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Parish Rooms

Breage

Helston

TR13 9PD

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## MINUTES EXTRAORDINARY PARISH COUNCIL MEETING HELD IN THE PARISH ROOMS

BREAGE ON MONDAY 22 JULY 2013 AT 6.00 P.M.

Present: Cllr Mrs J Anthony (Chairman)  
Cllr T Ackland  
\*Cllr A Best  
Cllr Mrs T Board  
Cllr H Bradford  
\*\*Cllr S Caddick  
Cllr T Coleman  
Cllr Mrs P Darby  
Cllr Ms C Rashleigh  
Cllr Mrs R Wyvern Batt

\*\*\*Cornwall Cllr J Keeling MBE

Mrs C Macleod (Clerk)

3 Members of the Public

Cllr Anthony welcomed all to the meeting.

### 1. FIRE EVACUATION PROCEDURE

The Clerk read out the Fire Evacuation Procedure

### 2. APOLOGIES FOR ABSENCE

**To note apologies for absence**

There were none.

### 3. DECLARATIONS OF INTEREST

a) Cllr Mrs T Board's permanent declaration of interest in accordance with LGA 2000: My beneficial interest in Breage Parish Council owned land registered V.G.621 Praa Green, is that my adjoining property has gate access.

**b) To note declarations of interest in accordance with LGA 2000 - Members and officers to declare non-registerable interests or disclosable pecuniary interests (including details thereof) in respect of any items on this agenda and unless you have the benefit of a current and relevant dispensation in relation to these items you must:**

(i) not participate, or participate further, in any discussions of these items at the meeting;

(ii) not participate in any vote, or further vote, taken on these items at the meeting; and

(iii) remove yourself from the meeting while any discussion or vote takes place on these items, to the extent that you are required to absent yourself in accordance with the Council's Standing Orders or other procedural rules.

**Where a Member has a non-registerable interest in an item that does not benefit from a valid dispensation and that interest only arises from the Member's participation in or Membership of a body whose objects or purposes are charitable, philanthropic or otherwise for the benefit of the community the Member may, (with the permission of the Chairman of the meeting or until such time as the Chairman directs the Member to stop) address the meeting to provide such information as they reasonably consider might inform the debate and decision to be made before complying with b).**

Cllr Anthony declared a disclosable pecuniary interest in item 6a), Planning, PA13/05259 as she is a neighbour of the property.

\*Cllr Best arrived.

**c) To take consideration of written requests for dispensations**

**d) Members to give consideration as to whether their Register of Interest forms are fully up to date**

#### 4. CHAIRMAN'S ANNOUNCEMENTS

Cllr Anthony announced that as she has declared an interest in item 6 she would be leaving the room, not taking part in the discussion or voting and she had asked Cllr Wyvern Batt, the vice-Chairman to take the Chair. She asked that the meeting be finished by 6.45 p.m. as a further meeting would be taking place at 7.00 p.m.

#### 5. PUBLIC PARTICIPATION

Members of the public may raise subjects they wish to bring to the attention of the Parish Council. Listeners should note that decisions cannot be made on items not on the agenda.

Public Participation took place here from 6.03 to 6.05 p.m.

Cllr Wyvern Batt took the Chair at this point and wished everyone a good evening.

\*\*Cllr Caddick arrived at 6.06 p.m. and \*\*\*Cllr Keeling at 6.07 p.m.

#### 6. PLANNING

##### a) TO CONSIDER PLANNING APPLICATIONS RECEIVED FROM CORNWALL COUNCIL

###### PA13/05259 - Mr A Ballard - Sea Acres, Castle Drive, Praa Sands, PENZANCE

Demolition of dwelling and detached garage. Construction of 2 no. Dwellings and associated works

Cllr Wyvern Batt told the meeting that a letter had been received from Mr & Mrs Anthony and they had asked that it be read out at the meeting this evening.

Cllr Wyvern Batt read out the following:

*Dear Breage Parish Council*

*Re: Planning Application PA13/05929 - Sea Acres*

*Following the neighbour consultation by Cornwall Council we are writing to advise you of our objection to this planning application and request that this letter is read out at the meeting on 22 July 2013.*

*We attach a copy of our letter of objection to Cornwall Council and outline the reasons for our objection below.*

*Please note that there are currently **at least** 5 objections, in spite of the CC website showing only one.*

*• Firstly on the plans (drawings 227-003 and 227-006) there are NO ridge levels shown anywhere for the proposed dwellings - only those for the existing properties and the second one that is due to be built from the last planning consent. This application is therefore incomplete and cannot be properly considered or be determined until these are made available on the plans.*

