



CLERKS 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 APRIL 2021 AT 7.00 P.M.

There was no physical or virtual 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.

No declarations received.

2. CONFIRMATION OF CLERK'S NOTES OF THE PARISH COUNCIL MEETING PLANNING AND LAND USE 31 MARCH 2021

1 Councillor confirmed.

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

Councillors' decisions were e-mailed to the Clerk.

1. Application PA21/02751 Proposal Works to trees namely - (T892) Sycamore, crown reduce - (T891) Sycamore, reduce crown - (T936) Ash, crown reduce - (T853) Oak, remove deadwood in crown - (T519) Oak, remove deadwood in crown - (T849) Sycamore, reduce crown - (T848) Sycamore, reduce crown - (T27) Sycamore, reduce crown - (T25) Sycamore, reduce crown - (T2232) Sycamore, reduce crown - (T23) Sycamore, reduce crown - (T22) Sycamore, reduce crown - (T886) Ash, reduce tree to remove dying trunk - subject to a Tree Preservation Order (TPO) **Location** Godolphin House Godolphin Estate Godolphin Cross Helston

7 - support

0 - not support

3 - no reply counted as abstentions

Breage Parish Council SUPPORTS the application.

2. Application PA21/03550 Proposal Application for Non Material Amendment following grant of Planning Permission PA20/09996 dated 13.01.2021. Amendments sought Fascia's to be Red Cedar (as opposed to UPVC). Sections of the South Elevation to be Red Cedar Cladding (as opposed to render) **Location** Four Winds Sea Meads Praa Sands TR20 9TA

7 - support

0 - not support

3 - no reply counted as abstentions

Breage Parish Council SUPPORTS the application.

3. Application PA21/02158 Proposal Demolition and reconstruction of a dwelling **Location** Porthcew Rinsey Ashton Helston

1 - support

7 - not support

2 - no reply counted as abstentions

Breage Parish Council DOES NOT SUPPORT the application.

4. Application PA21/02666 Proposal Works to trees covered by a Tree Preservation Order namely:- T823 Elm - Dying from DED and possible root plate lift. Fell tree to ground. Replant with Hazel. T824 Elm - Dying from DED. Fell tree to ground. Replant with Hazel. T829 Sycamore - Large dead limb over path to be removed and crown reduced to 10m T879 Sycamore - Deadwood over path to be removed T832 Elm - Dying tree due to DED so fell to ground. Replant with Hazel. T833 Sycamore - Two dead branches over path to be removed T836 Sycamore - Decay in stem 2m-4m so reduce tree to 6m **Location** Godolphin House Godolphin Estate Godolphin Cross Helston

7 - support

0 - not support

3 - no reply counted as abstentions

Breage Parish Council SUPPORTS the application.

5. Application PA21/02770 Proposal Erection of storage shed for land management purposes **Location** Ors Meur 7 Penlee Close Praa Sands TR20 9SR

2 - support

6 - not support

2 - no reply counted as abstentions

Breage Parish Council DOES NOT SUPPORT the application.

6.Application PA21/03032 Proposal Non material amendment in respect of decision PA20/01545 for alterations to fenestration to allow garage space to be used as living accommodation **Location** 5 Lowarth Sevi Ashton Helston Cornwall TR13 9FL

3 - support

5 - not support

2 - no reply counted as abstentions

Breage Parish Council DOES NOT SUPPORT the application.

b) TO CONSIDER PLANNING APPLICATIONS RECEIVED FROM CORNWALL COUNCIL AFTER THE AGENDA WAS PUBLISHED – UP TO 12 NOON ON WEDNESDAY 28 APRIL 2021

Councillors' decisions were e-mailed to the Clerk.

7.Application PA21/03192 Proposal New detached dwelling **Location** Chy Bron Pengersick Lane Praa Sands Penzance

0 - support

8 - not support

2 - no reply counted as abstentions

Breage Parish Council DOES NOT SUPPORT the application.

8.Application PA21/03310 Proposal Proposed rear extension to dwelling and interior alterations **Location** 4 Vicarage Row Breage Helston Cornwall

6 - support

0 - not support

4 - no reply counted as abstentions

Breage Parish Council SUPPORTS the application.

9.Application PA21/02462 Proposal Retention of existing caravan to be occupied ancillary to main dwellinghouse and extension of domestic curtilage **Location** Fernhill Helston Road Germoe TR20 9AA

0 - support

6 - not support

4 - no reply counted as abstentions

Breage Parish Council DOES NOT SUPPORT the application.

c) Breage Parish Council Decision

Application PA21/00950 Proposal Conversion of barn into a residential family home **Location** Higher Kenneggy Farm Higher Kenneggy Rosudgeon TR20 9AU

The Parish Council supported the application but the Officer wished to refuse it.

Councillors further voted:

5 choosing option 1. To Agree with the Officer's recommendation and 1 choosing option 2. To Agree to Disagree with the Officer's recommendation. This was reported to the Officer who was then able to make a delegated decision.

4. NEIGHBOURHOOD DEVELOPMENT PLAN

i) Update

Meeting action notes and monthly report previously circulated to Councillors

Covid 19 restrictions continue to impact

The NDP newsletter providing an update on progress with the NDP was distributed to all households across the parish during the first week of April.

The Submission Edition of the NDP and all supporting documentation was placed on the SG web site by the close of March.

