

Mrs Carol Macleod Clerk/RFO to the Council Parish Rooms Breage HELSTON TR13 9PD Tel: 01326 574781/07767165077
E-mail: breageparishcouncil@btconnect.com

Website: www.breagepc.org.uk



**DRAFT MINUTES ORDINARY PARISH COUNCIL MEETING TO DISCUSS AND VOTE ON PLANNING AND LAND USE MATTERS
HELD IN THE PARISH ROOMS BREAGE ON THURSDAY 5 SEPTEMBER 2019 AT 7.00 P.M.**

Present: Cllr A E Woodhams (Chairman)

Cllr A Best
Cllr S Caddick
Cllr Mrs C Carver
Cllr Mrs P Darby
Cllr C Macleod
Cllr W Perrin
Cllr C M Ralph
Cllr Mrs R Wyvern Batt

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

1. FIRE EVACUATION PROCEDURE

This and GDPR were explained.

2. APOLOGIES FOR ABSENCE

Apologies from HB received and accepted.

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.
CC declared an interest in 6. Planning 1. Application PA19/06517 as she is a friend. CC therefore may not speak about the application or vote.

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 7.07 p.m.

5. CONFIRMATION OF MINUTES OF THE PARISH COUNCIL MEETING PLANNING AND LAND USE 1 AUGUST 2019

Proposed, seconded and resolved confirmed with 2 abstentions as Councillors were not at the meeting.

6. PLANNING

a) TO CONSIDER PLANNING APPLICATIONS RECEIVED FROM CORNWALL COUNCIL

1. Application PA19/06517 Proposal Rear two storey extension and driveway alterations. **Location** Sunny Cottage Rinsey Lane Ashton TR13 9SG

Proposed, seconded and resolved SUPPORTED with 1 abstention (interest declared).

2. Application PA19/06689 Proposal Proposal to demolish existing caravan and associated outbuilding. Construction of replacement dwelling **Location** Gweal Parc Wheal Vor Breage Cornwall

Proposed, seconded and resolved SUPPORTED with 1 vote against.

3. Application PA19/07102 AMENDMENT SIGNED OFF – NO COMMENT NEEDED

Proposal Non-material amendment in respect of decision PA18/07963 Refurbishments and alterations to dwelling dated 03.10.18 for alterations to fenestration and roof lights **Location** Porthcew Rinsey Lane Ashton HELSTON Cornwall TR13 9TS

4. Application PA19/07198 Proposal Single-storey 1st floor Side Extension, extension of balcony and re-cladding **Location** Marmalee Praa Green Praa Sands Penzance

Provided that foundations are replicated as before and due diligence is carried out with investigation into the sandy ground it was proposed, seconded and unanimously resolved SUPPORTED.

5. Application PA19/07219 Proposal New roof area forming new attic rooms and ground floor front extensions **Location** Trevethan Penwerris Rise Praa Sands TR20 9TD

Proposed, seconded and unanimously resolved SUPPORTED.

6. Application PA19/07289 Proposal Various tree works **Location** The Old Vicarage Godolphin Cross Helston TR13 9RQ

Proposed, seconded and unanimously resolved SUPPORTED but BPC asked that another tree variety be considered rather than Ash because of the Ash dieback disease.

7. Application PA19/07576 Proposal Proposed Single Storey Extension and Associated Works **Location** Chy Kerensa Prospect Row Ashton TR13 9RR

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 5 SEPTEMBER 2019

8. Application PA19/07539 Proposal Refurbishment of Existing Dwelling, Construction of Replacement Extension **Location** Tyack Toft Barn Tregonning Terrace Carleen Breage

Proposed, seconded and unanimously resolved SUPPORTED.

9. Application PA19/01108 Proposal Proposed drainage works in relation to refurbishment works at Godolphin Cross Old Chapel **Location** Godolphin Methodist Church Godolphin Cross Helston TR13 9RA

Proposed, seconded and resolved SUPPORTED with 1 vote against.

A request had been made by GCCA to the Parish Council because the drainage work is to cost much more and the payment has to be paid soon, asking for a donation. A large sum of money is needed and advice to where grant funding could be obtained has been passed on to the Chairman GCCA. The RFO confirmed that BPC has £1,000 available that would not impact on other spending and could be used as an s137 grant. **There was initially a no support proposal but this was amended to proposed, seconded and unanimously resolved that a £1,000 s137 Local Government Act 1972 grant towards revised drainage with the expenditure satisfying the requirements of this section and in the interests of the area or its inhabitants and will benefit them in a manner commensurate with the expenditure but the grant must be returned if the remainder of the funding is not realised.**

c) DECISION MADE BY BREAGE PARISH COUNCIL

i) 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 TR20 9RB

Option 1 – to agree with Officer’s recommendation: 3 Councillors

Option 2- to agree to disagree with Officer’s recommendation: 3 Councillors

Option 3 – to maintain objection to the proposal against the Officer’s recommendation and request that the application is determined by the Planning Committee: 1 Councillor

Planning Officer informed of decision.

