

BREAGE PARISH COUNCIL

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

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ORDINARY PARISH COUNCIL MEETING TO DISCUSS AND VOTE ON PLANNING AND LAND USE MATTERS TO BE HELD IN THE PARISH ROOMS BREAGE ON WEDNESDAY 26 FEBRUARY 2025

To: Breage Parish Councillors: You are hereby summoned to attend this meeting

To: Members of the Public: You are hereby invited to attend this meeting

You may contact the Parish Clerk on 01326 574781/07767165077 or email clerk@breagepc.org.uk regarding Planning Applications

 Recoverable Signature

X Carol Macleod

Carol Macleod

Clerk and RFO to Breage Parish Council

Signed by: 2635630a-cbdb-4eaa-af3c-a9b5f8625bfd

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 MINUTES OF THE ORDINARY PARISH COUNCIL MEETING PLANNING AND LAND USE 29 JANUARY 2025

5. PUBLIC PARTICIPATION

6. PLANNING

a) TO CONSIDER PLANNING APPLICATIONS RECEIVED FROM CORNWALL COUNCIL

i) Application PA25/00528 Proposal T1 - Ash - Crown raise lower encroaching branches. T2, T3, T4, T5 and T6

- Elm - Crown raise lower encroaching branches. **Location** St Hilary Higher Road Breage Helston Cornwall

No Comments required

ii) Application PA25/00253, Proposal Proposed new dwellings following a class Q approval **Location** Land North Of Huthnance Farm Pengwedna Nancegollan Cornwall

iii) Application PA24/09642, Proposal Erection of a general-purpose agricultural storage shed **Location** Land South East Of Lothlorien Wheal Vor Breage Cornwall

iv) Application PA25/00689 Proposal Application for Permission in Principle for the construction of up to 2 dwellings (minimum of 1, maximum of 2) **Location** Fernhill Helston Road Germoe Penzance

Time extension not permitted Comments by 17 February. Advertised to public on BPC website.

Councillors voted by e-mail not to support the application.

v) Application PA25/00723 Proposal Conversion of the Existing Barn to Form Dwelling House **Location** Barn East Of Prospect Place Trescowe Common Germoe Penzance

vi) Application PA25/00229 Proposal Proposed loft conversion and extensions, including to the rear, and to the front to replace the front porch with a sun room **Location** Penbrea Prospect Close Higher Lane Ashton

vii) Application PA25/00939 Proposal The replacement of the roof on the existing extension. Additional extensions are planned at the parking level to create a new entrance and a combined home office/guest room on the roadside to provide a small utility space.

Location Flat 1 Chy An Dour Chy An Dour Road Praa Sands

viii) Application PA25/01164 Proposal Non material amendment in relation to decision notice APP/D0840/W/19/3243611 dated 10.09.2020 to amend condition no 15 to state the following: No development, demolition or site clearance works other than the works shown on drawing '2144-4DAS-DR-A-900-001-P01 – Enabling Plan' and limited to the first 9m of the highway shall commence on site until a Badger Disturbance Licence has been obtained from Natural England and submitted to the local planning authority.

Work shall be carried out strictly in accordance with the granted Licence and the recommendations within the Badger Survey Report (by Plan for Ecology Ltd, dated 7 October 2019). **Location** Land Rear Of Kei Wei Rinsey Lane Ashton Cornwall TR13 9SF

ix) Application PA25/00891 Proposal Erection of new dwelling in the grounds of Elm cottage, Ashton. **Location** Elm Cottage Hendra Lane Ashton Helston

b) TO CONFIRM BREAGE PARISH COUNCIL'S PLANNING DECISION

i) Application PA24/06230 Proposal Erection of 14 lodges, 8 bell tents, communal building and associated works Location Land For Penbro Farm Camp Site Sithney Cornwall TR13 9PN

Breage Parish Council supported the application. The Officer wished to refuse the application and requested BPC 1. To agree with their recommendation; 2. To agree to disagree or 3. Having made strong planning reasons: To maintain BPC's original position on the proposal against the Officer's recommendation, requesting that the application is determined by the Planning Committee. 3 of the 9 voting Councillors, 3 Councillors COP, RR and DT chose option 1. to agree with the Officer's recommendation, 1 Councillor MS chose option 2, To agree to disagree, and 5 Councillors HB, GS, CT, LT and. TW chose option 3 To maintain BPC's original position on the proposal against the Officer's recommendation, requesting that the application is determined by the Planning Committee. This was relayed to the Officer with the following comments: Although the Landscape Assessment shows quite a large zone of theoretical visibility, the zone of actual visibility, appendix 5, is quite small, and will greatly diminish once the trees that are to be planted have grown sufficiently. We think that the economic benefits to the business and surrounding community would be worth the wait, which is supported by policy 1 of the CLP. Policies 2, 12 and 23 will be supported once the trees have grown to sufficiently shield the development from the zones of actual visibility.

To confirm the decision.

7. APPEALS & ENFORCEMENT MATTERS

i) Hard copy updates have been provided for Councillors

It is essential that Councillors read and initial each one

8. CHAIRMAN'S COMMENTS

9. TO CONFIRM THE DATES AND TIME OF NEXT MEETINGS

ORDINARY PARISH COUNCIL MEETING TUESDAY 4 MARCH 2025; ORDINARY PARISH COUNCIL MEETING TO DISCUSS AND VOTE ON PLANNING AND LAND USE MATTERS WEDNESDAY 26 MARCH 2025 MEETINGS, UNLESS OTHERWISE NOTED, TO BE HELD IN THE PARISH ROOMS, BREAGE AT 7.00 P.M.