



CLERK'S NOTES ORDINARY PARISH COUNCIL MEETING TO DISCUSS AND VOTE ON PLANNING AND LAND USE MATTERS THAT WOULD HAVE BEEN HELD IN THE PARISH ROOMS BREAGE ON WEDNESDAY 27 MAY 2020 AT 7.00 P.M.

NO PHYSICAL MEETING WAS HELD

1. DECLARATIONS OF INTEREST

a) To note declarations of interest in accordance with LGA 2000 - Members and officers to declare non-registerable interests or disclosable pecuniary interests (including details thereof) in respect of any items on this agenda.

CC declared an interest PA20/03362 – friend of owners.

2. CONFIRMATION OF MINUTES OF THE PARISH COUNCIL MEETING PLANNING AND LAND USE 29 APRIL 2020

Councillors to e-mail their confirmation of the minutes to the Clerk

9 confirmed

1 – abstention

2 - no reply counted as abstention

Minutes confirmed.

3. PLANNING

a) TO CONSIDER PLANNING APPLICATIONS RECEIVED FROM CORNWALL COUNCIL

Councillors – to e-mail their decisions to the Clerk: support, or not support with planning reasons

1. Application PA20/03362 Proposal Proposed Garage Conversion to Form Playroom and New Detached Garage **Location** Flora Cottage Trevena Lane Ashton TR13 9RY

7 - support

4 - no reply counted as abstentions

1 – no vote

Breage Parish Council SUPPORTED the application.

2. Application PA20/03152 Proposal Restoration and extension of derelict two storey barn to give two storey residential dwelling **Location** Land South East Of Tregonning Farm Tregonning Lane Carleen Breage

8- support

4 – no reply counted as abstentions

Breage Parish Council SUPPORTED the application.

3. Application PA20/03618 Proposal Proposed Replacement dwelling **Location** Nablus Castle Drive Praa Sands TR20 9TG

7- support

3 not support

2 – no reply counted as abstentions

Breage Parish Council SUPPORTED the application.

4. Application PA20/02609 Proposal Non-material amendment in relation to PA16/07939 construction of eleven dwellings (five open market, six affordable) and ancillary infrastructure **Location** Land Adj To Grenville House Fore Street Ashton Cornwall TR13 9RW

REMOVED BY APPLICANT AS DUPLICATED

b) TO CONSIDER PLANNING APPLICATIONS RECEIVED FROM CORNWALL COUNCIL AFTER THE AGENDA WAS PUBLISHED – UP TO 12 NOON ON WEDNESDAY 27 MAY 2020

5. Application PA20/03843 Proposal Construction of detached dwelling, installation of treatment plant and associated works (Previously Approved PA18/03094) **Location** Land Rear Of Pencair Higher Road Breage Cornwall

6 - support

1 - not support

1 - abstention

4 - no reply counted as abstentions

Breage Parish Council SUPPORTED the application.

6. Application PA20/03929 Proposal Overhead Line application to add a third wire to an existing overhead line the line will be 860m in length supported by wooden poles with a maximum height of 12m - Western Power Distribution **Location** Godolphin Methodist Church Helston Cornwall TR13 9RA

4 - support

8- no reply counted as abstentions

Breage Parish Council SUPPORTED the application.

4. NEIGHBOURHOOD DEVELOPMENT PLAN

i) Report – previously circulated to Councillors

The Covid 19 restrictions continue to have an impact on progressing the NDP.

Cancellations of SG meetings are being posted on the SG web site and Facebook page.

At the close of the consultation period on the Consultation Draft some 31 comments had been received on the Consultation Draft

When it can reconvene the SG will need to consider these and decide whether to recommend to BPC that the NDP is amended in any way - note that most comments were supportive. It will also need to decide whether to repeat the consultation on the Consultation Draft or move to Pre Submission and undertake significant consultation at this stage.

The grant received from Locality to support work over 2019/2020 has been successfully closed down and the Locality has signed off the SG's end of year report.

All £2600 of the grant received for 2019/2020 was defrayed.

The Steering Group has worked through a process of e-mail exchange to prepare a further bid to Locality for £3000 of grant funding to support work on the NDP over 2020/21 - it is anticipated that a decision on this will be forthcoming in the near future but do not anticipate any problems in being approved.

Before the NDP can progress to or beyond the Pre-Submission Stage it has to be 'screened' to determine whether it requires a Strategic Environmental Assessment (SAE). The screening work is carried out and co-ordinated by Cornwall Council at no cost. Given that this has to take place at some stage Cornwall Council has been formally requested to carry out the screening on the basis of the Consultation Draft and this work is now underway. It is expected that a decision from CC on whether a SEA is required will be received in about 6/8 weeks.

If an SEA is required this will have no cost implication to BPC as the work can be sourced from Locality through its technical assistance programme.

If there are 'significant' changes in the content of the NDP between the Consultation Draft and Pre Submission versions of the NDP the screening process may need to be repeated, but the chance of this is probably quite low.

Although most work on the NDP is essentially on hold pending the Covid 19 restrictions progress that can be made is being made.

5. APPEALS

i) No updates

6. ENFORCEMENT MATTERS

i) Update

EN18/01245 - Penchinale Main Road Ashton Helston Cornwall TR13 9SD - Alleged change of use to three dwellings – **Still at Step 6 of the 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 8 of the flowchart “consider expediency of enforcement action**

EN20/00468 - Land North Of Hope Farm Breage Helston Cornwall TR13 9NE - Alleged unauthorised change of use of the land - creation of two car parking area, erection of a shepherd's hut and another possible shed being erected - **At step 4 of the flowchart**

ii) New reports

EN20/00501 ALLEGED BREACH OF PLANNING CONTROL

Planning Application has been approved

EN20/00557 ALLEGED CREATION OF AN ACCESS WITH 2 GATE POSTS

Land Rear Of Chy-Kerensa Prospect Row Ashton Helston Cornwall – **At step 4 of flowchart**

7. TO CONFIRM THE DATES AND TIME OF NEXT MEETINGS

Virtual Zoom Ordinary Meeting Tuesday 2 June 2020 7.00 p.m.; **Should Members of the Public wish to take part in public participation would they please provide the Clerk with their e-mail address and a request to speak, by 4.00 p.m. on Monday 1 June, 2020?** Planning Meeting – not physical - Wednesday 1 July 2020