**BREAGE PARISH COUNCIL**
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**DRAFT MINUTES ORDINARY PARISH COUNCIL MEETING TO DISCUSS AND VOTE ON PLANNING AND LAND USE MATTERS HELD IN THE PARISH ROOMS BREAGE ON WEDNESDAY 26 NOVEMBER 2025**

Present: Cllr A Woodhams (Chairman)
Cllr D Thomas
Cllr R Jude
Cllr A Best
Cllr G Smith
Cllr H Bradford
Cllr C Ralph
Cllr C Tyler
Cllr L Tyler

CCllr J Hodgetts / Mr D Rutherford Clerk/RFO
20 Members of the public

The Chairman welcomed everyone.

**1.FIRE EVACUATION PROCEDURE**
There would be no fire drills this evening. The evacuation procedure was explained.

**2.DECLARATION OF INTERESTS IN ACCORDANCE WITH STANDING ORDERS** -Cllr G Smith agenda item 6. Viii - PA25/08199)

**3. APOLOGIES FOR ABSENCE**
a) To receive and accept apologies for absence: apologies from Cllr R Rogers and Cllr M Southam

**4. CONFIRMATION MINUTES OF THE ORDINARY PARISH COUNCIL MEETING PLANNING AND LAND USE 29 OCTOBER 2025**
**Proposed, seconded, resolved and confirmed for accuracy. LT/CT/CR abstained as not present.**

**5. PUBLIC PARTICIPATION**
Public participation was held here from 7.05 to 8.02 p.m.

**6. PLANNING**
**a) TO CONSIDER PLANNING APPLICATIONS RECEIVED FROM CORNWALL COUNCIL NB due to public interest item iii) was discussed first.**

**i) Application PA25/07249 Proposal** Full planning application for the replacement of the former toilet and washing facility building with one Holiday Lodge at Praa Sands Holiday Park. **Location** Haulfryn Group Ltd Reception Praa Sands Holiday Park Praa Sands. **It was fully considered by Council but in light of the issues raised under PA25/0671**8 **It was Proposed, seconded and resolved not to support this application for the reasons stated under PA25/06718.**

**ii) Application PA25/07725 Proposal** Proposed replacement of existing garage with new double garage, formation of new stepped access and replacement deck **Location** Treath Trewartha Road Praa Sands Penzance. **It was Proposed, seconded and resolved to support this application.**

**iii) Application PA25/06718 Proposal** Full planning application (including Change of Use) for the location of 15 Holiday Lodges and 12 Glamping Pods (and associated infrastructure) on the lower southern section of the golf course. **Location** Praa Sands Golf Club The Links Praa Sands Penzance. **It was Proposed, seconded and resolved not to support this application, as the economic benefits do not outweigh the environmental harm (Infiltration of water table, impact of chlorine and the reed bed system, lack of sequential trenches being dug and consideration of alternative sites. Wildlife impact Owls, Raptors and badgers, Grade II listed chimneys and proximity to grade 1 listed castle) and is contrary to both the CLAP and BPC NDP. There were also concerns regarding the STP capacity figures which Councillors requested be looked at in more detail by CC and the environment agency.**

**iv) Application PA25/07799 Proposal** Works to Trees covered by a Tree Preservation Order (TPO) - T2 and T3 - Fell. T1

and T4 - Removal of forward hanging branch. Location Boskenna Pengersick Lane Praa Sands Penzance. **It was Proposed, seconded and resolved to support this application.**

**v) Application PA25/08355** Proposal Proposed construction of a two-storey side extension, along with associated works, including the removal of the ground floor extensions. Location Nansheudh Huthnance Farm Pengwedna Nancegollan. **It was Proposed, seconded and resolved to support this application.**

**vi) Application PA25/08063 Proposal** Application for Permission in Principle for the proposed construction of a self-build dwelling house, maximum of 1 dwelling **Location** The Cottage Polladras Breage Helston. **It was Proposed, seconded and resolved to support this application.**

**vii) Application PA25/08485 Proposal** Proposed replacement single storey rear extension with deck and front porch, **Location** Gwedna House Gwedna Godolphin Cross Helston. **It was Proposed, seconded and resolved to support this application.**

**viii) Application PA25/08199 Proposal** Replacement garage **Location** Trenance Villa Shute Hill Breage Helston. **It was Proposed, seconded and resolved to support this application.**

**ix**) **Application PA25/08626 Proposal** Certificate of lawfulness for existing use of front driveway as domestic parking for two vehicles (without turntable mechanism) Location 3 Fore Street Ashton Helston Cornwall. **It was Proposed, seconded and resolved to support this application.**

**7. APPEALS & ENFORCEMENT MATTERS**

**i) PA25/02366 – Land south of 2 Greenbury, Greenbury Lane, Rosudgeon –** Appeal Allowed. No Costs claimed. **Noted**

**ii) EN20/01700 – Land rear of 2 Sea View Terrace, Lower Kenneggy, Rosudgeon –** Appeal Allowed. No Costs claimed. **Noted**

**9. CHAIRMAN'S COMMENTS**

**10. TO CONFIRM THE DATES AND TIME OF NEXT MEETINGS**

PARISH COUNCIL MEETING TUESDAY 02 DECEMBER 2025, PLANNING AND LAND USE MATTERS WEDNESDAY 17 DECEMBER 2025. MEETINGS, UNLESS OTHERWISE NOTED, TO BE HELD IN THE PARISH ROOMS, BREAGE AT 7.00 P.M.

