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**MINUTES ORDINARY PARISH COUNCIL MEETING TO DISCUSS AND VOTE ON PLANNING AND LAND USE MATTERS**  
**HELD IN THE PARISH ROOMS BREAGE ON THURSDAY 28 JUNE 2018 AT 7.00 P.M.**

Present: Cllr T Woodhams JP (Chairman)

Cllr A Best

Cllr H Bradford

Cllr S Caddick

Cllr Mrs P Darby

Cllr W Perrin

Cllr Ms C Rashleigh

Mrs C Macleod (Clerk)

16 Members of the Public

The Chairman wished everyone good evening and welcome.

**1. FIRE EVACUATION PROCEDURE**

Fire and emergency evacuation procedures were explained.

**2. APOLOGIES FOR ABSENCE**

Received and accepted from Cllrs Ackland; La Borde; Ralph and Wyvern Batt.

**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 7.01 to 7.41 p.m.

**5. CONFIRMATION OF MINUTES OF THE PARISH COUNCIL MEETING PLANNING AND LAND USE 31 MAY 2018**

It was proposed by PD, seconded by WP and resolved that the minutes be confirmed. They were signed by the Chairman.

**6. PLANNING**

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

The Chairman, with agreement of the Council brought item 9 forward so that a Parishioner could speak and then attend work.

**9. Application PA18/04436 Proposal** Erection of 7 dwellings and associated works (Outline - with appearance, landscaping and scale reserved) **Location** Land adj. to Penrose West of Church of the Annunciation Main Road Ashton Cornwall

After long discussion it was proposed by TW, seconded by SC and resolved **OBJECTED TO**.

**1. Application PA18/04743 Proposal** Erection of single storey bathroom side extension and Erection of detached workshop for personal use to the side of property **Location** 5 Penlee Close Praa Sands TR20 9SR

It was proposed by SC, seconded by HB and resolved **SUPPORTED**.

**2. Application PA18/04519 Proposal** Outline application with all matters reserved for demolition of existing dwelling and construction of 3 new dwellings in lieu. One with integral garage and two detached garages **Location** Halzephron Helston Road Germoe TR20 9AA

It was proposed by SC, seconded by WP and resolved **OBJECTED TO**.

**3. Application PA18/04103 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, 30 mph in place

**Location** Cherry Meadow Higher Road Breage Helston

After long discussion it was proposed by CR, seconded by HB and resolved **OBJECTED TO**.

**4. Application PA18/05133 Proposal** Various tree works **Location** Godolphin House Godolphin Estate Godolphin Cross Helston

It was proposed by SC, seconded by PD and resolved **SUPPORTED**.

**5. Application PA18/03806 Proposal** (outline with all matters reserved) Construction of single dwelling house and associated works **Location** Garden Of Pengerise Helston Road Germoe Cornwall

**Incorrect documentation. It was proposed by WP, seconded by SC and resolved that BPC is unable to comment.**

**6. Application PA18/0782 Proposal** Non-material amendments sought for work is on site. The developer seeks to improve the gable elevation (South East) increasing the area of glass. In addition are small changes to the terrace/staircase and one small window. Application Ref. No. PA16/11217 Proposed change of use of former agricultural buildings to 5 No. dwellings. **Location** 1 Penbro Barns Breage Cornwall TR13 9PN

It was proposed by HB, seconded by SC and resolved **SUPPORTED**.

**b) TO RECEIVE PLANNING APPLICATIONS RECEIVED AFTER THE PUBLICATION OF THE AGENDA UP TO 12.00 NOON ON 28 JUNE 2018**

**7. Application PA17/11716 Proposal** Amended Demolition of former Motel with Restaurant and owner's accommodation. Proposed development of site into a lodge park with parking, refuse store and site manager accommodation. Provision of new bus stop. Resubmission of withdrawn application PA17/02898.

**Location** Ashton Motel Main Road Ashton Helston Cornwall TR20 9RN

After long discussion it was proposed by HB, seconded by AB and resolved **OBJECTED TO**.

**8. Application PA18/05680 Proposal** Non-material amendment (no.1) for alterations to fenestration and reduction of roof height to East side of building in respect of (PA18/02660) Construction of house and garage and associated works including demolition of three chalets **Location** Godolphin Chalets Pengersick Lane Praa Sands Penzance Cornwall TR20 9SL

It was proposed by SC, seconded by WP and resolved **SUPPORTED**.

**10. Application PA18/05383 Proposal** Certificate of lawfulness for existing use of annexe as separate dwelling **Location** Watters Farm Fore Street Ashton Helston

It was proposed by HB, seconded by SC and resolved **SUPPORTED PROVIDED IT REMAINS AS ONE SOLE PROPERTY**.

**11. Proposal PA18/05696** Application for Non Material amendment to application PA15/00870 sought to 'regularise' garage orientation on site plan.

**Location** Pordenack Pengersick Lane Praa Sands TR20 9SL

It was proposed by SC, seconded by AB and resolved **SUPPORTED**.

