

BREAGE PARISH COUNCIL

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Parish Rooms
 Breage
 Helston
 TR13 9PD

MINUTES EXTRAORDINARY PARISH COUNCIL MEETING HELD IN THE PARISH ROOMS
BREAGE ON TUESDAY 30 MARCH 2015 AT 7.00 P.M.

Present: Cllr Mrs R Wyvern Batt (Chairman)
 Cllr A J Best
 Cllr Mrs T Board
 Cllr S Caddick
 Cllr P Greenough
 Cllr G Higginson
 Cllr Ms C Rashleigh

Mrs C Macleod (Clerk)
 Members of the Public

The meeting had been called because there was a large number of planning applications that would have lengthened the April meeting, The Chairman welcomed everyone, thanked them for attending and advised that the meeting would be voice recorded.

1. FIRE EVACUATION PROCEDURE

This was read out by the Clerk.

2. APOLOGIES FOR ABSENCE

Apologies had been received from Cllrs Coleman and Darby who had other commitments; Cllr Ackland who was travelling to a funeral, Cllr Bradford who was on holiday and Cllr Davis who was expecting a video conference call.

3. CHAIRMAN'S ANNOUNCEMENTS

There were none.

4. 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). There were none.

c) To take consideration of written requests for dispensations

There were none.

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

5. PUBLIC PARTICIPATION

a) Each member of the public is entitled to speak once only in respect of business itemised on the agenda or in respect of something they wish to bring to the Parish Council's attention for inclusion on a future agenda and may speak for a period of time which is at the Chairman's discretion

b) A question asked by a member of the public during this public participation session shall not require a response or debate

c) The Chairman may direct that a response to a question posed by a member of the public be referred to a Councillor for oral response or to the Clerk for a written or oral response

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

e) Public participation was held here from 7.04 to 7.12 p.m.

6. PLANNING

a) TO CONSIDER PLANNING APPLICATIONS RECEIVED FROM CORNWALL COUNCIL

Cllr Caddick declared a disclosable pecuniary interest and left the room.

PA15/00949 – Annette Chessun – Wheal Vreagh Farm, Wheal Vor, Breage, Cornwall TR13 9NW

Conversion of a garage to an annexe

No problems foreseen. It was proposed by PG, seconded by TB and unanimously resolved by voting Councillors that the application be supported.

Cllr Caddick returned.

PA15/01787 – Mr and Mrs Steven La Borde – Pooh Corner, Chy an Dour Road, Praa sands, Cornwall TR20 9SY

South west elevation alterations

Updating needed, not overlooking. It was proposed by TB, seconded by GH and unanimously resolved that the application be supported.

PA15/01851 – Mr Chris Chapman – Properties Known As Tregonning and Godolphin, 1 & 2 Hillside Bungalows, Polladras, Breage, HELSTON, Cornwall TR14 9NT

Removal of condition 1 of planning permission PA78/01480/OD03 relating to occupancy of the bungalows as holiday accommodation (properties known as Tregonning and Godolphin)

Dated; not appealing; no en suite. 4 units have had condition lifted. **It was proposed by TB, seconded by AB and unanimously resolved that the application be supported.**

PA15/02053 – Mr & Mrs N Stiles – Treneere, Trewartha Road, Praa Sands, PENZANCE, Cornwall TR20 9ST

Partial loft conversion

Old bungalow in need of TLC. Next door property larger. On hillside so nothing else affected. **It was proposed by TB, seconded by AB and unanimously resolved that the application be supported.**

PA15/02168 – Mr & Mrs D Knox - Daphne Cottage, St Aubyn's Square, Breage, HELSTON, Cornwall TR13 9PD

Erection of a domestic extension

Needs to be done. Would improve building. **It was proposed by GH, seconded by AB and unanimously resolved that the application be supported.**

PA15/01536 – Mr Tim Stirrup, Pioneerebc – Tresabenn, Lower Kennegy Lane, Lower Kennegy, Rosudgeon, PENZANCE TR20 9AP

