



CLERK'S NOTES ORDINARY PARISH COUNCIL MEETING – not physical or virtual - TO DISCUSS AND VOTE ON PLANNING AND LAND USE MATTERS THAT WOULD HAVE BEEN HELD IN THE PARISH ROOMS BREAGE ON WEDNESDAY 6 JANUARY 2021 AT 7.00 P.M.

Councillors were summoned to e-mail their responses/comments to the Clerk by Monday 4 January 2021 and to state if they had any interests in respect of the agenda items.

There was no physical/virtual 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.

There were no declarations.

2. CONFIRMATION OF CLERK'S NOTES OF THE PARISH COUNCIL MEETING PLANNING AND LAND USE 25 NOVEMBER 2020

Councillors were asked to e-mail confirmation of their satisfaction of the notes to the Clerk

1 Councillor confirmed.

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

Councillors were asked to e-mail their support decisions to the Clerk or not support with planning reasons to the Clerk and all Councillors

1. Application PA20/09996 Proposal Amendment to PA20/06705 for partial extensions to ground floor and first floor, replacement windows and doors, general refurbishment and associated works including a new balcony. The amendments are: removal of the originally proposed rear extension to ground floor, slight alteration to window sizes and location of windows and doors, addition of a front entrance porch and plant room, reduction in the proposed size of balcony, replacing first floor balcony at western end with a built extension, landscaping to incorporate the use of recycled resin bond in place **Location** Four Winds Sea Meads Praa Sands TR20 9TA

6 - support

1 - not support

5 - no reply counted as abstentions

Breage Parish Council SUPPORTS the application.

2. Application PA20/09797 Proposal Certificate of lawful use for the existing parking to the dwelling **Location** 8 Fore Street Ashton TR13 9RN

3 Councillors and the Clerk confirmed that this has been a parking area for many years.

3. Application PA20/10387 Proposal Construction of Ground Floor Extension, Alterations & Extension of Existing Garage to Form Music Room **Location** 16 Coulthard Drive Breage TR13 9PF

8 - support

2 - not support

2 - no reply counted as abstentions

Breage Parish Council SUPPORTS the application

4. Application PA20/10421 Proposal Erection of a dwelling **Location** Tregarth Pengersick Croft Praa Sands Penzance

6 - support

0 - not support

6 - no reply counted as abstentions

Breage Parish Council SUPPORTS the application.

b) TO CONSIDER PLANNING APPLICATIONS RECEIVED FROM CORNWALL COUNCIL AFTER THE AGENDA WAS PUBLISHED – UP TO 12 NOON ON WEDNESDAY 6 JANUARY 2021

Councillors were asked to please e-mail their support decisions to the Clerk or not support with planning reasons to the Clerk and all Councillors

5. Application PA20/10985 Proposal Replace existing conservatory with extension, having roof terrace above with associated external staircase **Location** Herries Castle Drive Praa Sands TR20 9TD

6 - support

0 - not support

6 - no reply counted as abstentions

Breage Parish Council SUPPORTS the application.

4. NEIGHBOURHOOD DEVELOPMENT PLAN

Report received after the meeting:

The Covid19 restrictions are significantly impacting on things again, and clearly the SG cannot meet face to face in the immediate future. The consultation period on the Pre Submission Edition ended on 31 December 2020.

We have some 120 comments to be worked through.

The majority of these are from Cornwall Council and are the ones that we received in respect of the earlier Consultation Draft but not until the back end of August/start of September last year and well after the end of the consultation period on the Consultation Draft which ended on 30 April 2020 - so got comments 4 months after the close!

We agreed, given that the SG/BPC was in the course of considering/approving the Pre Submission Edition of the NDP when these late comments were received that they would be considered as part of the consideration of comments on the Pre Submission itself. Cornwall Council signalled that it was content with this approach and has not provided any further comment on the Pre Submission Edition itself. From a preliminary review it looks as though most of the comments can be resolved without too much pain - the ones from CC are at times helpful in respect of policy wording or suggest that the NDP should be expanded to cover some additional issues (most of which are work CC should be doing itself and are not matters we have to deal with!)

The one exception is around the policy on 'primacy residency' which CC is not fully supportive of across the Parish and as they point out raises issues in respect of reducing significantly the potential CIL monies that BPC would receive going forward if the primary residency policy was to be applied. A bit of thought therefore will need to go into this one and when it comes to approving the next and key version of the NDP (the Submission Edition) BPC will have to consider this one carefully. I am just flagging it up at this stage and further reports on the NDP will deal with the issue more fully.

I am keen in spite of the Covid19 restrictions that the SG presses on with considering all of the comments received on the Pre-Submission Edition and agreeing amendments to be put to BPC for its consideration and approval of the Submission Edition. In order to achieve this a number of remote ways of working are currently being explored and hopefully can be progressed over the next month in order to meet the aim of bringing a proposed Submission Edition of the NDP to BPC over the first quarter of 2021.

At the same time work by the SG is progressing well in the background on the preparation of the Statement of Consultation and the Basic Conditions Statement - two documents that must be prepared and legally accompany the Submission Edition of the NDP when it is submitted to CC for review, further statutory consultation and independent inspection by a Planning Inspector. These two documents cannot be fully completed until the Submission Edition is approved by BPC as they must detail the policies as they finally appear in the Submission Edition and not as proposed in the earlier Pre Submission Edition or Consultation Draft.

5. APPEALS

i)Update

New appeal:

Application PA20/04449 Proposal Reserved matters of access, appearance, landscaping, layout and scale following outline consent PA17/06804 dated 27/092017 for erection of up to three dwellings **Location** Land South East Of The Old Chapel Carleen Breage Cornwall

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' Case Officer has advised they are in the final stages of drafting the Enforcement Notices and planning to serve this one shortly.**
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 and 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 TR13 9PJ - Alleged unauthorised stationing of a residential building on the land - **Case closed for review in April 2021**

Enforcement Officer's Comments: From the information provided it would seem that the 'garden lodge' is not being occupied currently and is not intended for a residential use. It was craned onto the land in one complete piece and therefore, it could be considered as a 'caravan' under legislation which would mean that it is a 'use of land' and not a building. It has been confirmed that its use currently is purely domestic storage and that it is a temporary measure until approximately April 2021. To this end, the Council is minded to allow the owner this time to remove the garden lodge voluntarily.

6. **EN20/01692** - Haulfryn Group Ltd Reception Praa Sands Holiday Park Praa Sands Penzance - Alleged change of use of land being used for building activity - **At step 4**

7. TO CONFIRM THE DATES AND TIME OF NEXT MEETINGS

Virtual Zoom Ordinary Meeting Tuesday 12 January 2021 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 8 January 2021;**

Planning Meeting - not physical or virtual - Wednesday 27 January 2021

8. EXCLUSION OF PUBLIC AND PRESS

To resolve that Members of the Public and Press 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