WP left at 8.34 p.m.

**7. ENFORCEMENT MATTERS**

St Rita's, Main Road, Ashton – roof reported to be too high

I An Dew, Pengersick Lane, Praa Sands, TR20 9RB – copious building materials being stored in front garden

**8. NEIGHBOURHOOD PLAN**

a) Report circulated

The Chairman spoke briefly as CMR was absent. Stephen Rice had resigned through lack of time and the resignation had been accepted by the Steering Group. Another survey is to go out and the Committee will need to be reappraised once the results are back.

b) Any questions

There were none.

**9. TO CONFIRM THE DATE AND TIME OF NEXT MEETINGS**

**ORDINARY PARISH COUNCIL MEETING 3 JULY 2018; PARISH COUNCIL MEETING TO DISCUSS AND VOTE ON PLANNING AND LAND USE THURSDAY 2 AUGUST 2018 BOTH AT 7.00 P.M. IN THE PARISH ROOMS**

Confirmed.

**There being no further business the meeting closed at 8.50 p.m.**

**BREAGE PARISH COUNCIL**  
**MINUTES OF PUBLIC PARTICIPATION HELD DURING THE ORDINARY PARISH COUNCIL MEETING PLANNING**  
**HELD IN THE PARISH ROOMS BREAGE ON THURSDAY 28 JUNE 2018**

At 7.01p.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 spoke about Planning Application for Pond House, Trevurvas, expressing concern that it had been approved. Half the garage is on Common Land. It was stated that there would be no impact on a PROW but the fenestration at the front of the property faces the PROW and it was asked how could it not be seen. There are constraints relating to Common Land. The garage is missed off the CC map.

The Chairman asked that the comments be forwarded so that the Clerk could pass them on to Cllr Keeling.

A Parishioner spoke about Planning item 3. They felt that the access is sited in a dangerous area. Planning application 5. – a dangerous right turn so near to Germoe Crossroads.

A Parishioner had no problem with Planning Application 1. A number of comments had been received from neighbours re. Application 2. To scat down the property was felt to be short sighted and 3 properties on the site, ridiculous. Drainage would be a problem. Application 3. – Proposed access to main road is not sensible. Application 5. AONB. Access onto the A394 at Germoe Crossroads not sensible. They spoke about a Pre-app for Barlowena, Praa Sands - Overcrowding and parking issue. Concern expressed re. 2<sup>nd</sup> homes and holiday lets.

The Chairman spoke about the NDP Steering Group and how things like 2<sup>nd</sup> homes, bus rates, etc. be addressed to the Chairman.

Several Parishioners were very concerned re. Application 1. and the 101 prospective houses in Ashton. The foul drainage form was questioned. Clause 8. – The septic tank soakaways were on the other side of a neighbouring fence- within 50m. and local enquiries – there had been none. Clause 5. – No stated. The comments about the amenities in Ashton made reference to a shop and garden centre within walking distance. The walk along the main road is too dangerous. While the percolation tests were carried out granite was hit twice. There is a rain build up – no drains. No use to local needs at all.

The Chairman suggested that material needs be put to CC and also to Heritage UK and advised that the Ashton Resident's Association would soon be meeting.

A Parishioner spoke about Planning Application 2. With 3 dwellings there would be issues regarding septic tanks. It is not suitable for 3 properties. There would be no facilities for the third. There is already a good deal of flooding – this would make it worse. Visibility for right turn at the new entrance would be bad. There is a hedge next door and the visibility splay would be poor. Higher housing density than as seen nearby. The 3<sup>rd</sup> property would be dug into a slope exasperating the drainage issue. There would be a lot of development noise and smells for neighbours.

A second Parishioners spoke on the same application. These would be 3 large houses and not the chalet style as in the area. The garden has been demolished and there are Monterey pines there are part of the landscape. This is detrimental to the AONB that relies on tourism.

A Parishioner spoke of an unruly rush regarding Planning item 9. Ashton will no longer be a little village. Where are the amenities?

Planning Application 2. was spoken about. The lower side of the watercourse comes into the S of the property. The large trees and shrubbery hold water. There are already flooding problems. Problems would be caused for the lower properties that could well have thousands of gallons on their doorsteps.. There was already a problem and a 2ft open drain at the back of the Links.. Not room for 3 houses.. Access onto the main road would be a problem.

Another Parishioner spoke about Planning Application 9. If there are no affordable homes it cannot be a rural exception site. It is agricultural land and outside the village curtilage.

A further Parishioner spoke about the same application. There is not a need for these homes. The size of the village would more than double with the perspective houses. There is no infrastructure.

An Ashton resident asked about the housing allocation figures – 30 for the Parish and 9 for Ashton.

Another Ashton resident spoke, again about this application. They are all houses that are not affordable and of no benefit at all.

Another Ashton resident felt that there was insufficient notification of the application.

Public participation ended at 7.41 p.m.