St. Endellion Parish Council

Port Isaac • Trelights • Port Gaverne

MINUTES OF THE EXTRAORDINARY COUNCIL MEETING

HELD AT TREVATHAN FARM SHOP ON MONDAY 2ND NOVEMBER 2026 AT 6:30PM

Minute	Agenda Items	Action
	Present Chair Cllr Penny, Vice Chair Cllr Cleave, Ward Cllr Moore attended from 7.00pm Cllrs: Smith, Williams, Dawe, Button (left at 7.34pm), Symons, Hills Cllr Pierpoint joined the meeting via webinar from 7.00pm C. Jon Contract & Maintenance Supervisor (C&MS)	
26/177	**Members' Declarations** **a. Pecuniary/Registerable Declarations of Interests** – Members must declare an interest, which has been declared on their Register of Financial Interests form, relevant to the agenda. **None** **b. Non-registerable Interests** – Members must declare non-pecuniary interests at the start of the meeting or whenever the interest becomes apparent. **None** **c. Declaration of Gifts** – Members are reminded they must declare any gift or hospitality with a value in excess of fifty pounds. **None** **d. Dispensations** – Members to consider any written requests for dispensations. **None**	
26/178	**Cllrs Note and Accept Apologies from:** Cllrs: Webster, Pierpoint unable to attend via webinar until 7pm Clerk: D. Harrison	
26/179	**Chair's Welcome / Public Forum** Members of the Public may address the Council for a maximum of five minutes, prior to the commencement of the meeting. All comments are to be directed to the Chair of the meeting. *Approximately 45 - 50 members of the public present* *Liz Alexander – Planning Director from Laurence Associates* *Penny Warne - Landowner & Planning Applicant*	

26/180	**6:30pm-7pm Reconsideration of Planning Application PA26/05953** • **Pursuant to Standing Order 7(a), formal written notice has been received from four members of the Council to move a special motion to reverse a previous decision.** The Clerk has received this via email. • **Motion 1 (Rescission): To resolve to rescind the resolution passed at the Ordinary Meeting on 12 October 2026 (Minute Reference 26/165 d.) to object to planning application PA26/05953 at 2 Cliffside Port Isaac Cornwall PL29 3RE.** It was **proposed** by Cllr Williams and **seconded** by Cllr Penny that the previous resolution regarding PA26/05953 be rescinded. • **Motion 2 (Reconsideration): To consider the corrected factual information regarding the property boundary lines, review the planning application plans afresh, and resolve the Council's formal response to the Planning Authority.** **Proposed** by Cllr Williams and **seconded** by Cllr Hills. **Resolved:** That the Parish Council objects to planning application PA26/05953 on the grounds that Members concurred with the neighbour's assessment of the proposal as overbearing by reason of bulk and dominance over two storeys in proximity to their primary living space. The limited private benefit to the applicants of changes to the permitted scheme is not considered to outweigh the harm in the altered relationship between the two dwellings, which members agreed is unneighbourly.	

26/181	**7pm-8:30pm Public Consultation: Planning Application Proposal for PA26/06462 Land South East Of Under Town Trelights Port Isaac Cornwall** The consultation provided details of the proposed housing development at Land South East Of Under Town Trelights Port Isaac Cornwall and an opportunity for residents and members to discuss the proposals ahead of the Council's formal decision. Members of the public expressed agreement on several concerns about the planning application, including the lack of infrastructure and public amenities in Trelights. They described the highway network as already under pressure and questioned its capacity to accommodate construction traffic and residents' vehicles once the properties were occupied. Concerns included access to the site and the potential for increased accident risks elsewhere in the hamlet. Pedestrian safety was also raised, particularly for those accessing public transport via narrow, unlit roads and steep hills. Members of the public considered the proposed parking provision insufficient for the likely number of vehicles per household. Several members of the public questioned the need for the proposed properties, citing the number of properties for sale locally and difficulties selling homes on other developments. They asked who the affordable flats were intended for and whether approval would set a precedent for development on other fields. Questions were also raised about compliance with the National Planning Policy Framework (NPPF) and St Endellion's Neighbourhood Development Plan (NDP), and how the open-market properties would be regulated to prevent their use as holiday rentals. Members of the public questioned whether development on greenfield land within Cornwall National Landscape, formerly designated an Area of Outstanding Natural Beauty, was appropriate, even as an exception site. Members of the public repeatedly questioned the description of the scheme as affordable led. They noted that, if all properties were occupied to capacity, the open-market homes would accommodate more people than the affordable properties. Liz Alexander explained that the affordable-led assessment was based on land area rather than occupancy. She said Cornwall Council had advised on this at the pre-application stage and on the scheme's visual relationship with the landscape. Cllr Williams asked her to clarify the nature of the pre app submission. Liz Alexander confirmed the scheme was submitted for advice regarding the principle of development for an affordable led housing scheme in principle only. In response to concerns about the lack of facilities in Trelights, it was explained that similar circumstances existed in many areas of Cornwall. Cornwall Council Highways would also comment on the application. The response stated that the proposal was within the NPPF and noted that residents of smaller settlements may make use of facilities and services in nearby communities, such as Port Isaac. Some Trelights residents reported reduced water pressure at times of high demand and asked how the new development would address this. Members of the public reported flooding in some areas of the village during wet weather and described the site as low-lying and prone to flooding. They asked how the project would address these conditions and the potential for increased runoff. Members of the public also raised concerns about how the proposal would accommodate increased demand on the sewerage system. Liz Alexander stated that the proposed development was within the distance requirements for connection to the main sewer and would therefore be connected to the system.	

	Members of the public questioned whether the landscaping design could be described as landscape led. They considered the screening between the development and Under Town insufficient to prevent overlooking and asked who would maintain the landscaping once the houses had been sold. Liz Alexander explained that landscaping upkeep was usually carried out by a management company and that Biodiversity Net Gain would be covered by a covenant for 30 years. She added that the landscape architect assessed the landscape character and worked with the architect to design a scheme suited to the site in context. Some members of the public considered the project unsustainable and questioned its financial and physical viability. They argued that it should not be supported on those grounds, particularly while planning policies were undergoing changes. Cllr Williams asked whether the affordable properties would be available for affordable rent or purchase. Liz Alexander explained that the tenure of properties had not yet been decided, but all properties would be affordable to purchase (since confirmed with the officer). She said the unit sizes addressed local housing need, based on information from Cornwall Council's Housing Team. She stated that tenure would be agreed through the planning process and by the Parish Council through the Section 106 agreement, rather than at this stage. The Chair was asked how the Parish Council would respond to the application given the strength of feeling expressed. The Chair replied that the Council had some flexibility in its response but would also assess the application in planning terms. The Council hoped to give a constructive response, although the project was much larger than those usually presented. The Chair thanked everyone for their time that evening and reminded them that they could attend the Ordinary Parish Council Meeting on 9 November 2026 if they wished. Members of the public expressed appreciation for the opportunity and time provided to discuss the matter. *This item was for public consultation and discussion only. No formal Council decision was taken, and no vote was held on this item. The Council's formal response would be determined at the Ordinary Council Meeting on 9 November 2026.*	
26/182	**Meeting Closed** – 8:04pm	

Signature: D Harrison (Clerk) Minutes Revised by the Clerk

Minutes Taken by Clare Jon (C&MS) Date: 02/11/2026

Signature: A. Penny (Chair)