



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 JANUARY 2022 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 H Bradford
Cllr C Carver
Cllr P Darby
Cllr C Ralph
Cllr M Southam
Cllr D Thomas

7 Members of the Public
Mrs C Macleod (Clerk/RFO)

The Chairman welcomed everyone saying that Covid standard cleaning is being maintained. Masks could be totally removed while speaking but should be replaced afterwards. The meeting is recorded.

1. FIRE EVACUATION PROCEDURE

Explained.

2. DECLARATION OF INTERESTS IN ACCORDANCE WITH STANDING ORDERS

Each Member to ensure that their register of interests is up-to-date
DT declared re. PA22/00118 – previous personal objection.

3. APOLOGIES FOR ABSENCE

a) To receive and accept apologies for absence
Apologies received and accepted from NR and RWB. An apology was received from Cllr Keeling.

4. CONFIRMATION OF THE MINUTES OF THE ORDINARY PARISH COUNCIL MEETING PLANNING AND LAND USE 5 JANUARY 2022

Proposed, seconded and resolved confirmed with 3 abstentions as Cllrs had not attended the meeting.

5. PUBLIC PARTICIPATION

Public participation held here from 7.04 to 7.53 p.m.

6. PLANNING

a) TO CONSIDER PLANNING APPLICATIONS RECEIVED FROM CORNWALL

9. from 5 January agenda Application PA21/11948 Proposal Retention of temporary rural workers dwelling and associated agricultural development including shepherds hut, barn/shed, compost toilet, polytunnel and hardstanding together with proposed polytunnel, packing/storage shed and workshop office **Location** Little Stitch Trew Breage Helston

Breage Parish Council does not support the application. Councillors voted using their local knowledge. Cornwall Council Planning Department is requested to confirm that this application is for retention and is not a retrospective application or a certificate of lawfulness.

1. Application PA22/00125 Proposal Reserved Matters application for construction of single dwelling house and associated works (Details following outline consent PA18/03806 dated 26/02/2019) **Location** Land SE Of Junction Between Helston Road And Pengersick Lane Helston Road Germoe Cornwall

Breage Parish Council supports the application but requests that the Planning Officer looks again at the entrance/exit to consider an alternative.

2. Application PA21/12180 Proposal Proposed commercial office and storage building **Location** Land South Of Greenbury Greenbury Lane Rosudgeon Cornwall

Breage Parish Council does not support the application.

3. Application PA21/12480 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

Breage Parish Council supports the application requesting that all remaining trees are conserved, that the large existing sycamore tree be retained in a granite circle in order to keep the street scene and that permitted development rights are removed so that there is no further development at the rear of the properties.

4. Application PA22/00118 Proposal Proposed dwelling (amended design to application No. PA21/01133) **Location** Pengersick House Pengersick Lane Praa Sands Penzance

Breage Parish Council does not support the application.

5. Application PA21/12328 Proposal Alterations and extension to dwelling **Location** Rose Cottage Broadlane Godolphin Cross TR13 9QX Breage Parish Council supports the application.

6. Application PA22/00139 Proposal Permission in principle for proposed residential development **Location** Land east of Pengersick Estate Pengersick Lane Praa Sands

Breage Parish Council does not support the application.

b) TO CONSIDER PLANNING APPLICATIONS RECEIVED FROM CORNWALL COUNCIL AFTER THE AGENDA WAS PUBLISHED – UP TO 12 NOON ON WEDNESDAY 26 JANUARY 2022

7. Application PA22/00470 Proposal Works to a tree in a conservation area, works to include the felling of a medium sized white willow. **Location** The Old Piggery Pengersick Lane Praa Sands TR20 9SJ

To be decided under delegated authority. **No comments required from BPC**

8. Application PA22/00156 Proposal Ground floor extension to provide wheelchair accessible bedroom and shower, detached stable block **Location** Crava Pa Crava Lane Ashton TR13 9SE

Breage Parish Council does not support the application and cannot comment at this stage due to lack of information.

The Council therefore asks for more information regarding the conditions authorised by the Planning Authority in the Conditional Planning Permission for PA19/04900. Condition 3. states: 'The building hereby approved shall be used as stables for domestic purposes only and not for any livery or business use'. How will the additional stable block be used? Would the proposed new block have the same condition attached? It is asked that the Planning Officer investigates and provides more detail

Bridleway 71 is being used as a byway open to all traffic. The Clerk was asked to report to Countryside Access.

c) CONFIRMATION OF BPC'S DECISION

i) Application PA21/10620 Proposal Application for the conversion of a disused agricultural building into holiday accommodation and the widening of an existing vehicular access and parking area **Location** Polrose Meadows Broadlane Godolphin Cross TR13 9QX BPC had voted to support the application. The Officer wished to refuse the application and asked that Council 1. Agree with the Officer's recommendation 2. Agree to disagree 3. Having made strong planning reasons to maintain the original position on the proposal against the Officer's recommendation. Breage Parish Council voted for option 1. To agree with the Officer's recommendation. This information was relayed to the Officer.