*• SCALE*

*• The proposed scale is excessive and not consistent with the majority of the surrounding dwellings. The use of the recently built 5 bedroom dwelling (which is now the largest house in the area that dwarfs everything around it including the Sea Acres house) as the prevailing form for the area is not acceptable - the vast majority of existing surrounding dwellings are at single storey level. This huge scale, without adequate space between the buildings (approx. 1m only) would create a massive over-built environment.*

*• DENSITY*

*• Until last year the total area of the Sea Acres site was 0.32 acres (0.19 on the previous application and 0.13 on this one). This proposal would mean that there would be a net increase of 3 x very large 2 storey dwellings and a total of 4 very large dwellings on a site of just ¾ of an acre. This high density is unacceptable for a village of this size, for a prominent area of the AONB and in an area where single storey level dwellings prevail. It is necessary and appropriate to refer to this aspect because the cumulative impact is a factor that must be considered and is very relevant to the determination.*

*• VISUAL IMPACT/IMPACT ON SURROUNDING COMMUNITY*

*• The huge scale and with absolute minimal space between would have a serious negative impact on the local environment and the visual amenity in this small area of Praa Sands. A block of 4 very large dwellings, almost touching, with a large area of parking/hard standing at the rear is an unacceptable worsened outlook and would completely change the Landscape Character of the area, a factor that planners must now take into account. At present Parc Morrep has 10 properties in this cul-de-sac, occupied in the main by 2-4 persons (one is a holiday home). The recently built 5 bedroom dwelling adds another and another large 4 bedroom dwelling will be built from the previous permission with another access off Parc Morrep created. This proposal would add a further 2 x large 4 bedroom dwellings and a further large vehicle access/hard standing area off Parc Morrep. This would mean a total increase of at least 6 more cars and a 75% - 100% increase in people living in this very small area. This density of people/vehicles is completely unacceptable to us. Praa Sands is not an urban environment, it is in an AONB and existing residents and visitors should be able to enjoy the environment in which we live and the modest but decent amount of space around us.*

*• REAR AMENITY SPACE*

*• The proposal to have the parking/hard standing at the rear of the dwellings would mean that there is no rear amenity area. The Cornwall Design Guide, used in the planning process stipulates that there should be a rear garden space of a minimum area and stresses that failure to have this can cause a "significant cumulative environmental impact on a neighbourhood". This proposal has no private rear garden/amenity space, just a front*

garden area facing onto Castle Drive with a low boundary which necessarily has to be at a maximum of 500mm for road safety visibility, conditioned by the previous planning permission. How therefore can this be acceptable?

- **AFFORDABLE HOUSING**

• The Sea Acres site was, until last year a single dwelling in single ownership and was sold to a single developer and the way in which the planning applications have been submitted would seem to be a very imaginative way of avoiding the affordable housing commitment. However, in the pre-application advice (PA13/438/PREEAPP) the planning officer confirmed that developments of 0.1hectare+ must contribute towards affordable housing needs. As these proposed dwellings are not aimed at, and will not be affordable for local people and the application confirms that the application site is 0.13 hectares how is it that the agent is saying that there is not a requirement in this case?

- **PARC MORREP ACCESS ROAD**

• The applicant seems to be showing ownership of the roadway Parc Morrep in the plans, which has come as some surprise to long standing residents. As there is a lot of concern and uncertainty about ownership this has to be sorted out before the application can be determined.

In making the case for this development the Design & Access Statement states that there is a high degree of demand for this type of property in this location. This cannot possibly be substantiated - there is an empty family size property in Parc Morrep that has been on the market for in excess of 6 months with minimal interest shown.

There has been no community engagement, in spite of the planning officer recommending this in her letter responding to a pre-application request advising that she could not support that proposal.

For these reasons, we strongly object to the application and ask Breage Parish Council to support us and the other Praa Sands parishioners who object to this, by objecting to this application and asking that if the planning officer disagrees with this, that because of the serious negative and cumulative impacts on the existing residents and the local environment that the Ward Member refer this to go to Committee for determination.

Yours sincerely

Mr S E and Mrs J R ANTHONY

Cllr Board read out the following:

'I have lived at Lansing, 2 doors down from Sea Acres, 1964/5. Parc Morrep did not exist: a field - tractor working - levelling the land.

'49 Sea Acres built; a direct drive 7' wide to Castle Drive.

'66 Parc Morrep: road left a grassed raised area at the Western side - this part of the visibility splay.

'Later: Sea Acres wall extended round it - access changed to Parc Morrep - visibility to west reduced.

'The road is in a perilous condition: surely advisable to put in a proper base before surfacing and as 12 properties, 20 cars and pedestrians - better to make it County Highways standard.

'The houses: very little on the Sea Acres footings - much more forward, most of the footings are part of the vehicular access - turning.

'When County Planning 1947-1974 - this low west end of Praa Sands was rural County required it was kept that way and a must were large plots and low bungalows so that the view from the coast boundary and the rural views to the north were seen.

