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**DRAFT MINUTES ORDINARY PARISH COUNCIL MEETING TO DISCUSS AND VOTE ON PLANNING AND LAND USE MATTERS
HELD IN THE PARISH ROOMS BREAGE ON THURSDAY 1 AUGUST 2019 AT 7.00 P.M.**

Present: Cllr A E Woodhams (Chairman)

**Cllr A Best
Cllr H Bradford
Cllr S Caddick
Cllr Mrs P Darby
Cllr C Macleod
*Cllr C M Ralph
Cllr M Southam
Cllr Mrs R Wyvern Batt**

**16 Members of the Public
Mrs C Macleod (Clerk/RFO)**

1. FIRE EVACUATION PROCEDURE

This and GDPR were explained.

2. APOLOGIES FOR ABSENCE

Apologies from WP received and accepted.

3. DECLARATIONS OF INTEREST

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 declared.

4. PUBLIC PARTICIPATION

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

Held here from 7.02 to 7.42 p.m.

5. CONFIRMATION OF MINUTES OF THE PARISH COUNCIL MEETING PLANNING AND LAND USE 27 JUNE 2019

Proposed, seconded and unanimously resolved confirmed.

6. PLANNING

a) TO CONSIDER PLANNING APPLICATIONS RECEIVED FROM CORNWALL COUNCIL

1. Application PA19/05242 Proposal Alteration of extant planning permission W2/PA96/00872/F- conversion of barn to dwelling Location The Old Farm Lower Pentreath Praa Sands TR20 9TL

*7.45 p.m. CMR arrived.

Proposed, seconded and unanimously resolved SUPPORTED.

2. Application PA19/04311 Proposal Listed building consent for repair or replace 4 damaged sash windows Location Britannia House Godolphin Cross Helston Cornwall

Proposed, seconded and unanimously resolved SUPPORTED.

3. Application PA19/05387 Proposal Proposed Dwelling with variation of condition 5 in relation to decision notice PA15/02325

Location Land Adj To Tregarron Pengersick Lane Praa Sands Cornwall

Proposed, seconded and unanimously resolved OBJECTED TO.

4. Application PA19/05477 Proposal Construction of One Residential Dwelling Location Land East Of 1 Godolphin Court Godolphin Court Godolphin BridgeTownshend

Proposed, seconded and unanimously resolved OBJECTED TO.

5. Application PA19/05582 Proposal Conversion of Barn to Form Dwelling and Associated Works Location Barn Adj To Penty An Kel Twiggy Lane Trescowe Common Germoe

Proposed, seconded and unanimously resolved OBJECTED TO.

6. Application PA19/05488 Proposal Conversion of barn to form dwelling and associated works Location Barn Twiggy Lane Trescowe Common Germoe

Proposed, seconded and unanimously resolved OBJECTED TO.

7. Application PA19/05739 Proposal Removal of existing porch and erection of new conservatory Location 7 Reppersfield Row Breage TR13 9PG

Proposed, seconded and unanimously resolved SUPPORTED.

8. Application PA19/05771 Proposal Previously approved amendments to rear extension reference PA18/04616 **Location** 10-11 Rainbow Cottage Bakers Row Breage TR13 9PH

Proposed, seconded and unanimously resolved SUPPORTED.

9. Application PA19/06000 Proposal Outline application with some matters reserved for development of rural exceptions housing scheme **Location** Land Rear Of Kei Wei Rinsey Lane Ashton Cornwall

Proposed, seconded and unanimously resolved OBJECTED TO.

10. Application PA19/06183 Proposal Proposed New Dwelling **Location** Glendower Godolphin Cross Helston Cornwall

Proposed, seconded and unanimously resolved SUPPORTED.

b) TO CONSIDER PLANNING APPLICATIONS RECEIVED FROM CORNWALL COUNCIL AFTER THE AGENDA WAS PUBLISHED – UP TO 12 NOON ON THURSDAY 1 AUGUST 2019

11. Application PA19/06548 Proposal Front extension to bungalow, extended decking area and balcony style rooflight with installation of new window to South East Elevation **Location** Breakers Penwerris Rise Praa Sands TR20 9TD

Proposed, seconded and unanimously resolved SUPPORTED.

c) DECISION MADE BY BREAGE PARISH COUNCIL

i) Application PA19/03710 Proposal Use of field, currently used as a campsite under Part 4 Class B of the Town and Country Planning Order 2015, to be used throughout the year. This represents a change in use of current agricultural land **Location** Elysian Fields Main Road Ashton Helston

Option 1 – to agree with Officer’s recommendation: 1 Councillor

Option 2- to agree to disagree with Officer’s recommendation: 1 Councillor

Option 3 – to maintain objection to the proposal against the Officer’s recommendation and request that the application is determined by the Planning Committee. A representative from BPC will need to attend and speak at the Planning Committee meeting to enable the Members to fully understand BPC’s strong planning reasons for proposing a decision that is contrary to that of the case officer: 5 Councillors

To resolve to nominate a Councillor to speak at Planning Committee

Proposed, seconded and unanimously resolved that HB and TW are nominated to represent BPC and speak at the Planning Committee meeting.

7. ENFORCEMENT MATTERS

Update

No changes registered.