To resolve to confirm that BPC agrees with the Officer's recommendation.

Proposed, seconded and resolved.

7. APPEALS

i) Updates will be provided in the Parish Rooms for Councillors

8. ENFORCEMENT MATTERS

i) Updates will be provided in the Parish Rooms for Councillors

9. CARLEEN AFFORDABLE HOUSING

i) To discuss and resolve to agree the Parish cascade for affordable homes at Carleen

It was proposed, seconded and resolved that the Primary in the Cascade should be Breage Parish and thereafter 1. Germoe, 2. Sithney, 3. Wendron, 4. Crowan.

10. TO CONFIRM THE DATES AND TIME OF NEXT MEETINGS

Ordinary Parish Council Meeting Tuesday 1 February 2022; Planning Meeting Wednesday 23 February 2022; Ordinary Parish Council Meeting Tuesday 1 March 2022; Meetings will be held in the Parish Rooms, Breage at 7.00 p.m. **It is requested that members of the public intending to attend the meetings of the Parish Council complete a Covid 19 lateral flow test within 48 hours of the meeting, advise the Clerk that they will be attending, wear a face mask and adhere to social distancing. Thank you.**

11. EXCLUSION OF PRESS AND PUBLIC To resolve that Members of the Press and Public 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

Proposed, seconded and resolved.

12. NEIGHBOURHOOD DEVELOPMENT PLAN

i) Update

13. ASHTON VILLAGE HUB

There being no further business the meeting closed at 9.37 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 26 JANUARY 2022 AT 7.00 P.M.

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

Cllr Keeling's report had been circulated to Councillors. There were no questions.

A Parishioner objected to 4. PA22/00118 expressing concern that the garden was described as redundant., that this would be a 2-storey building when there are no others there, the solar panels, a very large building with a flat roof and no garden. They felt this would impact on the residential amenity for the area. They also commented on 7. Application PA22/00470. The tree screens the Wheal Parade development. The Chairman explained that there could be no negotiation for BPC on this application.

A 'long-term' Praa Sands' resident spoke about 6. Application PA22/00139 regarding the problem of building in what they considered to be an unsafe area that has 5 mine shafts on the site. They spoke about possible soil contamination. They also spoke about 4. PA22/00118 as overdevelopment and gave concerns regarding the access being very close to a dangerous corner and onto a Bridleway.

The Chairman explained that the applicant for PA22/00139 had met with BPC for a pre-app.

The applicant 6. Application PA22/00139 explained that they had spoken with the Planning Officer re. solar panels and had removed them from the application. They further explained that the property would be as low as possible, less than 1ft taller, so that the Parishioners behind would still have sea views. They hoped that the flat green roof would help. The garden was redundant to them as it was not used very much and was not valuable to them. They have the support of their immediate neighbour. They felt that the build would have no effect on the AONB.

Other Praa Sands' Parishioners spoke in objection to 6. Application PA22/00139 expressing concern regarding overdevelopment, the digging into the sandy ground and the erosion and stability of the dunes. Lorries would have to travel along the Bridleway that they felt is already in a poor state. The traffic onto the busy junction, Pengersick Lane is a great concern.

Sewerage was questioned. This is the only site with 3 homes and is only 500m from the bathing area. Sandpiper when built had a directive from Kerrier that it should not be any higher than the neighbouring properties' ridge lines.

The applicants PA21/11948, carried over from previous meeting, spoke about their hopes to retain the site. They described their family and their way of life. They have 30 years' experience of farming. They are looking to provide vegetables for a box scheme, to provide hens' eggs from 30 hens, to have 2-6 beehives, to have a nursery to replace trees, to carry out internet sales and to use woodworking skills to produce furniture. They felt the site would be unobtrusive and would not encourage visitors. Sales would be on-line. They felt they have the skills to make a meaningful difference to the area. They were asked about the number of full-time jobs that would be provided. There would be 2 part-time positions but not at the beginning. Their Planning Consultant had advised them to ask for retention rather than a certificate of lawfulness or a retrospective application.

The applicant 6. Application PA22/00139 spoke in reply to objections raised stating: 1. that there would be 2 properties not three – one of the properties having an annex to be used a granny flat for the applicant's mother. 2. Sewage: There would be a properly engineered study that would be cleaner than the existing system. 3. They felt that the traffic congestion came from the village rather than from the Lane. 4. The property could not be a holiday rental.

A Parishioner, a resident of 25 years, spoke regarding PA21/11948 complaining that there had been no communication to nearby neighbours regarding the application. They spoke about previous uses for the land. They were uneasy about the nature of the land. A past neighbour had sent elements for testing and the soil was heavily contaminated. This causes concern regarding living on the land and selling produce grown there. Although the idea is idyllic it appears to be a false dream that should be more carefully considered. A development plan is needed.

The applicants PA21/11948 stated that they take the contamination seriously and have had a report submitted.

Public participation ended at 7.53 p.m. and the meeting was re-opened.