



**DRAFT MINUTES ORDINARY PARISH COUNCIL MEETING TO DISCUSS AND VOTE ON PLANNING AND LAND USE MATTERS HELD IN THE
PARISH ROOMS BREAGE ON WEDNESDAY 26 MAY 2021 AT 7.00 P.M.**

Present: Cllr A E Woodhams (elected Chairman)

Cllr H Bradford

Cllr C M Ralph

Cllr D Thomas

Cllr Mrs R Wyvern Batt

Mrs C Macleod (Clerk/RFO)

The Chairman welcomed everyone and explained about the use of masks and the need for distancing. Paper towels are provided in the toilet room and there are antibacterial hand gel and tissues on the tables in the main room. Laminated agenda copies are provided.

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.

DT had submitted a personal comment on one of the applications to CC. She therefore should not comment as a Councillor at this meeting.

1A. PUBLIC PARTICIPATION

No public in attendance.

2. CONFIRMATION OF CLERK'S NOTES OF THE PARISH COUNCIL MEETING PLANNING AND LAND USE 28 APRIL 2021

Proposed, seconded and unanimously RESOLVED CONFIRMED for accuracy.

3. PLANNING

a) TO CONSIDER PLANNING APPLICATIONS RECEIVED FROM CORNWALL

1. Application PA21/02920 Proposal Self build affordable dwelling and installation of new septic tank with variation of condition 2 of decision notice PA18/12106 dated 30/05/2019 **Location** Corner Haven Wheal Vor Breage Helston

Proposed, seconded and RESOLVED that Breage Parish Council SUPPORTS the application.

2. Application PA21/03767 Proposal Construction of a Mixture of Open Market and Affordable Housing Development, Landscaping and Associated Works **Location** Land West Of Mens Institute Shute Hill Breage TR13 9PU

Proposed, seconded and RESOLVED that Breage Parish Council DOES NOT SUPPORT the application.

3. Application PA21/04072 Proposal Rear dormer extension to provide headroom in bedroom and new first floor bathroom with alterations on ground floor and new back door **Location** Rose In Vale Carleen Breage TR13 9QP

Proposed, seconded and RESOLVED that Breage Parish Council SUPPORTS the application.

4. Application PA21/03530 Proposal Proposed removal of existing building and construction of 3-bedroom replacement with garden amenity area and off-road parking **Location** Tolmennor Cottage Tolmennor Breage TR13 9ND

Proposed, seconded and RESOLVED that 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 26 MAY 2021

5. Application PA21/04413 Proposal Demolition of existing garage and erection of a detached building to be used as; a home office, garden store, utility room, and ancillary accommodation for family and friends and occasional holiday letting **Location** Wols House Main Road Ashton TR13 9SR

Proposed, seconded and RESOLVED that Breage Parish Council SUPPORTS the application if condition applied: only as annexe or holiday accommodation ancillary to the property.

6. Application PA21/04419 Proposal Loft conversion with dormer windows, raised terrace, conversion of garage and single storey extension **Location** Crewenna Middle Row Ashton TR13 9RX

Proposed, seconded and RESOLVED that Breage Parish Council SUPPORTS the application.

c) BREAGE PARISH COUNCIL DECISIONS

i) Application PA21/01133 Proposal Proposed dwelling **Location** Land Adj To Pengersick House Pengersick Lane Praa Sands Penzance
The Parish Council did not support the application but the Officer wished to approve it.

Councillors further voted, with the majority wishing to maintain the Council's original position on the proposal against the Officer's recommendation, and requesting that the application be determined by the Planning Committee.

To go to Committee on 28 June 2021.

To resolve to elect a Councillor to attend the meeting and speak on behalf of the Parish Council

Proposed, seconded and RESOLVED that HB be elected to attend the meeting and speak on behalf of the Parish Council.

ii) Application PA21/02770 Proposal Erection of storage shed for land management purposes **Location** Ors Meur 7 Penlee Close Praa Sands TR20 9SR

The Parish Council did not support the application but the Officer wished to approve it.

Councillors further voted, with the majority wishing to maintain the Council's original position on the proposal against the Officer's recommendation, and requesting that the application be determined by the Planning Committee.

This has since been approved by CC.

Addition: Felling of trees, Breage Churchyard. This was discussed and it was agreed that the Parish Council would prefer for the stumps to be completely removed.

