

BREAGE PARISH COUNCIL

Mr D Rutherford Clerk/RFO to the Council Parish Rooms Breage HELSTON TR13 9PD Tel: 01326 574781/07767165077

E-mail: clerk@breagepc.org.uk

Website: www.breagepc.org.uk



DRAFT MINUTES ORDINARY PARISH COUNCIL MEETING TO DISCUSS AND VOTE ON PLANNING AND LAND USE MATTERS HELD IN THE PARISH ROOMS BREAGE ON WEDNESDAY 24 SEPTEMBER 2025

Present: Cllr A Woodhams (Chairman)

Cllr D Thomas

Cllr R Jude

Cllr H Bradford

Cllr M Southam

Cllr A Best

Cllr C Tyler

Cllr R Rogers,

Two Members of the Public

Mr D Rutherford Clerk/RFO

CCllr J Hodgetts

The Chairman welcomed everyone.

1.FIRE EVACUATION PROCEDURE

There would be no fire drills this evening. The evacuation procedure was explained.

2.DECLARATION OF INTERESTS IN ACCORDANCE WITH STANDING ORDERS

3. APOLOGIES FOR ABSENCE

a) To receive and accept apologies for absence: apologies from Cllr G Smith, Cllr C Ralph and Cllr L Tyler were received and accepted.

4. CONFIRMATION MINUTES OF THE ORDINARY PARISH COUNCIL MEETING PLANNING AND LAND USE 27 August 2025

Proposed, seconded, resolved and confirmed for accuracy.

5. PUBLIC PARTICIPATION

Public participation was held here from 7.03 to 7.18 p.m.

6. PLANNING

a) TO CONSIDER PLANNING APPLICATIONS RECEIVED FROM CORNWALL COUNCIL

i) Application PA25/05296 Proposal Provision of holiday accommodation in garden of main dwelling

Location Two Ways Pengersick Croft Praa Sands Penzance. **It was Proposed, seconded and resolved not to support this application as it is contrary to NDP Policy H7: Primary residency restriction on new housing in Praa Sands.** Statements were read from 19 others unable to attend in person who had submitted comments opposed to the application

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Location Smugglers Barn Pengersick Lane Praa Sands Penzance Cornwall – for info only, as this application will be decided by delegated authority. **It was Proposed, seconded and resolved not to support this application** Breage Parish Council does not support this application as the area is subject to TPO's and in a Tree preservation area as identified on the Cornwall interactive map. It is also an Article 4 area, the overarching aim of which is to preserve the character, amenity and ecology value of the area, this being a valued conservation area that contains Grade 1 and 2 properties.

iii) Application PA25/05369 | First floor extension to provide a self-contained family annexe (revised scheme of PA15/09472). | Hill Cottage, Trewelloe Road, Praa Sands, Penzance, Cornwall, TR20 9SU – **5-day protocol enacted** – BPC supported application, Planning Authority wish to refuse, Cllr's agreed to disagree with planning authority decision. **Noted**

iv) Application PA25/06370 Proposal Erection of a Replacement Dwelling (self-build and custom build) **Location** Lothlorien Wheal Vor Breage Helston **It was Proposed, seconded and resolved to support this application.**

v) Application PA25/06587 Proposal Conversion of barn to form store & Incidental accommodation, & external door & porch alterations to main dwelling **Location** 1 Higher Pengersick, Pengersick Lane Praa Sands Penzance. **It was Proposed, seconded and resolved to support this application.**

vi) **Application PA25/06719 Proposal** Continued use of land as holiday/static/touring caravan site (amendments to types of accommodation) (decision PA95/00809/F) without complying with conditions 2, 3, 4 and 5 without compliance with conditions 1 and 3 of decision notice PA18/09078 dated 20.11.2018. **Location** Poldown Holiday Park, Breage Helston TR13 9NN

It was Proposed, seconded and resolved to support this application. Breage Parish Council voted to support this application which maintains the number of caravans on site and retains the use for holiday accommodation but seeks to move from a split between static and touring caravans to all static.

7. APPEALS & ENFORCEMENT MATTERS

i) **Notification of appeal made for Application PA24/06230 Erection of 14 Lodges** - Land for Penbro Farm Camp Site, Sithney, Cornwall. TR13 9PN. **Noted**

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Two members of the public attended to speak in favour of Application PA25/05296

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