

BREAGE PARISH COUNCIL

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ORDINARY PARISH COUNCIL MEETING TO DISCUSS AND VOTE ON PLANNING AND LAND USE MATTERS TO BE HELD IN THE PARISH ROOMS BREAGE ON WEDNESDAY 8 SEPTEMBER 2021 AT 7.00 P.M.

To: Breage Parish Councillors

You are hereby summoned to attend this meeting.

Please advise the Clerk that you will be attending and have carried out a negative lateral flow test, wear a face mask and adhere to social distancing for your safety and to help to maintain Covid security. Thank you.

To: Members of the Public

You are hereby invited to attend this meeting.

Breage Parish Council is continuing with Covid restrictions and would be grateful if members of the public intending to attend the meetings of the Parish Council would complete a Covid 19 lateral flow test 48 hours prior to the meeting. 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.

You may contact the Parish Clerk on 01326 574781/07767165077 or email breageparishcouncil@btconnect.com after 12 noon on 8 September 2021 information on further applications received.

X Carol Macleod

Carol Macleod

Clerk and RFO to Breage Parish Council

AGENDA

1. FIRE EVACUATION PROCEDURE

2. DECLARATION OF INTERESTS IN ACCORDANCE WITH STANDING ORDERS

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

3. APOLOGIES FOR ABSENCE

a) To receive and accept apologies for absence

4. CONFIRMATION OF THE MINUTES OF THE ORDINARY PARISH COUNCIL MEETING PLANNING AND LAND USE 28 JULY 2021

5. PUBLIC PARTICIPATION

6. PLANNING

a) TO CONSIDER PLANNING APPLICATIONS RECEIVED FROM CORNWALL

1. Application PA21/06977 Proposal Replacement extensions (including balcony), alterations and creation of carport **Location** Tregarth Pengersick Croft Praa Sands TR20 9SW

2. Application PA21/07021 Proposal Removal of extension and replacement extension on same footprint **Location** Ganilly Cottage Carleen Breage TR13 9NG

3. Application PA21/07929 Proposal Works to trees within a conservation area: G1 - 2 x poor holly, 1 x poor leylandii, 1 x dead leylandii – fell **Location** Wavecrest St Aubyns Square Breage TR13 9PD

No comment required – delegated decision

4. Application PA21/07347 Proposal Construct two storey rear extension **Location** Deugh An Chy Ruthdower Godolphin Cross TR13 9QZ

5. Application PA21/06502 Proposal Construction of porch **Location** Roslyn Higher Road Breage TR13 9PJ **Applicant** Mr Moyle And Miss Richmond

6. 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

7. Application PA21/07582 Proposal Rear extension to dwelling **Location** Malone Trew Breage TR13 9QN

8. Application PA21/08304 Proposal Non-material amendment (NMA1) for removal of the chimney and make good the roof to match existing to PA21/01584 dated 16/04/2021 **Location** 3 Godolphin Court Godolphin Bridge Townshend TR27 6AR

No time extension To resolve that Councillors voted to support the application

- 9. Application PA21/06391 Proposal** Full application for proposed enlargement of existing porch **Location** 8 Bakers Row Breage Helston Cornwall
- 10. Application PA21/07362 Proposal** Proposed Holiday Let unit in rear garden **Location** 11 Hendra Close Ashton TR13 9SS
- 11. Application PA21/07649 Proposal** Replacement rear ground floor extension **Location** Winterbourne Godolphin Cross Helston TR13 9QY
- 12. Application PA21/07755 Proposal** For the modification of a planning obligation relating to 2/04/0164/F dated 05.02.1990
Location Sparnon Farm Tregonning Lane Carleen Breage
- 13. Application PA21/07538 Proposal** Change of use of land for dog training classes with retention of driveway and hardstanding and extension of hardstanding **Location** Land North Of Stephenville Cottages Polladras Breage Cornwall
- 14. Application PA21/06553 Proposal** Retrospective application for the retention and completion of the permeable hard standing area **Location** Stables Rinsey Lane Ashton TR13 9SG
- 15. Application PA21/07731 Proposal** Modernization of existing bungalow to include change roof design, add new insulation to bring up the EPC, new window and door positions, new exterior finishings and to add a new detached garage **Location** Sandilands Sea Meads Praa Sands TR20 9TA
- 16. Application PA21/07828 Proposal** Proposed construction of dwelling **Location** Land Adj Greenside Bungalow The Links Pengersick Lane Praa Sands

