

## BREAGE PARISH COUNCIL

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### **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 6 JANUARY 2021 AT 7.00 P.M.**

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To: Breage Parish Councillors

You are hereby summoned to e-mail your responses/comments to the Clerk by Monday 4 January 2021. Please state if you have any interests in respect of the agenda items.

**There will be no physical meeting in line with government guidance.**

To: Members of the Public

You are welcome to contact the Clerk with your comments.

You may contact the Parish Clerk on 01326 574781/07767165077 or email [breageparishcouncil@btconnect.com](mailto:breageparishcouncil@btconnect.com) after 12 noon on 6 January 2021 information on further applications received

X Carol Macleod

Carol Macleod

Clerk and RFO to Breage Parish Council

### **AGENDA**

#### **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.

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

**Councillors - please e-mail confirmation of your satisfaction of the notes to the Clerk**

#### **3. PLANNING**

##### **a) TO CONSIDER PLANNING APPLICATIONS RECEIVED FROM CORNWALL**

**Councillors – please e-mail your 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

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

**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

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

**b) TO CONSIDER PLANNING APPLICATIONS RECEIVED FROM CORNWALL COUNCIL AFTER THE AGENDA WAS PUBLISHED – UP TO 12 NOON ON WEDNESDAY 6 JANUARY 2021** **Councillors – please e-mail your support decisions to the Clerk or not support with planning reasons to the Clerk and all Councillors**

#### **4. NEIGHBOURHOOD DEVELOPMENT PLAN**

#### **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 27/09/2017 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 portaloo and the installation of a septic tank – **At Step 9 'Commence formal action' Case Officer has advised they are in the process of drafting the notice and preparing the appendices/report.**
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

## 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