



CLERK'S 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 27 JANUARY 2021 AT 7.00 P.M.

There was no physical/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 made.

2. CONFIRMATION OF CLERK'S NOTES OF THE PARISH COUNCIL MEETING PLANNING AND LAND USE 6 JANUARY 2021

Confirmation received from 4 Councillors.

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

Councillors e-mailed decisions shown below:

1. Application PA20/11037 Proposal Construction of Carpentry Workshop **Location** Land South Of Greenbury Greenbury Lane Rosudgeon Cornwall

3 - support

6 - not support

1 - unable to access application

1 - no reply counted as an abstention

Breage Parish Council DOES NOT SUPPORT the application.

2. Application PA20/10955 Proposal Planning application relating to the alteration and refurbishment of dwelling house **Location** Nablus Castle Drive Praa Sands TR20 9TG

10 - support

0 - not support

1 - no reply counted as an abstention

Breage Parish Council SUPPORTS the application.

3. Application PA20/11448 Proposal Conversion of Existing Dwelling House & Associated Works **Location** Horsepool Farm Godolphin Cross Helston Cornwall

10 - support

0 - not support

1 - no reply counted as an abstention

Breage Parish Council SUPPORTS the application.

b) TO CONSIDER PLANNING APPLICATIONS RECEIVED FROM CORNWALL COUNCIL AFTER THE AGENDA WAS PUBLISHED – UP TO 12 NOON ON WEDNESDAY 27 JANUARY 2021

One received - comments not required until the next meeting.

c) BREAGE PARISH COUNCIL'S DECISION

Application PA20/09735 Proposal Proposed Campsite as an extension to the existing licensed Caravan site. Change of use from Agricultural land **Location** Land Rear Of Elysian Fields Main Road Ashton Cornwall

Cllrs did not support the application. The Officer wished to approve it and asked that the Parish Council consider 1. Agreeing with the Officer, 2. Agreeing to disagree with the Officer or 3. Maintaining the decision that was made. **The Parish Council voted to maintain its non-support of the application requesting that the application go to Planning committee.** The Officer was informed of BPC's decision.

4. NEIGHBOURHOOD DEVELOPMENT PLAN

i) Report – previously circulated to Councillors

Covid19 restrictions continue to impact on progress

However, since the last report the SG has worked virtually (via e-mail exchanges on comments) to consider and agree how the NDP should be changed in response to the comments received on the Pre Submission Edition.

A copy of the SG's report on the consultation programme, comments received, consideration of these and proposed changes is attached for the information of councillors

Note that the report is only for information and no decisions are needed from BPC at this juncture: the point where decisions will be needed by BPC is when the proposed Submission Edition of the NDP comes to BPC for consideration/approval. There is one particular issue on which BPC will have to take a specific decision when the revised NDP is brought before it. This is whether the 'primary residency policy'

should be retained in the NDP, whether it should just focus on Praa Sands or whether it should be removed from the NDP. There is no consensus amongst the SG on this issue, and the decision to be taken has financial implications for BPC (as it impacts on the future level of CIL monies that would accrue to BPC from future housing development in the Parish). An explanation of the issues and options will be provided as part of the covering report to BPC on the NDP when it is brought for BPC consideration/approval.

The SG is now in the process of redrafting the NDP to reflect the proposed amendments and hopes to agree this over the coming weeks. As was the case with moving from the Consultation Draft to the Pre Submission Edition of the NDP the proposed Submission Edition of the NDP that comes to BPC will show all proposed new text in underscore.

The target is to bring the proposed Submission Edition of the NDP to BPC for consideration/approval at its zoom meeting of 2 March: hitting this target will depend on the speed with which the SG can undertake and agree its own redrafting activities.

The NDP cannot progress without BPC approving the Submission Edition of the NDP. It is BPC as the Qualifying Body that has the legal power to approve the NDP for the purpose of submission to CC (for subsequent legal review, statutory consultation, independent inspection and referendum) and it is BPC that must formally make this submission.

Work is also progressing well in the background on the continued preparation of the Basic Conditions Statement and Consultation Statement; but these cannot be completed by the SG until the Submission Edition of the NDP is approved by BPC as they have to reflect the planning policies as they finally appear in the Submission Edition and not as proposed in the earlier Consultation Draft and Pre Submission Edition of the NDP.

On the whole, given the restrictions imposed by Covid19, good progress is being made and the aim of submitting the Submission Edition of the NDP to CC by the end of the 2020-2021 financial year, or the very early part of the next financial year is still looking to be achievable.

5. APPEALS

i)Update

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 final stages of drafting the Enforcement Notices and planning to serve this one shortly.**
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 – **Now at step 5**
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 - **At step 4 but I have made the Case Officer has been made aware of the ongoing works that are taking place.**

7. TO CONFIRM THE DATES AND TIME OF NEXT MEETINGS

Virtual Zoom Ordinary Meeting Tuesday 2 February 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 29 January 2021;**

Planning Meeting - not physical or virtual - Wednesday 24 February 2021

Confirmed.