1. EN18/01245 - Penchinhale Main Road Ashton Helston Cornwall TR13 9SD - Currently at Step 6 of the attached flowchart

2. EN18/02100 – Cherry Masons Fruit Farm (Formerly Little Italy and Cherry Meadow) Higher Road Breage Helston Cornwall TR13 9PJ – Still at Step 6 of the attached flowchart

3. EN19/00633 - Land Adjacent To Daphne Cottage St Aubyns Square Breage Helston – Still at Step 6 of the attached flowchart

4. EN19/01093 - I An Dew Pengersick Lane Praa Sands Penzance Cornwall - Currently at Step 4 of the attached flowchart

8. APPEALS

Update

No further news.

9. NEIGHBOURHOOD PLAN

i) Report

Cllr Ralph’s report has been circulated to Councillors.

CMR reported that good, very positive feedback was received at the Godolphin Fête. The Steering Group (SG) will be running further NDP exhibitions at Carleen table top sale (end of August) and Carleen Show (14 September). Draft development boundaries have been agreed by SG for Carleen and Godolphin Cross.

The Chairman thanked the Steering Group Members for all they are doing and encouraged all Councillors to attend the SG meetings. The next one is on 20th August at the Godolphin Cross Community Centre, (Old Chapel).

10. TO CONFIRM THE DATE AND TIME OF NEXT MEETINGS

ORDINARY PARISH COUNCIL MEETING TUESDAY 6 AUGUST 2019; PARISH COUNCIL MEETING TO DISCUSS AND VOTE ON PLANNING AND LAND USE THURSDAY 5 SEPTEMBER 2019; MEETINGS AT 7.00 P.M. IN THE PARISH ROOMS BREAGE

Confirmed.

11. 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

Proposed, seconded and unanimously resolved.

Members of the Public left.

12. BREAGE FIELD PLAY EQUIPMENT

There being no further matters following the closed session the meeting closed at 9.30 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 1 AUGUST 2019

At 7.02 p.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.

There were many Parishioners present who spoke in objection regarding to Planning item 9. PA19/06000.

Comments made as follows:

An occupant of a neighbouring property was concerned regarding privacy issues as a two-storey building would look down into their single level home 15 yards away.

Concern was expressed regarding the amount of extra traffic that would be generated that would have to exit Rinsey Lane. The A394 is a dangerous road and two approved building plots will already be generating additional traffic.

This is out of character for the area.

Developers constantly referred to 2018 and repeated what was stated on a previous application.

Applicant does not appear to have read the Breage Parish Neighbourhood Development plan.

The land is no little used, it is agricultural land.

The site is unsuitable because of the lack of local amenities. Praa Sands and Breage have amenities while Ashton does not. The two schools have very few spaces and doctors' surgeries that have to be travelled to, also have few spaces. The bus service is not good.

Rinsey Lane is narrow and access visibility onto the A394 is dangerous. No photographs of the junction have been shown in the application.

Also there are no cars shown on the roads in the photographs, this is unheard of.

Infrastructure would be needed to support such an application.

Where will any children go to school?

This would be massive urbanisation.

The average speed through Ashton on the A394 given by the Police is 44 mph. This would make exiting from the narrow Rinsey Lane onto the A394 very difficult.

Breage and Germoe Schools are almost full. No provision given for this. Doctors' surgeries may not have vacancies.

Overloading Ashton.

Affordable definition - £10 an hour, 40 hours per week = £20,800 per annum x 3 for borrowing £62,000. How much will houses be? Perhaps £240,000 – this is not affordable.

Chairman explained that shared ownership would be less.

Facilities not there.

Access to main road from Rinsey Lane already takes up to 10 minutes at present.

Problems are still the same as when previous application was rejected.

Ashton Residents Association will soon meet to get Parishioners views and get them to submit individual responses.

Pedestrians already have problems at the Rinsey Lane junction.

There are drainage problems in the site area. Renowned for flooding and the land is very boggy.

The photographs show a different field from where the houses would be built.

Schools already overwhelmed.

Siting of septic tanks – the larger is right on the boundary.

A Parishioner who was unable to attend the meeting sent in a letter that has been copied to CC.

A Parishioner spoke about the Elysian Fields Ashton application for 365 days camping a year, querying why the Planning Officer had come to a support decision re. PA19/03710. They were concerned the 365 day camping permission as there had already been a fire caused by sparks from a brazier. Thank fully this did not spread to the neighbouring property.

The Chairman explained that the Parish Council's decision will stand. The item should then go to Western Area Planning where the Parishioner would be able to attend and express their views.

A Praa Sands resident felt that application 11. PA19/06548 is a reasonable application. They felt that application 3. PA19/05387 was out of date. Proposed variation condition 5 gives no details. The ex-R&J site surveys – mining, archaeological show mediaeval flints, Neolithic form 1510 but not enough to stop the build.

The applicant for Planning application 8. PA19/05771 spoke about the application. This amendment shows a flat roof similar to flat roofs in Ashton.

Speeding through the villages was raised. The Chairman explained that a socket for the VAS pole had now been installed but there would be a 28 day wait for the concrete to set.

Public partition ended at 7.42 p.m. and the meeting was re-opened.