Demolition of existing farm building and replacement with new eco pottery studio

It was applauded that the business has flourished. It was felt that every encouragement should be given to be further established. PG – large extension. Concerned no business plan, financial or other evidence to support. Would not support. GH would support. Redundant mess there. New smaller footprint and a rejuvenation that warrants people working. TB – toilet, kitchen facilities necessary. **It was proposed by SC, seconded by TB and resolved that a question may be asked.** Mr Phethean was asked about a business plan. He said that he had submitted a plan with photographs but not a lot of figures. It would work as a school so spaces to sit and eat and spaces to wash, etc. would be needed. The nearby pub they had been using for meal times had closed down. **It was proposed by TB, seconded by AB and resolved with 1 vote against that the application be supported.**

PA15/02068 – Mr Geoff Rosewall – 22 Coulthard Drive, Breage, HELSTON, Cornwall TR13 9PF

Demolition of existing porch and erection of single storey extension

No objections were made. PG suggested that CC may have a problem as the extension is forward of the building but this is probably why an application had to be made. **It was proposed by AB, seconded by SC and unanimously resolved that the application be supported.**

PA15/02325 – Mr & Mrs K Iles – Land adj. Tregarron, Pengersick Lane, Praa Sands, PENZANCE, Cornwall TR20 9RB

Proposed dwelling

Still no mining survey provided and no contamination report. This would be a safeguard for the building. **It was proposed by AB that as the building was now a lower height and it would have to meet building regulations the application should be supported. There was no seconder and so the motion was not carried.** It was thought that this is still a neighbourly issue as the building would still be intrusive and overlook neighbours who had concerns. It was felt to be overdevelopment. **Objection was made by GH, seconded by SC and unanimously resolved regarding overdevelopment. The building still higher than Tregarron. Neighbourliness - overlooking and intrusive. No mining survey or contamination report for this previously affected area.**

b) TO CONSIDER PLANNING APPLICATIONS RECEIVED AFTER PUBLICATION OF THE AGENDA UP TO 12 NOON ON 26 March 2015

There were none.

c) TO RECEIVE ADVICE FROM CORNWALL COUNCIL OF CONDITIONAL PLANNING PERMISSION

PA14/12275 OUTLINE – Mr and Mrs D Reeves – Land to the rear of 10 The Links, Pengersick Lane, Praa Sands, PENZANCE

Proposed bungalow with integral garage

PA15/00347 – National Trust – Godolphin House, Godolphin Cross, HELSTON, Cornwall

Display of two Welcome and Orientation timber mounted flat panel signs

PA15/01044 – Mr and Mrs M Morgan – Peverell, 5 Trewartha Road, Praa Sands, Cornwall TR20 9ST

Erection of domestic ancillary accommodation

PA15/01312 – Mr & Mrs Rickards – 6 Penlee Close, Praa Sands, Cornwall TR20 9SR

Extension to form garage and new vehicular access

PA15/00870 – Mr B Sutton – Pordenack, Pengersick Lane, Praa Sands, Cornwall TR20 9SL

Demolition of existing extension and replacement with larger living space extension. Demolition of existing detached garage and replacement with new garage, relocation of road access, parking and driveway. Addition of PV solar panels

d) TO RECEIVE ADVICE FROM CORNWALL COUNCIL OF WITHDRAWAL OF APPLICATION

PA14/12137 – Mr and Mrs K Iles – Tregarron, Pengersick Lane, Praa Sands, Cornwall

Erection of a Dwelling and Garage adjacent to Tregarron

e) TO CONFIRM PARISH COUNCIL'S DECISIONS TO NOT AGREE TO DISAGREE

PA15/01044 – Mr and Mrs M Morgan – Peverell, 5 Trewartha Road, Praa Sands, Cornwall TR20 9ST

Erection of domestic ancillary accommodation

At the meeting of 3 March 2015 it was unanimously agreed to object to the application.

The following was received from the Planning Officer:

In accordance with the Town and Parish Council protocol I have to advise that we cannot treat this application as one for a new house as that is not what has been applied for. The legal situation is quite clear: ancillary accommodation may be self-contained. Provided there is still a parasitic link, usually by virtue of the relationship between the occupants of both buildings, the building may be classed as ancillary.

In fact, in this case, the building is primarily going to be used incidentally. The exact same building might be built under permitted development rights with a different internal layout. It is only intended to be used as accommodation on occasion.

