DATA COLLECTION:</p> <ul style="list-style-type: none"> - To collect ALL paper surveys from participating businesses - To process paper surveys onto digital survey - To process all Digital Survey results - To write up findings to report back to The Parish Council - Gain Parish Council agreement to Working Group proposal to be made to Cornwall Council. 	<p>Early findings to be reported in Portreath Parish Council meeting 13 April 2024.</p> <p>By 30th April, the data will have been collated and a case ready to be put forward to Portreath Parish Council to agree in Mays Annual Meeting – 13 May 2024.</p>

6.0 Resources required to achieve the consultation

- 1) Cost of Venue – Open Doors for Full Public Consultation
- 2) Cost of print outs
- 3) Borrow Display Boards
- 4) Volunteers to door knock
- 5) Business' to support and hold paper questionnaires
- 6) On-Line Digital Survey

7.0 Proposed Final Response to Cornwall Council

The working group proposes that we should send our agreed Business Plan to Cornwall Council, no later than: **10th June 2024**.