



**DRAFT MINUTES ORDINARY PARISH COUNCIL MEETING TO DISCUSS AND VOTE ON PLANNING AND LAND USE MATTERS HELD IN THE PARISH ROOMS BREAGE ON THURSDAY 28 NOVEMBER 2019 AT 7.00 P.M.**

Present: Cllr A E Woodhams (Chairman)

Cllr H Bradford

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

David Davies Breage NDP SG

Mrs C Macleod (Clerk/RFO)

The Chairman wished all a good evening and thanked them for attending.

**1. FIRE EVACUATION PROCEDURE**

This and GDPR were explained.

**2. APOLOGIES FOR ABSENCE**

Apology received and accepted from AB.

**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 declared

**4. PUBLIC PARTICIPATION**

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

No public present.

**5. CONFIRMATION OF MINUTES OF THE PARISH COUNCIL MEETING PLANNING AND LAND USE 31 OCTOBER 2019**

**Proposed, seconded and unanimously resolved CONFIRMED.**

**6. PLANNING**

**a) TO CONSIDER PLANNING APPLICATIONS RECEIVED FROM CORNWALL COUNCIL**

**1. Application PA19/09406 Proposal** Reserved matters of appearance, landscaping and scale following outline permission PA19/06183 **Location** Glendower Godolphin Cross Helston Cornwall

**Proposed, seconded and unanimously resolved SUPPORTED.**

**2. Application PA19/09434 Proposal** Non Material Amendment to Application No. PA18/04014 dated 5th October 2018 for the 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 namely to change from timber painted windows and doors to minimum (warmcore) pre-painted windows and doors **Location** Seaclusion 4 Sandy Cove Bungalows Castle Drive Praa Sands Penzance Cornwall

No time extension granted. **Councillors were contacted and those who replied voted to SUPPORT.**

**3. Application PA19/09622 Proposal** Proposed replacement single storey extension and associated works **Location** Bluebell Cottage Godolphin Cross Helston TR13 9QY

**Proposed, seconded and resolved, with 1 vote against, SUPPORTED.**

**4. Application PA19/09591 Proposal** Non Material Amendment to Application No. PA17/11410 dated 8th February 2018 for the Construction of two new detached dwellings, with access drive, parking and turning namely to Replace first floor and porch external stone finish with vertical timber cladding - natural silver grey finish **Location** Land North Of 2 Fore Street Fore Street Ashton TR13 9SB

**Proposed, seconded and unanimously resolved SUPPORTED.**

**5. Application PA19/09359 Proposal** Construction of bungalow and septic tank **Location** Connings Farm Germoe Cross Roads Penzance TR20 9RA

**Proposed, seconded and resolved, with 1 vote against, OBJECTED TO - contravenes Policy 7 Local Plan.**

**b) TO CONSIDER PLANNING APPLICATIONS RECEIVED FROM CORNWALL COUNCIL AFTER THE AGENDA WAS PUBLISHED – UP TO 12 NOON ON THURSDAY 28 NOVEMBER 2019**

**6. Application PA19/10168 Proposal** Proposal to re-pollard Ash (T1) **Location** Trevena Cottage 9 Fowlfield Row Breage TR13 9PQ

**No Comments required.**

**c) BREAGE PARISH COUNCIL DECISION**

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

The majority of Councillors voted for option 3. in objection to the proposal and against the officer's recommendation. It was requested that the application be referred to Cllr Keeling and that the application be determined by the Planning Committee.

**To resolve to nominate a representative to attend the Planning Committee meeting**

**Cllr Ralph volunteered – this was supported by all.**

**7. NEIGHBOURHOOD PLAN**

i) Report – previously circulated to Councillors

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

The Chairman led Councillors through each item on the draft. Questions were answered. Style issues were raised regarding numbering.

**It was proposed, seconded and unanimously resolved that The Draft of the Open Space Chapter be APPROVED with amendments/additions: a) add in additional areas of common land/amend relevant map; b) refer to Maritime and Coast Act in reference to Praa Sands; c) amend right to roam area policy to not support development that adversely affects; d) amend footpaths policy to not support development that adversely affects.**

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

Question was raised as to why Ashton Amenity Area was not in the development area, the Cllr stating that the Parish Council has a duty to protect the public purse. Another Cllr felt that the field should not be developed. Kei Wei, Ashton Church and several other queries were answered amid much discussion.

**It was proposed, seconded and unanimously resolved that The Draft Ashton development boundary be APPROVED.**

Thanks were expressed to David Davies, Ian Strike, CC and CM.

**It was reported that there are 4 more Policy Chapters, 2 will be on 3 December agenda and the final 2 on an agenda in January.**

DD left at 8.35 p.m. and CMR at 8.37 p.m.

**8. APPEALS**

i) Update

No further news.

**9. ENFORCEMENT MATTERS**

Update

All still on step 6.

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

**ORDINARY PARISH COUNCIL MEETING TUESDAY 3 DECEMBER 2019; PARISH COUNCIL MEETING TO DISCUSS AND VOTE ON PLANNING AND LAND USE THURSDAY 9 JANUARY 2020. ORDINARY PARISH COUNCIL MEETING TUESDAY 14 JANUARY 2020. 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.

**There being no further business the meeting closed at 8.44 p.m.**