Minutes from the Additional Planning MEETING of PORTREATH PARISH COUNCIL held on Thursday 13th August 2026, at the Portreath Community Hub, 12noon

Councillors:

Mr. I. Stewart, Mr. D. Crabtree, Mr. M. Hitchen, Ms. J. Parker, Mrs G. Tull, Mr J. Tull & Mrs A. Jarman (from point indicated)

2 Members of the Public

Lucy Jose – Clerk to the Council

Julia Pascoe – Parish Council Support Officer

26404 Chairman's Welcome

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

26405 To confirm the minutes of the full meeting of the council held on Monday 3rd August 2026

Councillors **RESOLVED** the minutes for the Additional Full Meeting held on 3rd August 2026 be signed as constituting an accurate record of proceedings.

Councillor Jarman joined the meeting.

26406 To Receive Apologies

Cllrs. Cafe & Nash were absent from the meeting.

26407 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

26408 Members Dispensations

a) **To note approved dispensations relevant to items on the agenda**
   None

b) **To discuss and determine any new dispensations received**
   None

26409 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)

The planning agent for application **PA26/04844** addressed the meeting outlining the application and its history, commenting that the applicant had received an enforcement warning notice hence the application being lodged.

26410 Planning

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

i) **PA26/04764 | Siting of a storage container and associated works | Surf Lifesaving Club Sea Front Portreath Redruth Cornwall TR16 4NN**

The meeting noted the proposed lay in an area of common land and noted the comments of the of the Commons and Greens Registration Officer on the planning portal.

Members of Portreath Parish Council Unanimously **RESLOVED** to support this proposal

ii) **PA26/05214 | Application for Permission in Principle for demolition of existing garage and the construction of up to 1 dwelling and off road parking space (minimum of 1, maximum of 1) | Land Adjacent To Riviera Cottage Lighthouse Hill Portreath Redruth Cornwall TR16 4LJ**

The meeting noted the strong objections of the public on the planning portal.

Members unanimously **RESOLVED** to suspend standing orders to allow a member of the public to speak on the proposal.

The planning agent present gave advice on 'Planning in Principle' applications.

Members unanimously **RESOLVED** reinstate standing orders.

Following debate Members of Portreath Parish **RESOLVED** to support the proposal but to reserve the right withdraw support when a full planning application is submitted. One member objected to this proposal

iii) **PA26/04844 | New build holiday development. | Mount Warning North Coast Holiday Cottages New Portreath Road Redruth Cornwall TR16 4FW**

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

Councillors debated the proposal and expressed concern that curtilage of the property now extended onto agricultural land. Councillors suggested that there was adequate land to the east, west and south of the development to provide a garden area without the need to encroach on the agricultural land.

Cllr. Jarman proposed the Members of Portreath Parish Support the proposal, there being no seconder, the motion fell and was not considered further.

Members of Portreath Parish Council **RESOLVED** to object to the garden area extending onto agricultural land and request that the garden area is reinstated back to agricultural land. One councillor objected to this proposal.

Councillor Hitchen returned to the meeting.

iv) **PA26/05231 | Change of Use of annexe as holiday let | Greenfield Villas Penberthy Road Portreath Redruth Cornwall TR16 4LS**

The Clerk explained that this application had been made invalid. The Clerk informed the meeting that a revised application had now been made, and it would be considered at the council full meeting on the 7th September.

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

The meeting agreed to consider this application at it next full council meeting.

PA26/05231 | Use of building for ancillary and holiday accommodation | Greenfield Villas Penberthy Road Portreath Redruth Cornwall TR16 4LS

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 consider any planning applications in neighbouring parishes that may have the potential to affect the Portreath Stream catchment and increase the risk of surface water or fluvial flooding within Portreath Parish, and to determine whether the Council should submit observations to Cornwall Council or any other relevant body

The Clerk highlighted application **PA26/05213 | Application for Permission in Principle for the construction of up to 6 dwellings (minimum of 4, maximum of 6) | Land To The South Of**

North Country Garage North Country Redruth Cornwall TR16 4AA asking councillors if the wished to submit observation to Cornwall Council on this matter.

Following discission members of Portreath Parish Council **RESOLVED** to make the following comment on the proposal:

'*Portreath Parish Council is concerned regarding the cumulative impact of this development on the Portreath Stream. Councillors are concerned of 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.'*

The Clerk highlighted application **PA26/04731 | Full application for the construction of a new food store Class E (a) with associated parking, landscaping, drainage, and servicing | Land At Tolgus Vean Redruth** asking councillors if the wished to submit observation to Cornwall Council on this matter.

Following discission members of Portreath Parish Council **RESOLVED** to make the following comment on the proposal:

'*Portreath Parish Council is concerned regarding the cumulative impact of this development on the Portreath Stream. Councillors are concerned of 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.'*

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

None

26411 To receive the following reports, authorise any action and consider associated expenditure

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

None

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

None

26412 To adopt the policy 'Anonymous Correspondence' authorise any action and consider associated expenditure

Members of Portreath Parish Council **RESOLVED** to adopt the Anonymous Correspondence policy. One councillor object to the proposal.

26413 To agree the date of the next meeting, 7th September 2026, 6:30pm

The meeting agreed the date of the next full council meeting be Monday 7th 2026

26414 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: