

BREAGE PARISH COUNCIL

Mrs Carol Macleod Clerk/RFO to the Council Parish Rooms Breage HELSTON TR13 9PD Tel: 01326 574781/07767165077

E-mail: breageparishcouncil@btconnect.com

Website: www.breagepc.org.uk



ORDINARY PARISH COUNCIL MEETING TO DISCUSS AND VOTE ON PLANNING AND LAND USE MATTERS TO BE HELD IN THE PARISH ROOMS BREAGE ON WEDNESDAY 1 DECEMBER 2021 AT 7.00 P.M.

To: Breage Parish Councillors

You are hereby summoned to attend this meeting.

Please advise the Clerk that you will be attending and have carried out a negative lateral flow test, wear a face mask and adhere to social distancing for your safety and to help to maintain Covid security. Thank you.

To: Members of the Public

You are hereby invited to attend this meeting.

Breage Parish Council is continuing with Covid restrictions and would be grateful if members of the public intending to attend the meetings of the Parish Council would complete a Covid 19 lateral flow test 48 hours prior to the meeting. Please advise the Clerk that you will be attending, wear a face mask and adhere to social distancing for your safety and to help to maintain Covid security. Thank you.

You may contact the Parish Clerk on 01326 574781/07767165077 or email breageparishcouncil@btconnect.com after 12 noon on 1 December 2021 information on further applications received.

X Carol Macleod

Carol Macleod

Clerk and RFO to Breage Parish Council

AGENDA

1. FIRE EVACUATION PROCEDURE

2. DECLARATION OF INTERESTS IN ACCORDANCE WITH STANDING ORDERS

Each Member to ensure that their register of interests is up-to-date

3. APOLOGIES FOR ABSENCE

a) To receive and accept apologies for absence

4. CONFIRMATION OF THE MINUTES OF THE ORDINARY PARISH COUNCIL MEETING PLANNING AND LAND USE 27 OCTOBER 2021

5. PUBLIC PARTICIPATION

6. PLANNING

a) TO CONSIDER PLANNING APPLICATIONS RECEIVED FROM CORNWALL

- 1. Application PA21/08798 Proposal** Demolition of existing 1970's extension with structural defects and replacement with highly insulated extension providing additional bedroom **Location** Gwennol Cottage Rinsey Ashton TR13 9TS
- 2. Application PA21/10794 Proposal** Works to tree namely:- Turkey Oak (T1), remove split limb, prune back overhanging growth - subject to a Tree Preservation Order(TPO) **Location** The Old Vicarage Godolphin Cross Helston TR13 9RQ
- 3. Application PA21/10819 Proposal** Proposed side extension and rear first floor extension **Location** Tregunno Farmhouse Breage TR13 9QF
- 4. Application PA21/10820 Proposal** Listed Building Consent for proposed side extension and rear first floor extension **Location** Tregunno Farmhouse Breage TR13 9QF
- 5. Application PA21/10888 Proposal** Two storey extension with external balcony to existing dwelling and construction of a replacement single domestic garage **Location** Danfords Trewelloe Road Praa Sands TR20 9SU
- 6. Application Redesign PA21/08213 Proposal** Conversion of Existing Outbuilding to Form Ancillary Accommodation for Family Members **Location** Roslyn Higher Road Breage TR13 9PJ
- 7. Application PA21/10818 Proposal** Erection of a Dwelling & Formation of a New Access with variation of condition 2 of decision **PA21/05381** dated 23.09.2021 **Location** Chy Kerensa Prospect Row Ashton TR13 9RR
- 8. Application PA21/10620 Proposal** Application for the conversion of a disused agricultural building into holiday accommodation and the widening of an existing vehicular access and parking area **Location** Polrose Meadows Broadlane Godolphin Cross TR13 9QX
- 9. Application PA21/09956 Proposal** To erect tractor, cattle and hay barn **Location** The Stables Main Road Ashton Cornwall
- 10. Application PA21/10262 Proposal** Proposed 6no. affordable dwellings, landscaping and access **Location** Land Adj To Ganilly Cottage Carleen Breage Helston

b) TO CONSIDER PLANNING APPLICATIONS RECEIVED FROM CORNWALL COUNCIL AFTER THE AGENDA WAS PUBLISHED – UP TO 12 NOON ON WEDNESDAY 1 December 2021

c) CONFIRMATION OF BPC'S DECISIONS

i) **Application PA21/09974 Proposal** Demolition of existing garage and proposed extensions with internal alterations to form bedrooms in roof space **Location** Jasyll Castle Drive Praa Sands TR20 9TF

BPC had voted not to support the application.

The Officer wished to approve and asked that Council agreed to disagree. However, Breage Parish Council unanimously voted **to maintain its original position on the proposal against the Officer's recommendation** citing the reasons already given and that Breage Parish Council has consistently opposed two storey and inappropriate development in this location and has routinely been overruled by Cornwall Council. It is felt to be disingenuous for Cornwall Council to then use that argument to attempt to show to the Parish Council that this application now complies to existing housing stock. All the dwellings in the row are either bungalows or dormer bungalows, none are out of character two storey houses. The bungalows either side of Jasyll would be dwarfed by the proposed build. This information was relayed to the Officer and **it was requested that the application be determined by the Planning Committee.**

To resolve to confirm that BPC agrees to maintain its original position on the proposal against the Officer's recommendation and requests that the application be determined by the Planning Committee.

ii) Sandilands, Sea Meads, Praa Sands - update

7. AFFORDABLE HOUSING CARLEEN

i) Update

Application for the affordable houses by CCLT is listed at 6a) 11.

8. APPEALS

i) Update

9. ENFORCEMENT MATTERS

i) Update

1. **EN21/00684** - OS Field 9019 Crava Lane Ashton - Change in use of agricultural land to a mixed use including stationing of a caravan used for residential purposes and operational development to form an access track - **Still at step 4**

2. **EN20/01361** - Roslyn Higher Road Breage Helston Cornwall TR13 9PJ - Alleged unauthorised stationing of a residential building on the land – **Case Closed. The planning application submitted under PA21/08213 is still being processed under an Extension Of Time. The cabin is not being lived in according to answers on the completed Planning Contravention Notice. It will be removed if Planning Permission is granted but we will await the decision of the application before any further action is considered.**

3. **EN21/01148** - North Of Breage Village Hall St Aubyns Square Breage Helston Cornwall - Alleged removal of wall and tree within a Conservation Area – **Still at step 6**

4. **EN21/01591** Fernhill Helston Road Germoe Penzance Cornwall - Alleged further caravan sited on the land for residential purposes, stationing of storage containers and use of fields as builders storage – Formally considered. No breach of Planning control in respect of the above reported allegation. The owner feels that they may need to use the land for a further 6 months or more while works to complete the porch under planning permission ref PA21/02460 are on-going and works to landscape the site are being undertaken. If the use of the field should continue for much longer than suggested Enforcement can re-investigate the matter. **For now the Officer's file has been closed and no further action will be taken at this time.**

10. TO CONFIRM THE DATES AND TIME OF NEXT MEETINGS

Ordinary Parish Council Meeting Tuesday 7 December 2021; Planning Meeting Wednesday 5 January 2021; Ordinary Parish Council Meeting Tuesday 11 January 2021; Meetings will be held in the Parish Rooms, Breage at 7.00 p.m. **Would members of the public intending to attend the meetings of the Parish Council complete a Covid 19 lateral flow test 48 hours prior to the meeting, advising the Clerk of your negative result and that you will be attending. Please wear a face mask and adhere to social distancing for your safety and to help to maintain Covid security. Thank you.**

11. EXCLUSION OF PRESS AND PUBLIC To resolve that Members of the Press and Public 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

12. NEIGHBOURHOOD DEVELOPMENT PLAN

i) Update CMR

ii) The Examiner's Final Report – to be circulated to Councillors

To discuss and **resolve whether Breage Parish Council as qualifying body is or is not content for the Examiner's recommended modifications to be made giving reasons if the Council is not content.**