

# BREAGE PARISH COUNCIL

41/08

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Parish Rooms  
Breage  
Helston  
TR13 9PD

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## **EXTRAORDINARY PARISH COUNCIL MEETING HELD ON TUESDAY 27 MAY 2008 IN THE PARISH ROOMS AT 7.00 P.M.**

**Present:** Cllr J Keeling (Chairman)  
Cllr T Ackland  
Cllr Mrs P Darby  
Cllr G Hesketh-Jones  
Cllr G Higginson  
Cllr B Nicholls  
Cllr R Pryor

9 Members of the public  
Mrs C Macleod (Clerk)

The Chairman welcomed everyone to the meeting.

### **1. APOLOGIES FOR ABSENCE**

Apologies for absence were received from Cllr Greenstreet who was attending another meeting, Cllr Rashleigh who was unwell and Cllr Wyvern Batt whose mother was unwell.

### **2. DECLARATION OF INTERESTS**

Cllr Keeling asked the Clerk to make his usual declaration for item 5, Planning, that states, 'As a member of KDC Planning Committee I will not make a final decision on any planning matter until I have heard all the evidence and arguments. Cllr Higginson declared a personal interest in item 5, Planning PA08/00684/F, as he is a neighbour of the applicant.

### **3. CHAIRMAN'S ANNOUNCEMENTS**

The Chairman read out a letter he had received from Mr Keith Reynolds, Greenvale, Godolphin Cross about the comments the Council had made regarding Planning Application PA08/00506/F. These comments had been published on Kerrier's website and Mr Reynolds was not happy about one of the comments that stated that some Councillors had visited the property. Mr Reynolds wished to know which Councillors had done this as he felt that trespass had been committed. He was also concerned because small tools were missing from the property. The Clerk confirmed that it was not intended to infer that Councillors had crossed the property boundary, merely that they had viewed it from a distance. The Chairman asked each Councillor present if they had actually entered Mr Reynolds property. Each Councillor confirmed that they had not. The Chairman stated that he would ask Councillors who were not present at this meeting the same question when they attended the next Council meeting.

### **4. PUBLIC PARTICIPATION**

Public Participation was taken here from 7.03 p.m. to 7.29 p.m.

### **5. PLANNING**

#### **a) APPLICATIONS**

#### **PA08/00642/FM – Cornwall Motel, Main Road, Ashton, HELSTON - Bronzemill Limited**

Demolition of existing motel and associated buildings and erection of twenty self-caterings units of holiday accommodation

A Planning Application by Bronzemill for self-caterings units of holiday accommodation, very similar to this application was discussed at the Parish Council meeting on 2 October 2007 and Council had voted not to support the application. Each Councillor was given an opportunity to speak and it was generally agreed that there is a need for something to be done at this location, though not on the proposed scale. It was felt that there had been no great change in the new application. **It was proposed by Cllr Keeling, seconded by Cllr Hesketh-Jones and unanimously resolved that the amendments from the application on 2 October 2007 be noted and that the Council should re-iterate its concerns about this proposed development. The following statement was prepared to send to Kerrier Planning:** Councillors respectfully request that, if you are minded to approve this development, the application be considered by the full planning committee in due course and that a site meeting be arranged.

The proposed development fronts onto the A394. This raises highway safety issues, given the increased all-year occupation of holiday units compared to the sporadic use of the Motel in the past. The stretch of highway between Ashton and Germoe crossroads is known as an accident black spot.

The proposed increased density of dwellings and the scale, size and height of the development would be out of character with an Area of Outstanding Natural Beauty and makes an undesirable statement on the landscape.

The present foul water and waste outflow is inadequate and would be unable to cope with waste generated by the proposed dwellings, with a risk of water and ground contamination.

The proposal backs onto open farmland and there may be risks to livestock, particularly sheep, from visitors straying dogs.

There are material issues of neighbourliness with regard to the proposed dwellings along the boundary with Lighthouse Farm.

In addition to these previous observations, the Council further observes that:

1. A S106 obligation should be sought to restrict the development to holiday use only.
2. A contribution should be sought for open space and wildlife enhancements.
3. The trees associated with the development should be protected by tree preservation orders.