b) TO CONSIDER PLANNING APPLICATIONS RECEIVED FROM CORNWALL COUNCIL AFTER THE AGENDA WAS PUBLISHED – UP TO 12 NOON ON WEDNESDAY 8 September 2021

- 17. Application PA21/01133 Proposal** Proposed dwelling **Location** Land Adj To Pengersick House Pengersick Lane Praa Sands Penzance
- c) CONFIRMATION OF BPC'S DECISION Application PA21/03530: Proposal** Demolition of existing building and construction of 3-bedroom holiday let **Location:** Tolmennor Cottage Tolmennor Breage Helston Cornwall TR13 9ND

BPC had voted to support the application. The Officer wished to refuse and asked that BPC respond to the following options:

1. Agree with their recommendation
2. Agree to disagree
3. Having made strong planning reasons to maintain the original position on the proposal against the Officer's recommendation, request that the application is determined by the Planning Committee. BPC chose option 1.

to agree with the officer's recommendation and this was relayed to the Officer.

To resolve to confirm that BPC chose option 1. to agree with the Officer's recommendation

7. NEIGHBOURHOOD DEVELOPMENT PLAN

i) Update

Meeting action notes and monthly report previously circulated to Councillors

8. AFFORDABLE HOUSING CARLEEN

i) Update

9. APPEALS

i) Update

10. 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 – **Case closed 26.07.21 - The Agent has confirmed that there is not residential use at this time.**
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 - **Still at step 4**
3. **EN20/01361** - Roslyn Higher Road Breage Helston Cornwall TR13 9PJ - Alleged unauthorised stationing of a residential building on the land – **Still at step 4**
4. **EN21/00887** Ors Meur 7 Penlee Close Praa Sands Penzance Cornwall TR20 9SR - Alleged creation of a road – **Case closed 29.07.21 – works are classed at permitted development under Part 4 – Temporary works**
5. **EN21/01148** - North Of Breage Village Hall St Aubyns Square Breage Helston Cornwall - Alleged removal of wall and tree within a Conservation Area – **Still at step 4**

11. FOOTPATHS

i) Proceedings under Section 119 of the Highways Act 1980; Preliminary Consultations Proposed Diversion of Public Footpath number 14/1 (part) at Trevena Cross Nurseries in the Parish Breage

To resolve either that BPC has no objection to the proposed diversion or to give reasons for an objection

ii) Making of Definitive Map Modification Order Wildlife and Countryside Act 1981 – Section 53 The Cornwall Council (Addition of Bridleways together with the Upgrade of Footpaths to Bridleways and a Restricted Byway at Tregonning Hill in the Parishes of Germoe and Breage) Modification Order 2021 made by Cornwall Council on 15 July 2021. As required by Schedule 15 Paragraph 11(1), (2) and (3) to the Wildlife and Countryside Act 1981, Cornwall Council hereby gives notice of the making of the order.

Any representations about or objections to the Order must be submitted not later than 23 September 2021.

To resolve to make representations or objections to the proposed Modification Order

12. TO CONFIRM THE DATES AND TIME OF NEXT MEETINGS

Ordinary Parish Council Meeting 14 September 2021; Planning Meeting Wednesday 29 September 2021; Ordinary Parish Council Meeting 5 October 2021. Meetings will be held in the Parish Rooms at 7.00 p.m. **Would members of the public intending to attend the meetings of the Parish Council complete a Covid 19 lateral flow test 48 hours prior to the meeting and 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.**