

**MINUTES ORDINARY PARISH COUNCIL MEETING TO DISCUSS AND VOTE ON PLANNING AND LAND USE MATTERS**  
**HELD IN THE PARISH ROOMS BREAGE ON THURSDAY 31 MAY 2018 AT 7.00 P.M.**

Present: Cllr T Woodhams (Chairman)  
Cllr A Ackland  
Cllr A Best  
\*Cllr S Caddick  
Cllr Mrs P Darby  
Cllr Ms C Rashleigh

Mrs C Macleod (Clerk)  
3 Members of the Public

**1. FIRE EVACUATION PROCEDURE**

Fire procedure and emergency evacuation procedures were explained.

**2. APOLOGIES FOR ABSENCE**

Received from Cllrs Bradford; Perrin; Ralph; La Borde, Wyvern Batt and Cllr Keeling.

**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.

\* Cllr Caddick arrived.

**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 7.03 to 7.17 p.m.

**5. CONFIRMATION OF MINUTES OF THE PARISH COUNCIL MEETING PLANNING AND LAND USE 26 APRIL 2018**

It was proposed by PD, seconded by AB and confirmed that the minutes were a true and accurate record.

**6. PLANNING**

a) TO CONSIDER PLANNING APPLICATIONS RECEIVED FROM CORNWALL COUNCIL

**1. WITHDRAWN**

**2. Application PA18/03246 Proposal** Demolish existing lean-to and construct new lean-to, with general alterations and refurbishment including addition of solar panels to roof and exterior access to mezzanine **Location** The Old Chapel Godolphin Cross Helston Cornwall

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

**3. Application PA18/03607 Proposal** Application to remove condition 3 (garage retention condition) of PA11/03502 (Erection of extension, garage and day room) to allow the garage to be used as a bedroom **Conditions(s) Removal:** to allow the garage to be used as an additional family bedroom: to allow the condition limiting the use of the garage as a garage so it can be used as a bedroom **Location** Lilliput Cottage Carnmeal Breage TR13 9NL

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

**4. Application PA18/03406 Proposal** Provision of Stables building **Location** The Old Farm Lower Pentreath Praa Sands TR20 9TL

It was proposed by CR, seconded by TA and resolved **SUPPORTED IF THE BUILDING WERE TO BE BROUGHT BACK INTO THE CURTILAGE AND CONFINES OF THE OLD FARM AND NOT SITUATED OUTSIDE THE PERIMETER.**

**5. Application PA18/03491 Proposal** Wooden shed Room for exercise and Tai Chi Removable ramp for wheelchair access **Location** Lavender Cottage 6 Reppersfield Row Breage Helston

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

**6. Application PA18/02747 Proposal** Alterations including extensions, external landscaping and first floor terrace/balcony **Location** Pond House Trevurvas Lane Ashton TR13 9TY

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

**7. Application PA18/04144 Proposal** Removal of condition 4 in relation to decision notice W2/PA07/00316/F dated 2nd August 2007, to allow the proposed full residential use of the property. No construction works proposed within the application **Location** Hendra Barn Hendra Lane Ashton TR13 9TX5.

It was proposed by CR, seconded by TA and resolved **SUPPORTED**.

**8. INVALID**

**9. Application PA18/02274 Proposal** Erection of a single garage and creation of a hard surface, served by existing access from the highway **Location** 2 Stephenville Cottages Polladras Breage Helston

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

b) TO RECEIVE PLANNING APPLICATIONS RECEIVED AFTER THE PUBLICATION OF THE AGENDA UP TO 12.00 NOON ON 31 MAY 2018

**10. Application PA18/04537 Proposal** Extension of residential curtilage to accommodate 7 bedroom property **Location** Elysian Fields Main Road Ashton TR13 9SD  
Breage Parish Council was unable to make a decision until advice is received from Cornwall Council regarding the curtilage.

**11. Application PA18/03879 Proposal** Proposed extensions to front and rear **Location** Linney Barn Trewavas Trewithick Road Breage

**12. Application PA18/04616 Proposal** Construction of single storey front extension, rear two storey extension and associated works **Location** Rainbow Cottage 10 - 11 Bakers Row Breage Helston

It was proposed by AB, seconded by SC and resolved **TO OBJECT TO THE FRONT EXTENSION but TO SUPPORT THE REAR EXTENSION.**

**13. Application PA18/04014 Proposal** Replacement of existing dwelling, formation of new on-site parking area and new entrance path, installation of ground mounted solar thermal panel to garden and construction of residential garage with solar PV to roof on existing separate parking area **Location** 4 Sandy Cove Bungalows Castle Drive Praa Sands TR20 9TG

It was proposed by AB, seconded by TA and resolved **SUPPORTED BUT THAT THE FOUL DRAINAGE BE DEALT WITH BY A TREATMENT PLANT.**

c) To nominate Cllr La Borde to speak on behalf of the Parish Council in objection to PA18/01463, Barlowena, Trewelloe Road, Praa Sands

It was proposed by TA, seconded by AB and **RESOLVED**

**7. ENFORCEMENT MATTERS**

None reported.

**8. NEIGHBOURHOOD PLAN**

a) Report circulated

b) Any questions

As Cllr Ralph was not present this item was deferred to the main meeting on 5 June.

**9. CORNWALL MINERALS LOCAL PLAN**

Now at proposed modifications stage for comment

a) To receive report from Cllr Ralph

As Cllr Ralph was not present this item was deferred to the main meeting on 5 June.

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

**THE FINANCE AND GENERAL PURPOSES MEETING FOLLOWS THIS MEETING; ORDINARY PARISH COUNCIL MEETING 5 JUNE 2018 AT 7.00 P.M. IN THE PARISH ROOMS; PARISH COUNCIL MEETING TO DISCUSS AND VOTE ON PLANNING AND LAND USE THURSDAY 28 JUNE 2018 AT 7.00 P.M. IN THE PARISH ROOMS  
These were confirmed.**

There being no further business, the meeting closed at 8.12 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 31 MAY 2018**

At 7.03p.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 deviation from Planning Consent and slowness and lack of Enforcement. The retrospective Little Cottage Application - Common Land has been used on which to build the decking. It is felt that Enforcement should respond in a quicker way to complaints. The Parishioner had been waiting 11 weeks and had heard nothing. It was asked who checks whether Planning Conditions have been adhered to or not adhered to.

A Praa Sands resident spoke about the R&J application that had been withdrawn, saying that the pre-app was for 3 storey buildings for the shop area. These would overlook Castle Court and Trewartha Road.

They had attended the open meeting re. 26 houses at Pengersick which was very well done. There were affordable houses.

The Chairman added that the applicant had had a pre-app with BPC and BPC had advised them to have a public meeting. Because the application is 50% affordable the site is a rural exception site. It had been requested and agreed that BPC have some say into the allocation of the affordable houses to local people.

Another application for Pengerise is coming. There was an application for Pengerise garden last year that was refused as being at odds with the character of the area AONB and the separate entrance onto the A394 was adverse to Highway safety.

Elysian Fields has a pre-app for caravans but an extra building for toilets and showers has been refused.

Public Participation ended at 7.17 p.m.