



**DRAFT MINUTES ORDINARY PARISH COUNCIL MEETING TO DISCUSS AND VOTE ON PLANNING AND LAND USE MATTERS
HELD IN THE PARISH ROOMS BREAGE ON THURSDAY 29 NOVEMBER 2018 AT 7.00 P.M.**

Present: Cllr T Woodhams JP (Chairman)

Cllr A Ackland

Cllr A Best

Cllr H Bradford

Cllr S P S Caddick

Cllr Mrs P Darby

Cllr Mrs K La Borde

Cllr C Macleod

Cllr C Ralph

Cllr Mrs R M R Wyvern Batt

3 Members of the Public

Mrs C Macleod (Clerk/RFO)

1. FIRE EVACUATION PROCEDURE

Was explained also GDPR.

2. APOLOGIES FOR ABSENCE

WP - received and accepted.

3. DECLARATIONS OF INTEREST

- a) **To note declarations of interest in accordance with LGA 2000 - Members and officers to declare non-register able interests or disclosable pecuniary interests (including details thereof) in respect of any items on this agenda.**

None.

4. PUBLIC PARTICIPATION

A record of the public participation session shall be included on a separate page in the minutes of the meeting

Public Participation was held here from 7.02 to 7.25

5. CONFIRMATION OF MINUTES OF THE PARISH COUNCIL MEETING PLANNING AND LAND USE 1 NOVEMBER 2018

Proposed, seconded and resolved CONFIRMED with 1 abstention as the Cllr had not attended the meeting.

6. PLANNING

a) TO CONSIDER PLANNING APPLICATIONS RECEIVED FROM CORNWALL COUNCIL

- 1. Application PA18/09940 Proposal** Proposed cross subsidy housing scheme to deliver four open market and five affordable dwellings.

Location Land At Godolphin Cross Forth Vean Godolphin Cross Cornwall

Proposed, seconded and resolved SUPPORTED.

- 2. Application PA18/05681 Proposal** Certificate of lawfulness for existing use of chalet building as a self-contained residential dwelling

Location Roseladden Stamps Breage Helston Cornwall TR13 9LE

Proposed, seconded, resolved SUPPORTED.

- 3. Application PA18/10106 Proposal** Outline application with all matters reserved for proposed demolition of bungalow and erection of 2 semi detached dwellings **Location** Drekly Pengersick Lane Praa Sands TR20 9RF

Proposed, seconded resolved SUPPORTED.

- 4. Application PA18/07530 Amended Proposal** Proposed erection of 5 no. new dwellings, reconfiguration of Public House car park and beer garden, and amended access to allotments **Location** The Queens Arms Inn Pellor Road Breage TR13 9PD

Proposed, seconded, resolved OBJECTED TO.

- 5. Application PA18/0453 Amended Proposal** Extension of residential curtilage to accommodate 7 bedroom property **Location** Elysian Fields Main Road Ashton TR13 9SD

Proposed, seconded, resolved would SUPPORT if the area shown in pink on the proposed site layout is bounded by a post and rail fence for delineation purposes and a condition is imposed to remove permitted development rights within the curtilage.

- 6. Application PA18/10362 Proposal** Alterations including raising of ridge, first floor extension, new dormer. Retention and completion of excavations to create parking. **Location** Barlowena Trewelloe Road Praa Sands TR20 9SU

Proposed, seconded, resolved SUPPORTED.

b) TO CONSIDER PLANNING APPLICATIONS RECEIVED FROM CORNWALL COUNCIL RECEIVED AFTER PUBLICATION OF THE AGENDA UP TO 12 noon 29 NOVEMBER 2018

7. Application PA18/10 Proposal The erection of a two bay oak framed domestic garage with room over **Location** Swallow Cottage Oak Tree Lane Trescowe Common Germoe

Proposed, seconded, resolved would SUPPORT if a condition is made to ensure the garage building remains ancillary to the dwelling house.

7. ENFORCEMENT MATTERS

Outstanding matters were listed.

8. NEIGHBOURHOOD PLAN

Cllr Ralph

November Meeting had been cancelled. It is hoped to reconvene mid-December. Exhibitions will be at Trevena Cross every Saturday and Sunday in December.

