

BREAGE PARISH COUNCIL

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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 2 SEPTEMBER 2020 AT 7.00 P.M.

There was no physical meeting in line with government guidance.

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.

No declarations of interests.

2. CONFIRMATION OF CLERK'S NOTES OF THE PARISH COUNCIL MEETING PLANNING AND LAND USE 29 JULY 2020

No objections. Notes confirmed.

3. PLANNING

a) TO CONSIDER PLANNING APPLICATIONS RECEIVED FROM CORNWALL COUNCIL THAT HAD NO EXTENSION TIME

Councillors' votes already received and submitted:

1. Application PA20/05762 Proposal Reserved matters (appearance, landscaping, layout and scale) following outline approval for development of 20 dwellings with new access and associated works with variation of condition 1 in relation to PA16/11616.

Location OS Field 3547 Fore Street Ashton Cornwall

9 - support

3 - no reply counted as abstentions

Breage Parish Council SUPPORTED the application.

2. Application PA20/05143 Proposal Application for all matters reserved in relation to PA18/10106 (Outline application with all matters reserved for proposed demolition of bungalow and erection of 2 semi detached dwellings) **Location** Drekly Pengersick Lane Praa Sands

TR20 9RF

8 - support

1 - not support

3 - no reply counted as abstentions

Breage Parish Council SUPPORTED the application.

b) TO CONSIDER PLANNING APPLICATIONS RECEIVED FROM CORNWALL

3. Application PA20/05961 Proposal Proposed construction of tractor shed **Location** Land At Peace Cottage Wheal Vor Breage Helston

6 - support

6 - no reply counted as abstentions

Chairman's casting vote - support

Breage Parish Council SUPPORTED the application.

4. Application PA20/04449 Proposal: Reserved matters of access, appearance, landscaping, layout and scale following outline consent dated 27/092017 for erection of up to three dwellings **Location:** Land South East Of The Old Chapel Carleen Breage

Cornwall TR13 9QR

2 - support

6 - not support

4 - no reply counted as abstentions

Breage Parish Council DID NOT SUPPORT the application.

5. Application PA20/06304 Proposal Proposed front extension, replacement rear extension and replacement garage /store

Location Windy Ridge Wheal Vor Breage TR13 9NW

8 - support

4 - no reply counted as abstentions

Breage Parish Council SUPPORTED the application.

6. Application PA20/06506 Proposal Conservatory on back of dwelling, Wood shed on side and new door in front conservatory

Location Lansing Castle Drive Praa Sands TR20 9TG

Application INVALIDATED

c) TO CONSIDER PLANNING APPLICATIONS RECEIVED FROM CORNWALL COUNCIL AFTER THE AGENDA WAS PUBLISHED – UP TO 12 NOON ON WEDNESDAY 2 SEPTEMBER 2020

7. Application PA20/06705 Proposal Partial Extensions to Ground floor and first floor, replacement windows and doors, general refurbishment and associated works, including a new balcony **Location** Four Winds Sea Meads Praa Sands TR20 9TA

4 - support

1 - not support

1 - abstention – could not access

6 - no reply counted as abstentions

Breage Parish Council SUPPORTED the application

8. Application PA20/07460 Proposal Works to Sycamore trees Location Pellor House Pellor Road Breage TR13 9QL

NO COMMENT REQUIRED

d) BREAGE PARISH COUNCIL DECISIONS

i) **PA19/10867 Proposal** Conversion of stables to form single dwelling **Location** Stables Wheal Vor Breage Helston

Breage Parish Council had supported the application. The Officer wished to refuse. Councillors who had voted were asked to vote again. 7 of the 9 Councillors replied:

0 voted for option 1. to agree with the Officer's recommendation; 2 voted for option 2. to agree to disagree with the Officer's recommendation; 5 voted for option 3. to maintain their support for the application and requested that the application is determined by the Planning Committee

ii) **PA20/04682 Proposal** Proposed dwelling and new access for 'Elvan Cottage' 5 Fore St **Location** 5 Fore Street Ashton TR13 9RN

Breage Parish Council did not support the application. The Officer wished to approve. Councillors who had voted were asked to vote again.

6 of the 7 Councillors replied:

3 voted for option 1. to agree with the Officer's recommendation; 2 voted for option 2. to agree to disagree with the Officer's recommendation; 1 voted for option 3. to maintain their non-support for the application.

The Officer was therefore able to make a delegated decision.

e) PLANNING COMMITTEE MEETING CORNWALL COUNCIL 24 August 2020

i) **Application PA20/03738 Proposal** Erection of a Dwelling and Formation of a New Access **Location** Westward Ho Main Road Ashton TR13 9SD

CMR spoke against the application at the meeting on behalf of BPC

The application was granted by 12 votes to 2

4. NEIGHBOURHOOD DEVELOPMENT PLAN

i) Report – previously circulated to Councillors

Covid19 restrictions continue to have an impact on progressing the NDP

Locality funding bid approved for £4000 for financial year 2020/21 and monies on the way to BPC account

Cornwall Council still progressing whether environmental screening is required. Natural England have raised an issue in respect of land fronting the A394 at Germoe Cross Roads and why included in development boundary. Response has been provided explaining that the site secured planning approval for housing use on appeal and therefore not appropriate to exclude from development boundary, and Natural England made no comment on the planning application itself. Other statutory consultees have signalled that screening is not required and it is therefore hoped that CC can issue a decision in the near future having already missed its previous deadline for early/mid August.

The proposed Pre Submission Edition of the NDP includes a paragraph that can be amended to reflect the decision on the environmental screening (yes/no) when it is received.

The SG has agreed revisions to the Consultation Draft NDP in order to form the proposed Pre Submission Edition of the NDP, and is exploring how best to undertake the necessary statutory consultation on this, assuming that it is approved by BPC for the purpose of consultation at the PC's zoom meeting of 8 September.

A final proof check of the proposed revisions is currently being undertaken and a further covering report and a copy of the proposed Pre-Submission Edition will be circulated to all councillors over the next few days and well in advance of the 8 September meeting for their consideration.

5. APPEALS

i) Update

No new appeals. No updates.

6. ENFORCEMENT MATTERS

i) Update

1. **EN18/01245** - Penchinale Main Road Ashton Helston Cornwall TR13 9SD - Alleged change of use to three dwellings – **Still at Step 6**

2. **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 portaloos and the installation of a septic tank – **At Step 9 'Commence formal action'**

3. **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**

4. **EN20/00644** - Land South East Of Barn 1, Crava Pa, Crava Lane, Ashton, Cornwall, TR13 9SE– Alleged breach of Planning Control - Alleged removal of Cornish hedge and erection of agricultural building - **At step 4**

7. TO CONFIRM THE DATES AND TIME OF NEXT MEETINGS

Virtual Zoom Ordinary Meeting Tuesday 8 September 2020 7.00 p.m. **Members of the Public: should you wish to join the meeting and speak during Public Participation please contact the Clerk to leave your e-mail address by 4.00 p.m. Friday 4 September 2020;** Planning Meeting - not physical - Wednesday 29 September 2020