



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 28 OCTOBER 2020 AT 7.00 P.M.

There was no physical meeting

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.

None declared.

2. CONFIRMATION OF CLERK'S NOTES OF THE PARISH COUNCIL MEETING PLANNING AND LAND USE 30 SEPTEMBER 2020

2 Councillors e-mailed satisfaction with the notes

3. PLANNING**a) TO CONSIDER PLANNING APPLICATIONS RECEIVED FROM CORNWALL**

1. Application PA20/08130 Proposal Proposed domestic extension **Location** Loroyan Carleen Breage TR13 9NG

9 - support

0 - not support

1 - abstention

2 - no reply counted as abstentions

Breage Parish Council **SUPPORTED** the application.

2. Application PA20/08055 Proposal Construction of Garden Studio to Main Dwelling House **Location** Sea Havens Sea Meads Praa Sands TR20 9TA

6 - support

3 - not support

1 - abstention

2 - no reply counted as abstentions

Breage Parish Council **SUPPORTED** the application.

3. Application PA20/07246 Proposal Conversion and extension of existing outbuilding to form holiday annexe **Location** Pellor House Pellor Road Breage Helston

5 - support

4 - not support

1 - abstention

2 - no reply counted as abstentions

Breage Parish Council **SUPPORTED** the application.

4. Application PA20/07768 Proposal Listed building consent for the conversion and extension of existing outbuilding to form holiday annexe **Location** Pellor House Pellor Road Breage Helston

5 - support

4 - not support

1 - abstention

2 - no reply counted as abstentions

Breage Parish Council **SUPPORTED** the application.

5. Application PA20/08154 Proposal Conversion of Existing Outbuilding to Form Ancillary Accommodation to Main House and Home Office **Location** Chywidden Oak Tree Lane Trescowe Common Germoe

3 - support

5 - not support

1 - abstention

3 - no reply counted as abstentions

Breage Parish Council **DID NOT SUPPORT** the application.

6. Application PA20/04379 Amended Proposal Proposed erection of 3 no. dwellings and associated car parking, landscaping, boundary treatment, drainage and ground works **Location** Land South Of The Queens Arms The Queens Arms Inn St Aubyns Square Breage Cornwall TR13 9PD

3 - support

6 - not support

1 - abstention

2 - no reply counted as abstentions

Breage Parish Council **DID NOT SUPPORT** the application.

7. Application PA20/08534 Proposal Erection of a Two Storey Extension **Location** Bay House Main Road Ashton TR13 9ST

7 - support

0 - not support

1 - abstention

4 - no reply counted as abstentions

Breage Parish Council SUPPORTED the application.

8. Application PA20/08451 Proposal Extensions and Alterations to dwelling and construction of a new garage **Location** Ors Meur 7 Penlee Close Praa Sands TR20 9SR

0 - support

7 - not support

1 - abstention

4 - no reply counted as abstentions

Breage Parish Council DID NOT SUPPORT the application.

9. Application PA20/08374 Proposal Construction of Ground Floor Extension, Alterations to Existing Dormer & Creation of Balcony **Location** The Warren Chy An Dour Road Praa Sands TR20 9SY

7 - support

0 - not support

1 - abstention

4 - no reply counted as abstentions

Breage Parish Council SUPPORTED the application.

10. Application PA20/08434 Proposal Formation of a replacement front extension, small rear extension, side extension, roof lights, new fenestrations and decking to the dwelling and regularisation of garage conversion to annexe and elevational alterations to annexe

Location Pengersick House Pengersick Lane Praa Sands TR20 9SJ

7 - support

1 - not support

1 - abstention

3 - no reply counted as abstentions

Breage Parish Council SUPPORTED the application.

b) TO CONSIDER PLANNING APPLICATIONS RECEIVED FROM CORNWALL COUNCIL AFTER THE AGENDA WAS PUBLISHED – UP TO 12 NOON ON WEDNESDAY 28 OCTOBER 2020

Councillors' e-mailed decisions shown below

11. Application PA20/08847 Proposal Resubmission of PA20/01903: Change of use for a redundant agricultural building from agricultural to residential **Location** Pellor Cottage Pellor Road Breage Helston

7 - support

1 - not support

1 - abstention

3 - no reply counted as abstentions

Breage Parish Council SUPPORTED the application.

4. NEIGHBOURHOOD DEVELOPMENT PLAN

i)Report – previously circulated to Councillors

Covid-19 restrictions continue to impact on the preparation of the NDP.

The Pre-Submission Edition of the NDP (as approved by BPC) was formally published and placed on statutory public deposit on 12 October.

The NDP document and a comments form can be viewed and downloaded from the SG's website.

The deposit period runs until the 31 December: this is longer than the statutory requirement of six weeks to account for the impact of Covid-19.

A poster campaign signposting parishioners to the SG web site has been implemented with some 28 posters displayed across the parish on BPC notice boards and at other community venues.

The publication of the NDP has been notified on the SG's website and its Facebook page; it has been reposted on other Facebook groups.

Notification letters (over 70 in total) have been sent to statutory consultees, local voluntary and community groups and other potential stakeholders (the SG would like to thank the Parish Council Clerk for her help on this).

Articles on the publication of the NDP and how to comment on it have been secured in the Helston Packet, the Godolphin Cross Community Association newsletter and the Breage School newsletter.

A fourth edition of the NDP newsletter providing parishioners with an update on progress with the NDP has been despatched to households across the parish registered for Council Tax.

The SG recognises that not all parishioners may be able to access the NDP via the internet: an offer has therefore been made in the newsletter to deliver a hard copy of the NDP to parishioners that may not have access to the internet.

It remains unlikely given the Covid-19 restrictions that the SG will be able to hold drop in events or public exhibitions on the NDP: however, this is being monitored over the course of the deposit period and if an opportunity should arrive the SG has committed to participate (the Trevena Cross Christmas Market might be such an opportunity).

Comments on the NDP during the deposit period are to be returned to the Parish Clerk and will be collected by a member of the SG in early January: however, publications signpost parishioner queries on the NDP to members of the SG.

Unless an opportunity to hold an exhibition comes forward it is unlikely that the SG will need to meet until January 2021 when the results of the consultation process will be known and will need to be considered.

In the meantime the SG has commenced the drafting of the Statement of Public Consultation and Statement of Basic Conditions that will need to be finalised and submitted to Cornwall Council at the next key stage of the NDP preparation process - the preparation and formal publication of the Submission Edition of the NDP.

5. APPEALS

i)Update

PA19/10244 – Land rear of Chy-Kerensa, Ashton – Appeal Dismissed. No Costs claimed

6. ENFORCEMENT MATTERS

i)Update

1. **EN18/01245** - Penchinhale 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 portaloo and the installation of a septic tank – **At Step 9 ‘Commence formal action’ Case Officer has advised they are in the process of drafting the notice and preparing the appendices/report.**
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 6 – awaiting application**
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, erection of agricultural building, creation of a pond and stationing of a chalet - **At step 4**
5. **EN20/01361** - Roslyn Higher Road Breage Helston Cornwall - Alleged unauthorised stationing of a residential building on the land - **At step 4**

7. THE DATES AND TIME OF NEXT MEETINGS

Virtual Zoom F&GP Committee Meeting Thursday 29 October 2020 7.00 p.m.; Virtual Zoom Ordinary Meeting Tuesday 3 November 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 30 October 2020;** Budget/Precept Meeting Virtual Zoom Thursday 19 November 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. Monday 16 November 2020;** Planning Meeting - not physical or virtual - Wednesday 25 November 2020