**There being no further business the meeting closed at 10: 08 p.m.**

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**Public Participation**

**Residents came in the main to speak about Application PA25/06718**

**Comments from residents – by theme.**

**Sewage** - Catastrophic if over flowed in peak season, as it runs into the stream and then onto the beach where the children play in the stream.

**Traffic** concerns regarding Pengersick Croft being used as a cut through. One resident indicated up to 300 cars and delivery vans a day were already using this access point rather than the main gates. Flawed plan with no contact with Traffic Officers contacted to date

**Grade two** listed Chimneys – concerns over viability

Concerns over **contaminated land**. Hot tub flushing may disturb arsenic in ground.

BPC fully supports comments made by the **Ramblers Association** regarding footpath 41.

This plan does nothing but detract from the availability of green space, amenity and sports facilities: Cornwall Local Plan - The CLP emphasizes green infrastructure and health and wellbeing as core principles. Policies such as Policy 16 (Health and Wellbeing) and Policy 25 (Green Infrastructure) require developments to maintain or improve access to open spaces and recreational areas. These spaces are considered essential for:

- Physical and mental health benefits.
- Biodiversity and climate resilience.
- Community cohesion and quality of life.

The Open Space Strategy underpins these policies by setting standards for provision of parks, amenity green space, and sports facilities. Development proposals that reduce these assets without mitigation or replacement are generally considered contrary to the CLP objectives.

**Breage Neighbourhood Development Plan**

The Breage NDP explicitly seeks to retain and improve community assets, facilities, and services, and protect areas of open space from built development. Its vision is to keep the parish "safe, friendly, sustainable and tranquil," with coastline and countryside protected from inappropriate development.

Policies in chapters on Community Facilities and Open Space stress that green spaces and sports amenities are vital for local identity and wellbeing. Development that detracts from these resources would conflict with the NDP's strategic objectives and could be grounds for refusal.

Breage NDP

| Theme | Support % | Notes |
|---|---|---|
| Playing Fields & Play Spaces | 98% | Strong agreement to retain and protect from development |
| Open & Green Spaces | 90% | Support for protecting green spaces within and adjoining villages |
| Wildlife Corridors | 90% | Support for protecting and enhancing wildlife corridors and sites |
| Public Footpaths | 97% | Support for retaining and enhancing footpaths, bridleways, and byways |

**Sewage plant calculations** were challenged by several – see attached – please can you verify the figures as we are not experts in the field but simply using published figures for calculations from https://webuildit-ltd.co.uk/british-water-flows-and-loads-4/

**Environmental and ecological impact** – noted flight path for tawney owls and raptors, and many other animals.

One of the seven strategic objectives is **to protect and enhance the built and natural environment**, including heritage, biodiversity, and landscape character. This means development proposals must avoid harm and ideally deliver environmental improvements.

**Policies on Environmental Protection**

The NDP includes a comprehensive set of policies under **Chapter 11: Environment**, which cover:

- **Landscape & Designations**
  Development in **Areas of Outstanding Natural Beauty (AONB)**, **Areas of Great Landscape Value (AGLV)**, and the **World Heritage Site (WHS)** must conserve and enhance landscape character and avoid significant harm.
- **Biodiversity & Geodiversity**
  Any proposal causing significant harm to biodiversity that cannot be avoided, mitigated, or compensated will be refused. Wildlife corridors, hedgerows, and green spaces must be retained and enhanced.
- **Climate Change & Sustainability**
  Encourages energy efficiency, sustainable drainage systems (SuDS), and measures to reduce carbon emissions. Development should improve resilience to flooding and climate impacts.
- **Water Quality & Coastal Protection**
  Proposals must prevent pollution of freshwater and coastal areas and align with the Shoreline Management Plan to address erosion risks.
- **Heritage & Historic Features**
  Strict controls on development affecting listed buildings, conservation areas, and archaeological sites to preserve cultural heritage.

**Community Views**

NDP Survey results show overwhelming support for environmental protection:

- **93%** want open countryside retained and protected.
- **90%** support protecting wildlife corridors and sites.
- **97%** support retaining and enhancing public footpaths, which also act as ecological

One resident specifically came to speak about PA25/06564 – They provided a detailed overview of the issues with regards to the cumulative environmental impact that this and other applications where having and have had on the area.

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