7. ENFORCEMENT MATTERS

Update

- EN18/01245 - Penchinale Main Road Ashton Helston Cornwall TR13 9SD - Alleged change of use to three dwellings – Still at Step 6 of the attached flowchart
- EN18/02100 – Cherry Masons Fruit Farm (Formerly Little Italy and Cherry Meadow) Higher Road Breage Helston Cornwall TR13 9PJ - Alleged change of use of land for the stationing of caravan(s), siting of a shipping container and portaloo and the installation of a septic tank – Still at Step 6 of the attached flowchart
- EN19/00633 - Land Adjacent To Daphne Cottage St Aubyns Square Breage Helston Cornwall - Alleged works not being carried out in accordance with approved plans PA16/11714 - no hanging tiles been installed – Still at Step 6 of the attached flowchart
- EN19/01093 - I An Dew Pengersick Lane Praa Sands Penzance Cornwall - Alleged change of use of property being used as a business for the storage of building materials and trade vehicles – Case closed on 03.09.2019. Case Officer’s summary of closure notes state “the site has been visited and the current use has been discussed with the owner of the property. From the information available there is no evidence that a change of use has occurred at the property at this time. The case has been referred to the Councils Empty Properties Team.”

8. APPEALS

Update

MHCLG ref:	APP/D0840/W/19/3233534
Cornwall Council ref:	PA18/07530
Appeal start date:	28 August 2019
Proposal:	Proposed erection of 5 no. new dwellings, reconfiguration of Public House car park and beer garden, and amended access to allotments
Location:	The Queens Arms Inn Pellor Road Breage TR13 9PD

The Chairman advised the Council that the original comments should be looked at again and reconsidered at the meeting on 10th September. Further comments may be made, addition, removed or modified.

It was asked if the NDP proposed boundaries could be put forward. The Clerk will take advice.

No updates on the other appeals.

9. NEIGHBOURHOOD PLAN

i) Report

Had been circulated to Councillors.

Locality Grant of £2600 now received and £1400 drawn down to meet design, printing and distribution costs of newsletter and posters, and venue hire for meetings/exhibitions.

'Housing' section 2nd draft NDP revised to reflect where considered appropriate informal comments from CC, no major issues with CC and 'section' now to come to Steering Group’s (SG’s) September meeting.

Drafts of sections 1-6 signed off by SG and submitted to CC for informal comment prior to finalising for consideration/approval by BPC for inclusion in Consultation Draft of NDP.

Work continuing on remaining policy sections of NDP - Settlement strategy, community facilities, open space, environment and employment - with expectation that SG will sign off 3 of these for informal submission to CC by end of September.

Draft development boundary agreed for Breage by SG.

Work is continuing on the other draft development boundaries for inclusion at next SG meeting.

SG were at the Table top sale at Carleen and will be at Carleen Show on 7 September.

10. LAND USE

a) Update on play/exercise equipment

Breage Field – The spring equipment is in place and the wood has been replaced where necessary. The springs have been serviced and the seating and barbecue areas cleared. Brambles have been cleared from the garden area and chippings spread on a membrane. The paths have been cleared and the gates repaired. A new barrier will be fixed outside next week. The litter bin has been secured and the goal net and basket ball net are on order. Top soil will be put behind the shelter and tree stumps removed. The fir tree will have the lower branches removed. The shelter roof, timbers and seats have been repaired and the inside cladded. The inside walls are to be painted by a local artist at no charge. All hedges have been trimmed. Benches have been repaired and painted.

The first check is to be done on the Ashton equipment and thereafter will be carried out 4 weekly by a qualified person. Breage and Carleen will also be checked 4 weekly. Public Liability will be in place for Breage and Ashton. Signs must be affixed to the gates to indicate how equipment should be used, times, parental care and a number to contact.

Grants for a wheelchair swing for Breage Field is being looked into.

RoSPA require a fence round the play equipment at Ashton. A metal fence with a 25 year guarantee would be ideal but this is costly. The Chairman of Breage Field has been asked to process a grant request.

There had been human defecation on the slide at Ashton. A kind Parishioner cleared this. Complaints have been made re. parking in the entrance to Ashton Field and a bollard is to be erected in the centre of the entrance from the road. A key will be available for the person who has permission to use the track adjacent to the field. The Lottery bid for Praa Sands exercise equipment has been successful and work will commence the 2nd week in October.

11. UPDATE PRAA SANDS STEPS

Work on the gabions and step is to commence on 23rd of this month.

12. TO CONFIRM THE DATE AND TIME OF NEXT MEETINGS

ORDINARY PARISH COUNCIL MEETING TUESDAY 10 SEPTEMBER 2019; PARISH COUNCIL MEETING TO DISCUSS AND VOTE ON PLANNING AND LAND USE THURSDAY 26 SEPTEMBER 2019 followed by FINANCE AND GENERAL PURPOSES COMMITTEE MEETING. MEETINGS AT 7.00 P.M. IN THE PARISH ROOMS BREAGE

Confirmed.

News: The Chairman added that he had received a kind donation from a person who has family in the closed War Memorial Churchyard. It has been requested that the donation is used for improvements to that graveyard. The Churchwardens and Verger at Breage Church have agreed to the repositioning of the War Memorial graveyard walls to enclose the Parish Council Cemetery and for the memorial yew trees to become the graveyard boundary. The Churchwardens have asked for help re. the area where actual Churchyard wall is being supported by caged gabions.

13. 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 required.

BREAGE PARISH COUNCIL
DRAFT MINUTES OF PUBLIC PARTICIPATION HELD DURING THE ORDINARY PARISH COUNCIL MEETING PLANNING
HELD IN THE PARISH ROOMS BREAGE ON THURSDAY 5 SEPTEMBER 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.

The applicants for Planning application 1. It was explained that they are hoping to do an extension to enable them to have a utility room downstairs. The sitting room would be moved back and the 3rd bedroom made larger to include a shower room. The courtyard and old wash house would be kept. Nothing should impact on neighbours as the applicants have been careful not to put in anything 'huge' and it will not be overlooking. These changes would enable them to stay in the property as they would have use of the downstairs utilities.

Public participation ended at 7.07 p.m. and the meeting was re-opened.