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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 31 OCTOBER 2019 AT 7.00 P.M.**

Present: Cllr A E Woodhams (Chairman)

Cllr A Best
Cllr Mrs J Burchell
Cllr S Caddick
Cllr Mrs C Carver
Cllr Mrs P Darby
Cllr C Macleod
Cllr C M Ralph
Cllr M Southam
Cllr Mrs R Wyvern Batt

Mark Deacon NDP Steering Group

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

The Chairman welcomed everyone to the Planning meeting.

1. FIRE EVACUATION PROCEDURE

Fire evacuation and GDPR explained.

2. APOLOGIES FOR ABSENCE

Apology received from HB – accepted. A resignation had been received and accepted from Will Perrin on 28 October.

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

Nothing declared.

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 7.20 p.m.

5. CONFIRMATION OF MINUTES OF THE PARISH COUNCIL MEETING PLANNING AND LAND USE 26 SEPTEMBER 2019

Amendment: page 57/19 30 x 30 Cemetery extension included and 'the kink'. **With the amendment Proposed, seconded and unanimously resolved CONFIRMED.**

6. PLANNING

a) TO CONSIDER PLANNING APPLICATIONS RECEIVED FROM CORNWALL COUNCIL

1. Application PA19/08369 Proposal Proposed conversion of Outbuilding into Accommodation Ancillary to main Dwellinghouse **Location** Xlendi Herland Road Godolphin Cross TR13 9RD

Proposed, seconded and unanimously resolved SUPPORTED provided the converted building remains ancillary to the main dwelling house.

2. Application PA19/07886 Proposal Works to TPO trees – Lime/Sycamore – Reduce overhanging limbs from 7m to 4.5m and prune lower limbs to achieve 2m clearance **Location** Burial Ground Godolphin Cross Helston TR13 9RQ

Proposed, seconded and unanimously resolved SUPPORTED.

3. Application PA19/08716 Proposal The proposed plan is to convert the single story extension, into a double story Extension with a balcony to the west elevation **Location** Atlantic View Rinsey Ashton TR13 9TS

Proposed, seconded and unanimously resolved OBJECTED TO.

4. Application PA19/08773 Proposal Proposed extensions and alterations to include raised terrace **Location** Blue Haze Trewartha Road Praa Sands TR20 9ST

Proposed, seconded and unanimously resolved SUPPORTED provided that the screening is permanent, opaque and above adult head height.

5. Application PA19/09074 Proposal Proposed extension to existing dwelling to form new entrance **Location** Little Tolmennor Tolmennor Breage Cornwall

Proposed, seconded and unanimously resolved SUPPORTED.

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

Council did not support the application as it was felt that there is insufficient information on which to make a valid judgement. A pre-app with the Parish Council is recommended.

b) TO CONSIDER PLANNING APPLICATIONS RECEIVED FROM CORNWALL COUNCIL AFTER THE AGENDA WAS PUBLISHED – UP TO 12 NOON ON THURSDAY 31 OCTOBER 2019

7. Application PA19/09075 Proposal Erection of up to 7 dwellings and associated works **Location** Land West of Church of The Annunciation Main Road Ashton Helston

Proposed, seconded and resolved with 4 abstentions OBJECTED TO.

7. NEIGHBOURHOOD PLAN

i) Report – previously circulated to Councillors

CMR – Progress has been made and the only substantive work is needed on one chapter: Environment. The draft should be ready for November. Then to go to CC. Consultation with Stakeholders and Parishioners will be February/March/April. 3 boundary maps to come through the PC.

ii) To resolve to consider The Draft of the Housing Chapter (previously circulated to Councillors) and approve/amend for inclusion in the Consultation Draft of the NDP

The Chairman asked Councillors if there were things that they had not understood or they were not content with. After a number of matters were raised, queried and discussed **it was proposed, seconded and resolved with 1 abstention to accept the content as working policy for BPC to be included in the NDP Consultation Draft.** Full detail of the discussion is held by the Clerk. The Chairman explained that the completed document will be under constant review and will be a living document.

iii) To consider and amend/approve The Draft Praa Sands development boundary (previously circulated to Councillors) for inclusion in the emerging NDP

A map had been produced that showed the previous Kerrier boundary and the SG's recommended boundary. Mark Deacon explained the alterations: that the building at the top end before Germoe Cross Roads had been included and the boundary where it passed through someone's garden at 3 Gables had been rounded off. The boundary had been kept as tight as possible.

CMR explained that there had been 2 small changes to the Kerrier boundary and why some areas had been or had not been included within the boundary. Parishioners' views had been reflected.

MD was thanked for his work and for attending.

After a full and detailed discussion it was proposed, seconded and unanimously resolved that the Parish Council was satisfied with the Praa Sands Development Boundary and that it be approved with the amendments listed.

8. APPEALS

i) Update

PA18/07530 The Queens Arms, Breage not yet decided.

9. ENFORCEMENT MATTERS

Update

No changes.

10. CORNWALL COUNCIL WEST SUB-AREA PLANNING COMMITTEE

i) Update

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

This was refused with only one member supporting.

11. TO CONFIRM THE DATE AND TIME OF NEXT MEETINGS

FINANCE AND GENERAL PURPOSES COMMITTEE MEETING FOLLOWING THIS PLANNING MEETING 31 OCTOBER 2019; ORDINARY PARISH COUNCIL MEETING TUESDAY 5 NOVEMBER 2019; PARISH COUNCIL MEETING TO SET THE BUDGET/PRECEPT 2020/21; PARISH COUNCIL MEETING TO DISCUSS AND VOTE ON PLANNING AND LAND USE THURSDAY 28 NOVEMBER 2019. MEETINGS AT 7.00 P.M. IN THE PARISH ROOMS BREAGE

Confirmed.

12. 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 necessary.

There being no further business the meeting closed at 8.57 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 31 OCTOBER 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.

A Praa Sands resident spoke about Planning item 4. PA19/08773. A small property. Trenear has several bedrooms facing the property. This will apparently not be a problem due to screening. But the plans do not show the screening. Would need to be opaque.

Planning item 5. PA19/09074 – not seen. Heard of by word of mouth. Planning item 7. PA19/09075 Agricultural land is not seeming to be important. Previously rejected – no affordable. Breage School has very few spaces. There is only a pub, no shop or Post Office. Do not support.

Another Praa Sands resident spoke about farm buildings near to Pengersick Castle. Ceased to be a farm in 1989 and the barns were converted. In 2007 a stable block was erected but in the conditions they were to be removed if no longer in use. There have been no horses there for 5 years . This was reported to Enforcement 2 years ago. The owner was contacted who said there would be horses but there have not been. It is now on the market advertised with stables. There should be an application for a change of use. The house is advertised as late 17 Century but it is a 19 Century farmhouse.

The applicant Planning item 4. PA19/08773 explained that the house has one dormer. They wish to carry this to the other side and extend the rear extension with a roof terrace. They have been advised where to put the screens. There will be no windows facing Trenear. There will also be a fence, giving more privacy. There will only be glass at the front of the terrace not at the sides. Spoken to neighbour at Aquarius and they are happy. Original pitched roof and natural render with wooden cladding, in keeping with Praa Sands properties. Fell they have been considerate to all the neighbours and believe the alterations will suit everyone.

Public participation ended at 7.20 p.m.