4. NEIGHBOURHOOD DEVELOPMENT PLAN

i) Update

Meeting action notes and monthly report previously circulated to Councillors

Report

Covid19 restrictions continue to impact

CC determined that the Submission Edition of the NDP was legally compliant and issues its Legal Compliance Report on 28 April 2021, this facilitates the NDP moving onto the next phase of statutory consultation, and beyond this examination and referendum.

CC have provided BPC Clerk with online access to the report/decision notice for BPC records

CC has organised the statutory consultation period to run online for a 10 week period from 20 May to 29 July and has prepared the relevant public notices

CC will provide the BPC Clerk with laminated copies of the public notice for display on BPC notice boards.

CC will provide the SG with laminated copies of the public notice and the SG will organise their display at community venues, shops, pubs etc as per the earlier poster campaigns on the NDP

SG will continue to meet monthly over the consultation period and beyond to keep a watching brief on progress and provide updates on progress via the web site, newsletter and open meetings (subject to Covid)

Most members of the SG have completed updated Register of Interests Forms with the exception of Sarah, Sally and Wendy - these are to be requested to complete these for the next SG meeting in mid June.

Colin Macleod has signalled that he does not wish to continue on the SG, from a BPC perspective he has been replaced by Diana Thomas.

CC will collate comments (objections/support) received over the consultation period and provide these to the SG/BPC

CC will apply for an Independent Examiner to be appointed during the consultation period with the decision on who this is being one to be taken jointly between CC/BPC

5. AFFORDABLE HOUSING CARLEEN

i) Update on the progress by Cornwall Land Community Trust

Planning application will probably be next year.

6. APPEALS

i) Update

7. ENFORCEMENT MATTERS

i) Update

1. **EN18/01245** - Penchinhale Main Road Ashton Helston Cornwall TR13 9SD - Alleged change of use to three dwellings – **Case closed on 10 May 2021. Case Officer's closure notes say the following: "Having reviewed the case, the evidence and completed planning contravention notice received show that the works and change of use carried out are now immune from enforcement action."**

2. **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**

3. **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 – Case closed as not expedient 01.02.2021. **This case has not been re-opened but instead a new case has been set up under reference EN21/00684 and detailed in point 5 below.**

4. **EN20/01361** - Roslyn Higher Road Breage Helston Cornwall TR13 9PJ - Alleged unauthorised stationing of a residential building on the land - **Case re-opened and at step 4**

5. **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 - **Currently at step 4. I have also added Breage Parish Council contact details to this case.**

6. Ors Meur 7 Penlee Close Praa Sands Penzance Cornwall TR20 9SR - Erection of storage shed for land management purposes – **This is currently waiting to be triaged by the Enforcement Officer so no case has been set up as yet.**

7. York Cottage, Pengersick Lane, Penzance TR20 9RB - Alleged change of use of 2 large shipping containers and agricultural machinery - **This is currently waiting to be triaged by the Enforcement Officer so no case has been set up as yet.**

8. Land South of The Queens Arms, St Aubyns Square Breage TR13 9PD, this has been triaged by the Enforcement Officer and we respond with the following: *"I can advise that enforcement officer, Jo Patient has spoken to Martin Jose regarding your concerns and since Martin has spoken with Cllr Keeling, the Agent is going to change the submission and so it may now not be refused depending on what details will be submitted. With this in mind I will not be setting up an enforcement case at this stage."* I would therefore recommend you advise your parishioners to check the amended plans (when they come in) and to re-submit their comments online in the usual way.

Comments:

Re. 6. The land needs to be put back to how it was before the road was put through onto Pengersick Lane.

I-An-Dew next to the Praa Sands and District Community Centre, Pengersick Lane – extremely dangerous with broken glass, etc. Enforcement has passed it to Empty Housing once again. This happened a year ago and nothing has been done.

8. TO CONFIRM THE DATES AND TIME OF NEXT MEETINGS

Ordinary Parish Council Meeting 1 June 2021; Planning Meeting Wednesday 30 June 2021. Meetings will be held in the Parish Rooms at 7.00 p.m. unless otherwise advised. **Due to Covid restrictions 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.**

Various matters concerning the 1 June meeting were listed.

There being no further business the meeting closed at 8.49 p.m.