



DRAFT MINUTES ORDINARY PARISH COUNCIL MEETING TO DISCUSS AND VOTE ON PLANNING AND LAND USE MATTERS
HELD IN THE PARISH ROOMS BREAGE ON WEDNESDAY 27 OCTOBER 2021 AT 7.00 P.M.

Attending Parish Councillors had each carried out a negative lateral flow test, worn Council supplied new face masks on entry and had used the bacterial hand gel. They are to use the NHS QR scan if they had a mobile phone with them. Seating places were spaced and all surfaces had been cleaned before the meeting. Anti-bacterially wiped covered agendas were provided. Attending Members of the Public will have been advised that the Council would be grateful if they would have completed a Covid 19 lateral flow test 48 hours prior to the meeting, asked to wear a face mask and adhere to social distancing for their own safety and to help to maintain Covid security.

Present: Cllr A E Woodhams (Chairman)

Cllr A Best

Cllr C Carver

Cllr M Southam

Cllr D Thomas

7 Members of the Public

Mrs C Macleod (Clerk/RFO)

The Chairman welcomed everyone Masks may be totally removed while speaking but should be replaced afterwards.

1. FIRE EVACUATION PROCEDURE

No fire alarm test this evening. Evacuation is through the front door to congregate outside the Queens Arms. The meeting is recorded.

2. DECLARATION OF INTERESTS IN ACCORDANCE WITH STANDING ORDERS

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

No declarations.

3. APOLOGIES FOR ABSENCE

a) To receive and accept apologies for absence

Apologies received and accepted from CMR/RWB/HB/NR/PD.

4. CONFIRMATION OF THE MINUTES OF THE ORDINARY PARISH COUNCIL MEETING PLANNING AND LAND USE 29 SEPTEMBER 2021

Remove CC did not vote from 6ci). **Proposed, seconded and resolved confirmed with the stated amendment.**

5. PUBLIC PARTICIPATION

Held from 7.04 to 7.48 p.m.

6. PLANNING

a) TO CONSIDER PLANNING APPLICATIONS RECEIVED FROM CORNWALL

1. Application PA21/03192 Amended Proposal New detached dwelling **Location** Chy Bron Pengersick Lane Praa Sands Penzance Cornwall TR20 9RF

Breage Parish Council supports the application.

2. Application PA21/09974 Proposal Demolition of existing garage and proposed extensions with internal alterations to form bedrooms in roof space **Location** Jasyl Castle Drive Praa Sands TR20 9TF

Breage Parish Council does not support the application.

3. Application PA21/09599 Proposal Works to trees covered by a Tree Preservation Order, namely removal of oversized sycamore trees growing in the hedgerow **Location** Orio Forth Vean Godolphin Cross Helston

Breage Parish Council supports the application.

4. Application PA21/10275 Proposal T1 - Ash (Fraxinus Excelsior) - 30% Reduction and crown raise **Location** Pellor House Pellor Road Breage Helston Cornwall

No comment required – delegated decision

5. Application PA21/08213 Proposal Conversion of Existing Outbuilding to Form Ancillary Accommodation for Family Members

Location Roslyn Higher Road Breage TR13 9PJ

Breage Parish Council does not support the application.

6. Application PA21/08741 Proposal Proposed single storey extension and proposed new barn for beekeeping equipment and housing equipment for maintaining land **Location** The Cottage Main Road Ashton TR13 9SD

Breage Parish Council supports the application.

7. Application PA21/08878 Proposal Conversion of former chapel to a dwelling and associated works **Location** Kenneggy Methodist Church Kenneggy Germoe Penzance

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 October 2021

8. Application PA21/09265 Proposal Erection of UPVC conservatory on east elevation measuring 5m x 3m **Location** 15 Pellor Fields Breage Helston Cornwall

Breage Parish Council supports the application.

9. Application PA21/09679 Proposal Dismantle to ground level an Ash and Lawson Cypress, Raise canopy of a Sycamore, works to a multi-stemmed Ash **Location** Primrose Cottage Godolphin Cross Helston TR13 9QY

Breage Parish Council supports the application.

