

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



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 24 FEBRUARY 2021 AT 7.00 P.M.

No virtual or physical meeting held.

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 27 JANUARY 2021

1 Councillor e-mailed confirmation of their satisfaction of the notes to the Clerk

3. PLANNING

a) TO CONSIDER PLANNING APPLICATIONS RECEIVED FROM CORNWALL

Councillors e-mailed their decisions to the Clerk

1. Application PA21/00222 Proposal Conversion of Existing Domestic Garage, Link Extension, Construction of Replacement Extensions & Associated Works **Location** Roslyn Higher Road Breage TR13 9PJ

2 - support

7 - not support

2 - no reply counted as abstentions

Breage Parish Council DOES NOT SUPPORT the application.

2. Application PA21/00579 Proposal Works to trees namely - Fell - Ash Tree(no. 3) Fell - Ash Tree (no. 4) Fell – Ash Tree(no. 5) - subject to a Tree Preservation Order(TPO) **Location** Godolphin House Godolphin Estate Godolphin Cross Cornwall

9 - support

0 - not support

2 - no reply counted as abstentions

Breage Parish Council SUPPORTS the application.

3. Application PA21/00670 Proposal Formation of a replacement front extension, small rear extension, side extension, roof lights, new fenestrations and decking to the dwelling and regularisation of garage conversion to annexe and elevational alterations to annexe with variation to condition 2 in relation to planning application PA20/08434 **Location** Pengersick House Pengersick Lane Praa Sands TR20 9SJ

7 - support

1 - not support

3 - no reply counted as abstentions

Breage Parish Council SUPPORTS the application.

4. Application PA20/10235 Proposal Amended proposal to approved plans of PA19/08716 **Location** Atlantic View Rinsey Ashton Helston

7 - support

0 - not support

4 - no reply counted as abstentions

Breage Parish Council SUPPORTS the application.

5. Application number: PA20/00346 Proposal: Change of use and conversion of redundant agricultural building to form a single dwelling **Location:** Os Field 9019 Crava Lane Ashton TR13 9SE

0 - support

9 - not support

2 - no reply counted as abstentions

Breage Parish Council DOES NOT SUPPORT the application.

Breage Parish Council DOES NOT support the application.

This is a residential building in open countryside. This proposal is not within the spirit of either Policy 7 of CLP or the emerging Policy H4 of the Pre-Submission Edition of NDP in that the building for conversion is of little, if any, historic interest and is not worthy of retention. Its conversion would add little to the quality of the immediate setting.

6. Application PA21/01368 Proposal Various tree works **Location** St Breaca Higher Road Breage TR13 9PL

NO COMMENTS REQUIRED. Delegated decision

7. Application PA21/01032 Proposal Proposed erection of a new dwelling **Location** Greenside Bungalow The Links Pengersick Lane Praa Sands

5 - support
4 - not support

2 - no reply counted as abstentions

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 24 FEBRUARY 2021

8. Application PA21/00950 Proposal Conversion of barn into a residential family home **Location** Higher Kenneggy Farm Higher Kenneggy Rosudgeon TR20 9AU

4 - support

3 - not support

4 - no reply counted as abstentions

Breage Parish Council **SUPPORTS** the application.

4. NEIGHBOURHOOD DEVELOPMENT PLAN

i) Update

Meeting action notes and monthly 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

PA20/04449 - Land SE of The Old Chapel, Carleen, Breage

The appeal is allowed and the reserved matters are approved, namely access, appearance, landscaping, layout and scale, details submitted in pursuance of condition No 1 attached to planning permission Ref PA17/06804 dated 27 September 2017. **No costs claimed.**

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 March 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 26 February 2021;**

Planning Meeting - not physical or virtual - Wednesday 31 March 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