9. TO CONFIRM THE DATE AND TIME OF NEXT MEETINGS & EVENTS

ORDINARY PARISH COUNCIL MEETING TUESDAY 4 DECEMBER 2018; CHRISTMAS MEAL AT THE LION AND LAMB ASHTON for those who have booked FRIDAY 14 DECEMBER AT 7.00 p.m. PARISH COUNCIL MEETING TO DISCUSS AND VOTE ON PLANNING AND LAND USE THURSDAY 3 JANUARY 2019; ORDINARY PARISH COUNCIL MEETING TUESDAY 8 JANUARY 2019. COUNCIL MEETINGS ALL AT 7.00 P.M. IN THE PARISH ROOMS

Confirmed.

10. EXCLUSION OF PRESS AND PUBLIC

To resolve that members of the Press and Public be excluded from the meeting on the grounds that agenda items that have been allocated here from the meeting may be discussed, due to the likely disclosure of exempt information as defined in Part 1, schedule 12A of the Local Government Act 1972

No items.

There being no further business, the meeting closed at 8.22 p.m.

**DRAFT MINUTES OF PUBLIC PARTICIPATION HELD DURING THE ORDINARY PARISH COUNCIL MEETING PLANNING
HELD IN THE PARISH ROOMS BREAGE ON THURSDAY 29 NOVEMBER 2018**

At 7.02p.m. The Chairman closed the meeting and 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.

A Praa Sands' resident expressed objection to Planning item 6.

A Breage resident complained about residence in a caravan in Cheery Meadow. And about a swimming pool that has been built at the Old Vicarage: the stone wall has been breached and a building erected behind an artificial wall. This is within 15m of the septic tank. CC is aware of the situation.

A Breage resident objected to Planning item 4. This development should not be built in this green area of the Conservation Area and World Heritage site. These are precious fields that should be protected for generations to come. It will also cause traffic problems. It is not needed by and is not for local people.

There were many more objectors to Planning item 4. Some of the comments made:

The only green area left.

The development is not needed.

The green space is not suitable infill.

No geophysics was carried out during the archaeological survey. Important remains may have been missed by inches.

The highest part of the village so to say there would be minimal impact is absurd. It would be major impact.

The Parish Council was asked to object to the application

Worst place to build in a conservation Area.

The development could not exist in harmony with the surroundings.

The iconic view of the Church from the A394 would be compromised.

The roof lines would be higher than the Queens Arms.

Problems would be caused re. traffic management for Higher Road, Pellor Road and Pellor Fields.

The character and charm of the village would be spoilt.

Increased traffic. Delivery vans already have difficulty in parking for delivering to residents.

The applicants appear to have no knowledge or interest of the rural community.

Fundamental character, nature and tone of the village would be affected – a high price to pay.

A resident of Breage for 25 years felt that the development would block their light and would enable their windows to be looked into as their home is much lower than the proposed development. Special, unique village, special view of the Church

Praa Sands residents objected to Planning item 6. This has been refused on 2 previous occasions. The application was felt to be overdevelopment. Box-like form and flat roof are out of character.

A Praa Sands' resident had sent in an objection to Planning item 6:

i) The application is on the application form for householders and yet there is no householder named.

ii) Para 7 of the Application states that there is not to be a new or altered access to a public highway and yet it is proposed that vehicle parking is to be off Chy an Dour Road and access to this has been provided already, though, clearly a final surface is to be laid. Previously the only vehicular access was off Trewelloe Road.

iii) The parking space provided does not allow enough space for vehicles to turn to drive onto Chy an Dour Road. Para 2 of the Application suggests there are to be 2 parking spaces - inadequate for the seven bedrooms.

iv) The proposed extension to the north east of the building would look like a container box and would be out of scale and keeping with other properties nearby.

v) The first floor provision of one bathroom to four double and one single bedroom is inadequate for modern standards and would necessitate the use of the ground floor bathroom by residents sleeping in first floor rooms.

vi) Para 6 of the Application answered No to the question as to whether any trees or hedges need to be removed. In fact 32 trees were cut down several weeks ago on the site.

vii) The application suggests the roof ridge is to be raised but no detail of this is given. If it were to be large it might well be detrimental to surrounding properties.

viii) This Application would be detrimental to the Area of Outstanding Beauty which applies to much of Praa Sands.

No information is given on foul drainage on the Planning Application form.

Planning 1. The agent spoke giving very full details of the application and descriptions of the houses. It was requested the application be supported.

Public Participation ended at 7.25 p.m.