



---

**DRAFT MINUTES ORDINARY PARISH COUNCIL MEETING TO DISCUSS AND VOTE ON PLANNING AND LAND USE MATTERS HELD IN THE  
PARISH ROOMS BREAGE ON WEDNESDAY 30 JUNE 2021 AT 7.00 P.M.**

---

Present: Cllr A E Woodhams

Cllr A Best

Cllr C Carver

Cllr P Darby

Cllr C M Ralph

Cllr Mrs R Wyvern Batt

1 Member of the Public

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.

#### **FIRE EVACUATION PROCEDURE**

There would be no fire drill. In the event of a fire process to the Queens Arms car park and the Clerk will check the register.

#### **1.DECLARATION OF INTERESTS IN ACCORDANCE WITH STANDING ORDERS**

Each Member to ensure that their register of interests is up-to-date

TW – item 5.2. Applicant is a neighbour.

#### **2. APOLOGIES FOR ABSENCE**

a) To receive and accept apologies for absence

Apologies from DT, MS and HB received and accepted.

#### **3.CONFIRMATION OF THE MINUTES OF THE ORDINARY PARISH COUNCIL MEETING PLANNING AND LAND USE 26 MAY 2021**

Amendment – item 5 line 2: remove next and replace with later this. **Proposed, seconded and with 1 amendment resolved CONFIRMED with 2 abstentions as Councillors were not at the meeting.**

#### **4. PUBLIC PARTICIPATION**

Public participation was held here from 7.03 to 7.06 p.m.

#### **5. PLANNING**

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

**1.Application PA21/04302 Proposal** Construction and formation of 2 new parking spaces **Location** Pentrella Castle Drive Praa Sands TR20  
**Proposed, seconded and resolved SUPPORTED.**

**2. Application PA21/04570 Proposal** Kitchen and terrace extension to bungalow **Location** Corgerrick Pengersick Lane Praa Sands TR20 9SL  
**Proposed, seconded and resolved SUPPORTED.**

**3. Application PA21/05095 Proposal** Certificate of lawfulness for existing use for a Dwelling **Location** The Cabin Wheal Vor Breage Helston  
**Proposed, seconded and resolved SUPPORTED with 1 abstention only with the condition that the property, in its present form, remains as a holiday let as per the original classification/permission and not a permanent dwelling.**

**4. Application PA21/05066 Proposal** Loft conversion with roof dormer **Location** Spring Garden Wheal Vor Breage TR13 9NQ  
**Proposed, seconded and resolved SUPPORTED.**

**5. Application PA21/05525 Proposal** Certificate of lawfulness for existing use of land for a wildlife and wildflower garden  
**Location** Porthcew Rinsey Ashton Helston

**Proposed, seconded and resolved that Breage Parish Council declines to comment or to consider the application due to the land disputes between 4 parties.**

**6. Application PA21/05381 Proposal** Erection of a Dwelling & Formation of a New Access **Location** Land Rear Of Chy Kerenza Prospect Row Ashton Helston

**Proposed, seconded and resolved supported. Attention was requested to be drawn to Policy H7 of the emerging Breage Parish Neighbourhood Development Plan which seeks to impose a primary residency restriction on new market housing in the parish**

## **b) TO CONSIDER PLANNING APPLICATIONS RECEIVED FROM CORNWALL COUNCIL AFTER THE AGENDA WAS PUBLISHED – UP TO 12 NOON ON WEDNESDAY 30 JUNE 2021**

**7. Application PA21/06669 Proposal** Submission by Cornish Tin Limited as formal notification to carry out a programme of drilling 33 holes on 26 sites designated within the '2021 Exploration' area - under the provisions of Part 17 Class K of the Town and Country Planning (General permitted Development) (England) Order 2015 **Location** Carleen Mine Carleen Breage Cornwall  
There is to be a Zoom meeting hosted by Cornish Tin tomorrow at 7.30 p.m. Councillors may comment after the Zoom meeting so that they may represent the Parishioners who will speak.

### **c) BREAGE PARISH COUNCIL DECISIONS**

**i) Application PA21/02462 Proposal** Retention of Existing Caravan to be used for Ancillary use to Main Dwelling House **Location** Fernhill Helston Road Germoe TR20 9AA

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, requesting that the application be determined by the Planning Committee.**

**ii) Application PA21/02158 Proposal** Demolition and reconstruction of a dwelling **Location** Porthcew Rinsey Ashton Helston

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

**Councillors further voted, with the majority either agreeing with the Officer's decision or agreeing to disagree. The Officer was therefore able to make a delegated decision.**

**iii) 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, requesting that the application be determined by the Planning Committee.**

This was to be on the Planning Committee's agenda on 28 June 2021. However, an amendment is to be submitted and the Parish Council will now be re-consulted.