Setting that aside for the moment, because once the annexe is built the applicants may have cause to change the way they use the building - perhaps a child moves home or an elderly relative requires care - government guidance is very much in favour of annexes as a means to relieve some of the pressure on our current housing market. There is a definite appreciation for the multi-generational sites that are created with relatives in different buildings but not creating a new planning unit. We simply have very little leverage to refuse self-contained annexes in principle.

I understand your concern that a separate driveway would make it easy to use the annexe as a separate unit. In fact, a second driveway may not even require permission. However, such a move may be an indicator of a general intention to subdivide the property which would require permission. They simply can't use it as a second house without needing approval.

The fact is, we routinely approve annexes such as this for full-time accommodation by family members. A refusal on the grounds of the appearance of a new dwelling in the countryside, which would be our only defence, would be very difficult to support as the building is clearly within the curtilage of the existing house and as such it would appear to be related to the estate, not the open fields beyond.

The Clerk contacted the 10 Councillors who had voted. 7 replied and by 6 votes to 1 wished NOT to agree to disagree. This message was sent to the Officer. Councillors' further comments were also submitted:

It has been suggested that as the building would be so high and overlooking it should be lowered well into the ground so that it is not so high up and overlooking.

Concern was expressed that if this application were to succeed, then it would mean that anyone, anywhere could build such a new second dwelling in their garden, and every garden in the country would be full of such new dwellings.

It was felt that whether or not this new building is classed as an annex, annexe or ancillary the main issue is being avoided: This would be a separate, independent, self-contained, detached new dwelling, complete with its own kitchen set in the domestic curtilage of the existing dwelling.

As a new separate building it is felt that it is in no way 'parasitic' to the existing dwelling on the site, or its use, irrespective of any alleged need or future use of it, which is surely quite irrelevant. This suggests that any reason, need or other use could justify permission for such a second new dwelling.

The Council still believes that this is a second dwelling with all the implications and ramifications of that status.

A resolution to confirm that Breage Parish Council voted by 6 votes to 1 not to agree to disagree regarding the Planning Officer's decision regarding the above application

It was proposed by PG, seconded by Sc and resolved with 1abstention to confirm that Breage Parish Council voted by 6 votes to 1 not to agree to disagree regarding the Planning Officer's decision regarding the above application

7. TO RECEIVE ADVANCE NOTICE OF ITEMS FOR NEXT AGENDA

Car parking charges CC; 1 Fowlfield Row, opened up garden for parking; telephone recording machine; Old Vicarage Hall, Breage fence and bushes; Praa Green plastic fencing reinstatement; Praa Green rabbit holes and yucca plants; Garden Rubbish on Praa Green.

8. TO CONFIRM THE DATE AND TIME OF NEXT MEETING

ORDINARY PARISH COUNCIL MEETING TUESDAY 7 APRIL 2015 at 7.00 p.m.; ANNUAL PARISH MEETING TUESDAY 5 MAY 2015, 6.30 p.m. followed by ANNUAL PARISH COUNCIL MEETING ALL MEETINGS IN THE PARISH ROOMS

These were confirmed.

There being no further business, the meeting closed at 7.40 p.m.

BREAGE PARISH COUNCIL
MINUTES OF PUBLIC PARTICIPATION DURING THE EXTRAORDINARY PARISH COUNCIL MEETING
HELD ON 30 MARCH 2015 IN THE PARISH ROOMS BREAGE

At 7.04 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.

The applicant, application PA15/00949 said that the building had been described the building as redundant but it is not redundant.

The applicant, application PA15/02068 has a disabled wife and needs the ramp extended.

Applicant, PA15/02325 – architect had addressed concerns raised by neighbours and planners and the height had been reduced by a metre. The steps had been removed. It was never 2 storey. The existing garage will now be lowered so that the whole height is brought down. It is hoped that this then complies.

The applicant, PA15/01536 hopes to demolish the old building that was put there in the 1920s/30s, extend the pottery business so that schools can attend and there could be catering and toilets provided. This would bring more people to the area.

Mr Rayment asked if the PC would put the matter of the increased CC parking charges on the next agenda for discussion. He is very concerned at the huge increases.

He had no problems with the Pooh Corner and Treneere applications. He had previously objected to the one at the Land adj. Tregarron and would do so again for the same points. Suggested further investigation re. contamination. Sewerage is not 50m clear of the soakaway on the drawings.

Public Participation ended at 7.12 p.m.