



**DRAFT MINUTES ORDINARY PARISH COUNCIL MEETING TO DISCUSS AND VOTE ON PLANNING AND LAND USE MATTERS
HELD IN THE PARISH ROOMS BREAGE ON THURSDAY 26 SEPTEMBER 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 W Perrin
Cllr C M Ralph
Cllr Mrs R Wyvern Batt

Cornwall Cllr J V Keeling MBE

4 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 and MS 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.**

There were none.

4. PUBLIC PARTICIPATION

Public participation was held here from 7.01 to 7.08 p.m.

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

Proposed, seconded and resolved unanimously CONFIRMED with 2 amendments.

6. PLANNING

a) TO CONSIDER PLANNING APPLICATIONS RECEIVED FROM CORNWALL COUNCIL

1. Application PA19/07935 Proposal to reduce crown T1 and T2 **Location** Melborough House 1 Bakers Row Breage Helston Cornwall

As this application is for works to trees in a Conservation Area, it will be decided under delegated authority. **BPC does not need to submit any comments to the local planning authority** as this communication is merely to notify that an application has been received.

2. Application PA19/07966 Proposal Proposed erection of 3 no. new dwellings, and private car parking **Location** Land South Of The Queens Arms The Queens Arms Inn St Aubyns Square Breage

Support proposed, seconded only 2 votes therefore OBJECTED TO by 7 votes to 2 with 1 abstention .

b) TO CONSIDER PLANNING APPLICATIONS RECEIVED FROM CORNWALL COUNCIL AFTER THE AGENDA WAS PUBLISHED – UP TO 12 NOON ON THURSDAY 26 SEPTEMBER 2019

3. Application PA19/07895 Proposal Affordable self-build family dwelling and formation of a new vehicular access **Location** Agricultural Buildings Trescowe Germoe Cornwall

Proposed, seconded and unanimously resolved SUPPORTED provided an s106 application is made to show how long 'the affordable' would remain affordable.

4. Application PA19/05582 AMENDED Proposal Conversion of Barn to Form Dwelling and Associated Works **Location** Barn Adj To Penty An Kel Twiggy Lane Trescowe Common Germoe Cornwall TR20 9RT

BPC did not vote on the application as provided details not relevant.

5. Application PA19/07887 Proposal Proposed residential annex, replacing existing outbuilding/garage on site **Location** Trenwheal Farm Cottage Trenwheal Leedstown Cornwall

Proposed, seconded and resolved with 1 abstention that the application be supported.

7. NEIGHBOURHOOD PLAN

Order of items amended.

i) To resolve to nominate 3 Councillors to form Overview and Scrutiny Group to review and formulate recommendations for full Council

The Chairman explained that the Parish Council must be satisfied with what is recommended in ii) as the Councillors are elected Members and asked if something as important as this needs overview and scrutiny. There was long discussion.

Proposed but no seconder. Resolution failed.

ii) To resolve to receive NDPSG recommended village boundary details for Breage, Carleen and Godolphin Cross and to approve section 1-6 of the emergent NDP as distributed to Councillors

There were some queries on the development boundaries:

Breage: It was asked why the school, the Old Vicarage and Troon Row, the fields adjacent to Vicarage Row and the new Cemetery plot were not included in the Breage village boundary. It was explained that the School and the Old Vicarage would open the area up as a large development site. It was agreed that the Cemetery and Vicarage Row fields should be included.

Carleen: Kink that is shown should be excluded.

Godolphin: Glendower opposite the Shute should be included.

The Parish Council was satisfied with the amendments.

Proposed, seconded and resolved with 1 abstention to approve boundary details for Breage with amendments.

Proposed, seconded and resolved with 1 abstention to approve boundary details for Carleen with amendment.

Proposed, seconded and resolved with 1 abstention to approve boundary details for Godolphin with amendment.

Proposed, seconded and resolved with 1 abstention to approve section 1-6 of the emergent NDP as distributed to Councillors.

iii) Report – already circulated to Councillors

CMR: The Steering Group exhibited on the emerging NDP at the Carleen table top sale at end of August and Carleen Show on 14 September - feedback on proposed strategic objectives and direction of travel of NDP was favourable.

First drafts of those sections of the NDP relating to community facilities, open space and employment have now been prepared and signed off by the SG and provided to planning officers at CC for informal feedback - feedback will be considered and the three chapters amended if needed and then brought to BPC for consideration and amendment/approval.

Work is continuing on the preparation of first drafts of the remaining chapters of the NDP relating to development strategy, environment and monitoring and review - once these are prepared and agreed by the SG they will be sent to CC for informal feedback.

Work is continuing on the definition of a draft development boundary for Ashton - it is envisaged that this will be brought to the SG for consideration at its October meeting.

CC has provided informal feedback on Sections 1-6 which are largely contextual and these have been amended by the Steering Group.

Boundaries for Praa Sands and Germoe Crossroads and the Housing draft should be available for the next Planning meeting.

8. APPEALS

i) Update

No new matters.

ii) Erection of 5 no. new dwellings, reconfiguration of Public House car park and beer garden, and amended access to allotments The Queens Arms Inn, Pellor Road, Breage, Helston TR13 9PD

To review previous comments with respect to the appeal as requested by Cornwall Council and to make any necessary resolution

Advice had been received from Peter Blackshaw re. to be using the new boundaries as matters included in comments. The inspector may be informed of this but they must make the decision as to how much weight is given to this. It can be a statement of fact.

The flower garden, a previous condition was raised as this would be destroyed by the development.

CMR and the Chairman volunteered to prepare new comments for the Appeal Inspector. This was proposed, seconded and resolved. The comments to be circulated and then submitted.

9. ENFORCEMENT MATTERS

Update

Penchinale, Cherry Masons and Daphne Cottage all still at stage 6.

I an Dew - 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."

10. TO CONFIRM THE DATE AND TIME OF NEXT MEETINGS

ORDINARY PARISH COUNCIL MEETING TUESDAY 1 OCTOBER 2019; PARISH COUNCIL MEETING TO DISCUSS AND VOTE ON PLANNING AND LAND USE THURSDAY 31 OCTOBER 2019 followed by FINANCE AND GENERAL PURPOSES COMMITTEE MEETING. 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

Not necessary.

The Chairman spoke briefly about the Clerk's forthcoming absence.

The meeting closed at 9.00 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 26 SEPTEMBER 2019

At 7.01 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 spoke about 5. Application PA19/07887 explaining that their mother is struggling and they wish to convert the garage and allow mother to stay there as long as possible. It would also be for the future when they need to be in a single story home.

Cllr Keeling asked who is responsible for the light near the Post Office, Ashton. – All lights are now the responsibility of Cornwall Council.

He spoke about the Voluntary Community and Social Enterprise groups – Volunteer Cornwall, looking for CC to fund them. Work closely with Village Halls, etc.

Digital Cornwall – trying to get more into the system.

Customer relationships and satisfaction are fairly low showing that something is not right.

Full report will be given at the end of the month.

Public participation ended at 7.08 p.m.