## **6. NEIGHBOURHOOD DEVELOPMENT PLAN**

i) Update

Meeting action notes and monthly report previously circulated to Councillors

### Report

The statutory consultation period on the Submission Edition of the NDP commenced on 20 May and is scheduled to end on 29 July.

At the time of writing CC has received three representations on the NDP from Highways England, South West Water and the World Heritage Site - none of these offer any objection to the NDP.

The 2020/21 end of year report has been provided to Groundwork in respect of central government grant funding and the unused grant funding from last year has now been repaid to Groundwork.

Three members of the Steering Group (SG) did not provide BPC with updated Register of Interest Forms and as per BPC instructions have been deemed to have resigned from the SG.

The SG is maintaining a 'watching brief' on representations received during the consultation period but does not now intend to meet again until early August when the results of the consultation period will be known.

CMR additionally reported that the Statutory Consultation is about half-way through. There is sufficient funding.

CMR and the Steering Group were thanked for their hard work.

## **7. AFFORDABLE HOUSING CARLEEN**

i) Update on the progress by Cornwall Land Community Trust

Report previously circulated to Councillors

A public Zoom meeting had been held. The Planning Application is due to be submitted at the end of the month. There will be 4 rental homes and 2 to buy. There will be tight control so that the homes remain affordable.

## **8. APPEALS**

i) Update

**EN18/02100** 18 June 2021 **Appeal against Enforcement Notice** - Without planning permission, (1) the unauthorised material change of use of agricultural land to a mixed use comprising of agriculture, a campsite, the stationing of a caravan used for residential purposes and the siting of a mobile toilet/shower block trailer, (2) the unauthorised operational development on agricultural land to construct a concrete platform used for the siting of the residential caravan, to construct a building and to site a storage container, and (3) the unauthorised engineering operations on agricultural land to install 2 septic tanks and to re-profile the land to create stone and earth raised terraced areas **Cherry Masons Fruit Farm** (Formerly Little Italy And Cherry Meadow) Higher Road Breage

## **9. ENFORCEMENT MATTERS**

i) Update

1. **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**

2. **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**

3. **EN20/01361** - Roslyn Higher Road Breage Helston Cornwall TR13 9PJ - Alleged unauthorised stationing of a residential building on the land - **At step 4**

4. **EN21/00887** Ors Meur 7 Penlee Close Praa Sands Penzance Cornwall TR20 9SR - Alleged creation of a road – **At step 4**

5. **EN21/00886** York Cottage, Pengersick Lane, Penzance TR20 9RB - Alleged change of use of 2 large shipping containers and agricultural machinery – **At Step 4**

6. **Proposal** Erection of 2 x detached dwellings and creation of new vehicular accesses **Location** The Queens Arms Inn, Land South Of The Queens Arms St Aubyns Square Breage TR13 9PD – **This has been triaged by the Enforcement Officer who has spoken to Martin Jose regarding BPC's concerns. Since Martin has spoken with Cllr Keeling the Agent is going to change the submission. With this in mind the Enforcement Officer will not be setting up an enforcement case at this stage. As amended plans are to be submitted it is recommended that Parishioners check the amended plans (when they come in) and re-submit their comments on-line in the usual way.**

#### 10. ROAD NAME

Approval was requested for a road name of 'Praa Cove' at Praa Sands – this takes in the side of the R&J buildings and the 6 houses to the rear. Councillors voted on this and the name was approved by 6 votes to 2. **To resolve to confirm that the road name of 'Praa Cove' at Praa Sands was approved by Breage Parish Council**

**Proposed, seconded and resolved to confirm that the road name of 'Praa Cove' at Praa Sands was approved by Breage Parish Council.**

#### 11. TO CONFIRM THE DATES AND TIME OF NEXT MEETINGS

Ordinary Parish Council Meeting 6 July 2021; Planning Meeting Wednesday 28 July 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.**

Confirmed.

**There being no further business the meeting closed at 8.08 p.m.**

## **BREAGE PARISH COUNCIL**

### **DRAFT MINUTES PUBLIC PARTICIPATION ORDINARY PARISH COUNCIL MEETING TO DISCUSS AND VOTE ON PLANNING AND LAND USE MATTERS HELD IN THE PARISH ROOMS BREAGE ON WEDNESDAY 30 JUNE 2021 AT 7.00 P.M.**

At 7.03 p.m. the Chairman closed the meeting and opened the Time for Public Participation.

The applicant for Planning Application no. 6, PA21/05381 spoke about their application in that it is for a home for their family. They spoke of the 3m height difference, explaining that no-one would see the ridge as the actual house would be lower in the ground. It would be a liveable home for their children as they grew older to replace the unsuitable house they are presently in. There were no questions asked. Public participation ended at 7.06 p.m. and the meeting was re-opened.