10. Application PA18/09940 (Revised) Proposal Proposed cross subsidy housing scheme to deliver four open market and four affordable dwellings **Location** Land At Godolphin Cross Forth Vean Godolphin Cross Cornwall

Breage Parish Council supports the application.

c) CONFIRMATION OF BPC'S DECISIONS

i) Application PA21/06502 Proposal Construction of porch **Location** Roslyn Higher Road Breage TR13 9PJ

BPC had voted not to support the application.

An amended porch design had been submitted that the Officer wished to approve. BPC was asked if they would support the amended design.

All voting Councillors supported and this information was relayed to the Officer.

To resolve to confirm that BPC supports the amended application

Resolved confirmed.

ii) Application PA21/07208 Proposal Erection of a single storey pent-roof garden room adjacent to, but separate from, the main dwelling **Location** 6 Pengersick Parc Praa Sands TR20 9SS

BPC had voted not to support the application. The Officer wished to approve. BPC was asked to agree to disagree. **The majority of**

Councillors agreed to do that and this information was relayed to the Officer.

To resolve to confirm that BPC agrees to disagree with the Officer

Resolved confirmed.

7. NEIGHBOURHOOD DEVELOPMENT PLAN

i) Update

The Examiner's draft report is still awaited

8. AFFORDABLE HOUSING CARLEEN

i) Update

The submission of their planning application for the affordable houses by CCLT is still awaited

9. APPEALS

i) Update

ii) New appeal: Application PA21/00950 Proposal Conversion of barn into a residential family home **Location** Higher Kenneggy Farm Higher Kenneggy Rosudgeon TR20 9AU

The appeal is to be decided on the basis of an exchange of written statements by the parties and a site visit by an Inspector. You may make further comments or modify/withdraw your previous representation by 15 November 2021

10. ENFORCEMENT MATTERS

i) Update

1. **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**

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

3. **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 6**

4. **EN21/01591** Fernhill Helston Road Germoe Penzance Cornwall - Alleged further caravan sited on the land for residential purposes, stationing of storage containers and use of fields as builders storage – **At step 4**

12. TO CONFIRM THE DATES AND TIME OF NEXT MEETINGS

Ordinary Parish Council Meeting 2 November 2021; Budget/Precept 2022/23 Meeting 18 November 2021; Planning Meeting Wednesday 1 December 2021; Meetings will be held in the Parish Rooms, Breage 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, advising the Clerk of your negative result and that you will be attending. Please 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 9.08 p.m.**

BREAGE PARISH COUNCIL

DRAFT NOTES PUBLIC PARTICIPATION AT THE MEETING TO DISCUSS AND VOTE ON PLANNING AND LAND USE MATTERS HELD IN THE PARISH ROOMS BREAGE ON WEDNESDAY 27 OCTOBER 2021 AT 7.00 P.M.

At 7.04 p.m. the Chairman closed the meeting and opened the Time for Public Participation.

Angela Warwick, Director Situations and the developer Christopher Taylour gave an update on the feedback from the public meeting on Tuesday 19th October regarding the proposal for a mixed affordable and open market housing scheme on land at Germoe Cross Roads and to discuss further the design and specification of the proposed dwellings. The meeting report is available from the Clerk. It was asked if there is any control on the self builds. There are no conditions but there is a design code and a maximum ridge height. AW and CT were thanked for attending.

Several Parishioners then spoke in objection to Application PA21/09974.

Comments: Mass and scale particularly the height far too large. The 2 storey design and layout are out of context with the other properties and the area. The size and digging out will add to the coastal erosion. There should be no digging out, no extension and no going up.

The proposed fenestration is a 300% increase. The 4 bathrooms will increase the sewage by 400%. There is no provision for parking and the garage is being removed. The balconies are overlooking. It was felt that there is misrepresentation in the application as it is shown as being in Castle Drive rather than on Praa Green. In a row of bungalows the size of the building would be a huge eyesore on the ancient green.

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