'Midhurst to the west - not long ago had permission to demolish and consent for 2 properties, large to the east.

'This makes an unacceptable clump of close buildings - spaciousness lost and on the other side of the road no buildings to retain the Open Spaces enjoyment. The coastal by the beach is an enjoyed feature by residents and visitors in this rural area.

'A deliberate change to high density is not compatible to the area. There is the intended creation of water outflow into the land - Sea Acres - an extra total of three drainages to the crumbling, eroding sand dune frontage - a subject of concern to CISCAG - the future loss of land here.

'Mining: The map ref. Of Sea Acres Eastings 157720/577, Northings 28249/282, Sydney Cove Mine 1881-1886 - The Indenture: Higher and Lower Pentreath across to Sea Meads and north: the field where now is the lower caravan site.

'All known lodes had to be worked and new ones found. No known mine map of workings: Mine searches on paper not conclusive. I have 3 maps identifying lodes - they differ. A fact - a mine shaft appeared at then Midhurst gateway 20C.

'The height and density are my objections.'

Cllr Bradford read out the following:

'No expert is needed to see this is gross overdevelopment. In the past good planning, common sense and a spirit of neighbourliness has created a special quality of residential seaside development and village community spirit in this part of Praa Sands, with mainly single storey units and seaside bungalows, big and small. This is gradually being eroded by this sort of overdevelopment. No matter how good the architecture, design, cost and quality of construction, it is NOT good design or planning.

*'In the past again these relatively generous plots, with just one unit per plot, usually and intentionally all had some partial view of the Green or the dunes or the sea, or all three and were designed and SITED in such a way to achieve and maximise that very aim, often having as narrow a frontage facing the sea as was practicable and reasonable, often extending backwards rather than sideways, to allow other residents in units behind them to have a view BETWEEN them and/or OVER them. How GOOD that was. We should not forget this or let it disappear willy-nilly and bit by bit, by every new act of OVERDEVELOPMENT.*

*'We all know that none of us can ever BUY the view in front of us.*

*But this is TOO MUCH. It is a FLAGRANT disregard of everything and everyone else around and good planning principles. These 2 large 5-bedroomed detached houses, together with the one already permitted to the west, would form a virtual "TERRACE", a solid high and impenetrable wall of construction (with a token 1m or so gap between them). It would change the look and style and appeal of this part of Praa Sands for EVER.*

*We should NEVER encourage it and we should NOT support this application. I most certainly do not.'*

Cllr Rashleigh said that she agreed that it was overdevelopment.

Cllr Ackland felt that the open development did not go with the surrounding buildings. He also expressed concern about the lodes that had been brought to the Council's attention by Cllr Board.

Cllr Caddick felt that the development would be out of character.

**It was proposed by Cllr Caddick, seconded by Cllr Board and unanimously resolved by voting Councillors that Breage Parish Council object to the application for the reasons listed above: The density of buildings in relation to the size of the area/height/a gross overdevelopment of very large buildings with little space between on a small site in an AONB/neighbourliness/the open development is out of character with the surrounding buildings/there are lodes running through the area.**

At 6.22 p.m. The 3 members of public left.

Cllr Anthony returned to the room and retook the Chair.

#### **7. TO RECEIVE ADVANCE NOTICE OF ITEMS FOR NEXT AGENDA**

Praa Sands erosion; Praa Green; Highways – Boundary hedge Treen; Highways – Lower Polladras pot holes at the Godolphin end; Ditches not trimmed – only round signs

Cllr Board thanked Councillor Keeling for the bench at Pengersick Lane bus stop. He was also thanked for painting the repaired play area equipment at Ashton Amenity Area.

#### **8. TO CONFIRM THE DATE AND TIME OF NEXT MEETING**

**ORDINARY PARISH COUNCIL MEETING TUESDAY 6 AUGUST 2013 AT 7.00 p.m.**

**This was confirmed.**

There being no further business the meeting closed at 6.27 p.m.

# **BREAGE PARISH COUNCIL**

## **MINUTES OF PUBLIC PARTICIPATION AT THE EXTRAORDINARY PARISH COUNCIL MEETING HELD ON 22 JULY 2013 IN THE PARISH ROOMS BREAGE**

At 6.03 p.m. the Chairman invited members of the public to put forward any concerns they had, or issues they wished to make known to the Parish Council, in regard to any items on the agenda.

Mr Burt, the agent said that he come to answer any questions about application PA13/05259 during item 6. The Chairman explained that he would not be able to speak during the meeting and that he needed to say anything that he wished to during this public participation item.

Mr Burt explained that there had been a pre application with Cornwall council for 3 dwellings but this had been felt to be overdevelopment. This comment had been taken on board and this application, PA13/05259, is the result of those discussions.

Public Participation ended at 6.05 p.m.