**PA08/00728/F – Rainbows End, Rocky Lane, Trescowe Common, Germoe, PENZANCE - Mr S Hickson**

Erection of extensions and alterations to dwelling (including dormers) and erection of a domestic garage/outbuilding/plant room and installation of a septic tank

There were no objections to this application. **It was proposed by Cllr Ackland, seconded by Cllr Pryor and Unanimously resolved that the application be supported.**

**PA08/00684/F – Primrosa Cottage, Lower Polladras, Breage, HELSTON – Mr S Worley**

Erection of extension and alterations to dwelling

There were no problems with this application. **It was proposed by Cllr Ackland, seconded by Cllr Pryor and resolved with one abstention that the application be supported.**

**b) CONDITIONAL PERMISSION FOR DEVELOPMENT**

**PA08/00320/F Meadowlands, Wheal Vor, Breage, HELSTON, Cornwall TR13 9NW**

Erection of an extension to dwelling

The Chairman was asked to read out the conditions, which he did.

**c) WITHDRAWN**

**PA08/00506/F – Greenvale, Godolphin Cross, HELSTON, Cornwall – Mr K Reynolds**

Erection of two wind turbines and retention of six free-standing solar panels (solar PV array)

**6. FOOTPATHS**

**It was proposed by Cllr Darby, seconded by Cllr Ackland and unanimously resolved that 3 more copies of the definitive map be purchased.** Cllr Darby was asked to purchase these.

**7. DATE AND TIME OF NEXT MEETING: Tuesday 3 June 2008 at 7.00 p.m.**

**There being no further business the meeting closed at 8.00 p.m.**

# BREAGE PARISH COUNCIL

## MINUTES OF PUBLIC PARTICIPATION DURING THE EXTRAORDINARY PARISH COUNCIL MEETING HELD IN THE PARISH ROOMS ON TUESDAY 27 MAY 2008

At 7.03 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.

Several Parishioners spoke about item 5, Planning PA08/00642/FM – Cornwall Motel, Main Road, Ashton, HELSTON - Bronzemill Limited, voicing their concerns that included the following:  
Although there were two different items to the original application:

1. A traffic assessment form and
2. A foul water assessment form,

the new application did not address any of the points raised by the Parish council in regard to the previous application.

It was felt that some areas and statements on the applications were inaccurate.

A Planning Application referred to as dated 2004 was actually dated 2002 and so out of date. The heights on the 2002 application, however, were used on the new application.

The foul water was to be linked to a main sewer 'a few km away'. This is in fact a lot further away.

It was felt that lakes, flora and fauna would be in danger. The water table is very high.

It was asked who owns the land that the tank referred to is on. Bronzemill do not claim ownership.

Natural England has put in an objection to the application.

It was felt that a lot more research is needed about bats and barn owls.

It was felt that no Cornish builders or tradesmen would be used in spite of statements that they would. When the Motel was boarded up an Essex builder was used to do this.

It was felt that 20 holiday units would be unsustainable and Parishioners were worried that the units would be sold as housing development in a few years' time.

The application made scant reference to traffic problems and drainage.

Only 18 units were shown on the plans but 20 applied for.

Concern was expressed over the huge increase in traffic that would be generated by this site. Travelling west the road is obscured by trees at the Lighthouse cottage.

It was asked what was to happen to the trees on the site as they are not mentioned in the application.

It was felt that the height of the units was still excessive for the area.

It was thought that white render would make the units stand out more and that perhaps slate and granite would be better materials to be used.

Mrs Board stated that when the Motel originally obtained Planning Permission it was at a time when the local Council did not see any such plans.

She brought to the Council's attention to the drain at Pengersick, Praa Sands. She had informed the Clerk of the damage caused by yet another overflow on 17 May.

Mr Worley spoke about item 5, Planning PA08/00684/F – Primrosa Cottage, Lower Polladras, Breage, HELSTON, his home since March, telling the Council that he wanted to enhance and extend the cottage. He said that the cottage needs TLC and that he believes the plans will improve it.

The new owners of Lighthouse Farm next to the Motel said that they had not lived there long and had not expected to see an 'estate pop up' next door. They had thought that a couple of properties might be built but not 20. They had already experienced people walking round their property. They would like some of the issues redressed.

Mr Ross, Chairman of Germoe Parish Council supported the comments Parishioners had made about the Bronzemill development.

The Chairman said that the Council could ask for this application to go before the full Planning Committee and ask for a site visit to be arranged. Members of the Public would be permitted to speak at this meeting. At the Planning Committee meeting one supporter, one objector and one Parish Councillor would be able to speak. As the area was now so untidy it was asked if Planning Enforcement should be contacted to see if anything could be done. It was felt that an eye should be kept on the area.

Public Participation ended at 7.29 p.m.