



**DRAFT MINUTES ORDINARY PARISH COUNCIL MEETING TO DISCUSS AND VOTE ON PLANNING AND LAND USE MATTERS
 HELD IN THE PARISH ROOMS BREAGE ON THURSDAY 3 JANUARY 2019 AT 7.00 P.M.**

Present: Cllr T Woodhams JP (Chairman)

Cllr A Best

Cllr H Bradford

Cllr Mrs P Darby

Cllr C Macleod

Cllr W Perrin

Cllr C Ralph

Cllr Mrs R M R Wyvern Batt

5 Members of the Public

Mrs C Macleod (Clerk/RFO)

The Chairman wished everyone a Happy New Year and welcomed them to the meeting.

1. FIRE EVACUATION PROCEDURE

Was explained, also GDPR.

2. APOLOGIES FOR ABSENCE

Received and accepted: AB and TA.

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.**

There were 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 7.13 p.m.

5. CONFIRMATION OF MINUTES OF THE PARISH COUNCIL MEETING PLANNING AND LAND USE 29 NOVEMBER 2018

Proposed, seconded and resolved CONFIRMED.

6. PLANNING

a) TO CONSIDER PLANNING APPLICATIONS RECEIVED FROM CORNWALL COUNCIL

1. Application PA18/10959 Proposal Reserved Matters application for construction of dwelling with variation of condition 3 of application no. PA17/06062 dated 08/11/18 to allow addition of roof window at first floor level on North elevation.

Location 11A The Links Pengersick Lane Praa Sands Penzance

Proposed, seconded and resolved SUPPORTED if condition put on to make the window opaque and non-opening.

2. Application PA18/10961 Proposal Application for a new entrance on to A394, by means of splaying of the existing dry stone wall to boundary opposite the vicarage, surface water shaft 100L and 10 x 7m hardstanding area finished of Cornish granite surfacing. Standard farm cattle gates. **Location** Cherry Meadow Higher Road Breage Helston

Proposed, seconded and resolved OBJECTED TO previous reasons repeated plus loss of Cornish hedge, hedgerow and fauna. It was noted that Highways has stated that the application does not demonstrate safe and suitable access, contrary to Policy 27 of the Cornwall Local Plan.

3. Application PA18/11072 Proposal Proposed New Dwelling **Location** Land Adj To Barlowena Trewelloe Road Praa Sands Cornwall **Proposed, seconded and resolved SUPPORTED.**

b) TO CONSIDER PLANNING APPLICATIONS RECEIVED FROM CORNWALL COUNCIL RECEIVED AFTER PUBLICATION OF THE AGENDA UP TO 12 noon 3 JANUARY 2019

4. Application PA18/11416 Proposal Erection of a single-bedroomed annexe **Location** Goon Rinsey Farm Higher Lane Ashton TR13 9SR

Proposed, seconded and resolved SUPPORTED if a condition put on to state that the annexe is ancillary to the main dwelling house.

5. Application PA18/11469 Proposal Proposed alterations and extension to replace conservatory with garden room plus utility and study/snug over **Location** 8 Troon Row Breage Helston Cornwall

Proposed, seconded and resolved SUPPORTED.

6. Application PA18/11941 Proposal Erection of extensions, including Juliet balcony to rear elevation **Location** 3 Penbro Way Breage TR13 9FD

Proposed, seconded and resolved SUPPORTED.

7. ENFORCEMENT MATTERS

Alleged erection of a large structure Far Away Wheal

Enforcement had sent a list through with Breage Enforcements and numbers showing the stage they had reached with CC. These read out. Clerk to forward number details to Councillors and keep a log of Enforcements.

A communication from a Parishioner to JK regarding dissatisfaction with Enforcement procedures was read out.

8. NEIGHBOURHOOD PLAN

Cllr Ralph

The SG had attended 2 weekend sessions of the Christmas Fair at Trevena Cross and had received feedback from parishioners.

Research and evidence for the Plan should be completed by March 2019. The evidence based survey due for send out from 7 January to all householders in Breage Parish. A return envelope is enclosed. Will be downloadable from the NDP website and an electronic on-line version will also be available. Theses would be returned to the Clerk.

The on-line form was questioned as people from outside the Parish would be able to complete it.

KLB standing down and the Steering Group would require another Councillor.

Cllrs were encouraged to view Mevagissey's NDP. Page 31 shows how to put forward a policy whereby any new builds must be permanent residences not holiday lets.

The SG's attendance at the Christmas Markets was praised.

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

ORDINARY PARISH COUNCIL MEETING TUESDAY 8 JANUARY 2019; PARISH COUNCIL MEETING TO DISCUSS AND VOTE ON PLANNING AND LAND USE THURSDAY 31 JANUARY 2019; ORDINARY PARISH COUNCIL MEETING TUESDAY 5 FEBRUARY 2019. ALL MEETINGS AT 7.00 P.M. IN THE PARISH ROOMS

These confirmed.

AB gave apologies for absence on 8 January.

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

Not needed.

There being no further business the meeting closed at 8.08 p.m.

BREAGE PARISH COUNCIL
DRAFT MINUTES OF PUBLIC PARTICIPATION HELD DURING THE ORDINARY PARISH COUNCIL MEETING PLANNING
HELD IN THE PARISH ROOMS BREAGE ON THURSDAY 3 JANUARY 2019

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 Parishioner wished the Parish Council a Happy New Year.

The Parishioner listens to Planning and is interested in the NDP.

A Parishioner objected to application 3. Giving the following reasons:

1. Overdevelopment for the site which at present has one dwelling and associated garage and workshop. Qu 6 of the Application "Is the site currently vacant?" has been answered as 'No' - Incorrect.
 2. In para 17 of the Application the answer "NO" is given to the question "Does your proposal involve the loss, gain or change of use of non residential floorspace?" whereas the proposal DOES entail the loss of the existing garage and workshop.
 3. Question 13 – Foul Sewage. It is stated this will be disposed of in the main sewer and this is also given in Question 11 of the Sensitive Development Questionnaire. If these statements are correct the plans should show the several miles of pipework needed to connect to the mains sewers at Rosudgeon or Porthleven. I find it curious that this Application appears to have been the subject of Pre Application Advice by the Planning Department and yet these anomalies exist.
 4. On page 2 of the Design and Access Statement there is a drawing of this proposed house adjacent to another which appears to be mythical and bears no relation a much larger house for which permission has been granted under Application PA18/10362.
- No affordable re. application no.5. gave their reasons for wishing to extend. They have osteoarthritis and hip replacements and a repaired femur giving mobility problems. The house is old fashioned, needs a new roof and updating so they can live downstairs with the upstairs suitable for family visitors: 3 children and 2 adults. Their independence is important. 2 other properties in the Row have two storey extensions and pictures were supplied. The front would be unaffected. The Council was thanked for listening.
- A Parishioner objected to application 3. There have already been 2 refusals for this site and now a 6 bedroomed house has been approved. This application is a building for next door. The previous reasons for refusal were excessive mass, footprint and glazing. The new application was felt to be a larger build-mass than the rejected application. The PC was asked to prevent overdevelopment and object as it had previously done. The Design and Access sketch is the same as the proposal rejected in September.
- Public Participation ended at 7.13 p.m.