Cornwall Council is currently undertaking the 'legal compliance checks' and 'comprehensive impact assessment' that constitute the next stage of the NDP preparation process.

Cornwall Council usually sets itself an internal timetable of five weeks for the completion of this work but given the local government elections and available staff resources has signalled that this may take longer - at the time of writing a response is anticipated from Cornwall Council by mid May.

5. AFFORDABLE HOUSING CARLEEN

i) Update Report on Affordable Housing Project – previously circulated to Councillors

The expanded BPC Working Group (WG) established to work with the Cornwall Community Land Trust (CCLT) had a second meeting with representatives of the CCLT via 'zoom' on 14 April 2021.

The meeting was again productive in respect of gaining an understanding of how the proposals are developing and the CCLTs revised programme and timetable.

Perhaps not surprisingly there has been some delay in progressing the scheme with the Covid19 restrictions impacting on public consultation and additional legal work required between the landowner and CCLT, and the previous timetable of CCLT securing planning permission by the close of 2020 has not therefore been met.

The consultation process has been completed and the results of this appear largely positive: some 42 responses or a response rate of 19% was secured; some 82% of respondents agree there is a need for the proposed affordable housing; 68% support its development at Carleen; some 68% support the development at the proposed site; some 45% consider the number of properties proposed is about right. A copy of the full survey results is attached for the information of councillors.

The emerging proposals are broadly the same as those discussed with the CCLT in April of last year: the proposed scheme is for six dwellings providing 1, 2 and 3 bedroom accommodation; parking provision fronts the road; private gardens to the rear; buffer provided with the former church/community centre buildings and adjacent cottage; land to south to remain open; it is proposed that the properties would now be made available for rent at 80% of market rents or at appropriate housing benefit levels whichever is the lower; a tiered approach to

be adopted to allocation policy with the focus on local people; ownership to be retained by CCLT with management undertaken by a preferred housing association with expert knowledge of small rural schemes.

Whilst working on various technical matters the next key task for the CCLT is to look to work with a group of local individuals who have signalled an interest in being part of a Working Group for the project to help firm up design work etc. Sufficient interest has been shown in this with an initial meeting set up by CCLT for 28 April 2021. I have put myself forward as a member of this group in an independent capacity but as a matter of courtesy the CCLT has invited all members of the BPC WG to attend the meeting.

The current 'drilling proposals' from Cornish Tin have raised the issue of mineral rights but at this juncture the CCLT considers that these will not impact on the development. There is a need for some site investigations work in respect of the land contamination issues and the CCLT is anxious to ensure that these are not interpreted as drilling works associated with the ambitions of Cornish Tin.

The current timetable is now for CCLT to complete design work and submit a planning application for the development to CC by the close of May with an expectation that this could take some 3 months to determine with a decision forthcoming in September. Councillors will recall that the planning application will come forward as a CLP Policy 9 Rural Exception Site, and of course due consideration can be given by BPC to the planning application when it is formally received.

The broad programme for the CCLT is now as follows: if there is support for the project and it secures planning approval CCLT will look to source public sector funding for land remediation works (removal of toxic waste/past mining activity) and undertake the necessary works over 2021/22. Assuming that this is implemented CCLT will look to secure funding for construction works and construct the dwellings over 2022/23. This timetable is though fluid.

Public sector grant (potentially from CC) will be required to undertake land remediation works. This includes the 'capping' of past mining structures and the clearance and removal of toxic waste from the site. The CCLT will have to bid for a provide a business case for this.

Public sector grant (potentially from Homes England) will be required to support the building of the properties themselves. The CCLT will have to bid for and provide a business case for this.

Members of the WG asked a number of questions relating to the proposed development and the CCLT provided its answers to these. CCLT would have liked BPC to signal its support for the proposals in advance of the meeting scheduled for 28 April but the WG made it clear that as the WG it had no remit to speak for the whole of BPC and in any event BPC would have the opportunity of commenting on the proposed planning application and this should not be prejudiced.

The key task of the WG in the short term is therefore to continue to support the CCLT in its consultation activities.

ii) Report of the Cornwall Land Community Trust survey – was circulated to Councillors

6. APPEALS

i)Update

PA20/06606 Land east of 1 Godolphin Court, Godolphin Bridge, Townshend – Kingfisher Developments – Appeal Dismissed. No Costs claimed.

7. 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 portaloo and the installation of a septic tank – **Enforcement notice issued by Cornwall Council 23 March 2021 Material Change of Use of Land, Operational Development and Engineering Operations**

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 – **Case closed as not expedient 01.02.2021**

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**

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 – **Case closed 01.04.21 – no breach found**

8. TO CONFIRM THE DATES AND TIME OF NEXT MEETINGS

Annual Parish Meeting Virtual Zoom Tuesday 4 May 2021 at 6.30 p.m. followed by an Ordinary Parish Council Meeting **Members of the Public: should you wish to join the meetings and speak at the Annual Parish Meeting or in Public Participation at the Ordinary Parish Council Meeting please contact the Clerk to leave your e-mail address by 4.00 p.m. Friday 30 April 2021;** There will be an Annual Parish Council Meeting Tuesday 11 May 2021 at 7.00 p.m. Planning Meeting Wednesday 26 May 2021. Please contact the Clerk for details.