



**DRAFT MINUTES ORDINARY PARISH COUNCIL MEETING TO DISCUSS AND VOTE ON PLANNING AND LAND USE MATTERS HELD IN THE PARISH ROOMS BREAGE ON WEDNESDAY 24 APRIL 2024**

Present: Cllr A E Woodhams (Chairman)

Cllr A J Best

Cllr N Roberts

Cllr M Southam

Cllr D Thomas

Cllr R Rogers

2 Members of the Public

Mrs Carol Macleod Clerk/RFO

The Chairman welcomed everyone and reported that Covid is rife in Porthleven and Breage. The meeting is recorded to aid the Clerk with the minutes.

**1. FIRE EVACUATION PROCEDURE**

This was explained.

**2. DECLARATION OF INTERESTS IN ACCORDANCE WITH STANDING ORDERS**

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

There were no declarations.

**3. APOLOGIES FOR ABSENCE**

a) To receive and accept apologies for absence

**Apologies were received and accepted from CMR.**

**4. CONFIRMATION MINUTES OF THE ORDINARY PARISH COUNCIL MEETING PLANNING AND LAND USE 27 MARCH 2024**

**Proposed, seconded and resolved confirmed. The Vice-Chairman signed.**

**5. PUBLIC PARTICIPATION**

Public participation was held here from 7.03 to 7.05 p.m.

**6. PLANNING**

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

**1. Application PA24/02343 Proposal** Minor changes to existing roof to allow re-roofing of part of roof and installation of insulation compliant with Building Regulations **Location** Treath Trewartha Road Praa Sands Penzance

**Proposed, seconded and resolved that Breage Parish Council supports the application.**

**2. Application PA24/01412 Proposal** Proposed conversion and extension to existing outbuilding to form annex to main dwelling **Location** Trescowe Common Farm Trescowe Common Germoe Penzance

**Proposed, seconded and resolved that Breage Parish Council supports the application on the condition that the annex is ancillary to the main building.**

**b) TO CONSIDER PLANNING APPLICATIONS RECEIVED FROM CORNWALL COUNCIL AFTER THE AGENDA WAS PUBLISHED – UP TO 12 NOON ON WEDNESDAY 24 APRIL 2024**

No further applications were received.

**c) TO CONFIRM BREAGE PARISH COUNCIL'S PLANNING DECISIONS**

None requested.

**7. ENVIRONMENT AGENCY – PERMIT EPR/BB3352GQ**

Sewage treatment plant serving Land Adjacent to Pengersick House Pengersick Lane Praa Sands Penzance TR20 9SJ

To discuss

**After discussion it was proposed, seconded and resolved that the following be submitted to the Environment Agency and Cornwall Council Planning:**

**1 As you will see from the site plan on page 13 of the permit, 2 buildings are not taken into account: the garage, now called The Boat House which is an Airbnb and the planned new house to be built, (see attached plan scan0059) which is currently under offer. The shaded area where the house will be built is actually still the old summerhouse. It would seem the Environment**

Agency was not aware of these two additional buildings when the Permit was issued. The permit does not take into account that the distance of the plant from properties should be 7 metres and this is unlikely given the proximity to both the Boat House and the proposed new house within the plot.

2. The site plan only shows points where each part of the treatment plant is and no dimensions of the drainage point sizes. If the treatment plant is 3m wide this should surely be added to the dimensions, and an inspection point, perhaps 1m, should also be added so that the distance between all these parts could have been taken into account.

3. Mr Milne's own bungalow is on a falling gradient from the proposed tank and the new build is to be sunk about a metre and a half. The treatment plant could therefore potentially be on the same level as the new build, not below that level.

4. Sewage document Pengersick House - Rule 17, no new ground fed package treatment plant should be within 500m of a designated bathing area. There is an adjoining bathing area currently patrolled by RNLI and there is a sign next to the plot stating, 'Bathing Area'.

5. Sandpiper, neighbouring building, was sunk below ground level by 1.8m when built. The house was extended out towards the boundary and is therefore possibly less than 5m from the planned treatment plan, nor 5 m from the fence.

6. Concern is expressed re. the close proximity of the newly planned treatment plant at Pengersick House to the cesspit and drainage field of Rainbows End (which is situated at the bottom of their garden adjacent to the boundary with Pixies Lane).

The foul drainage assessment form for Pengersick House is still showing TBC for the following questions:

Are there any drainage fields/soakaways within 50m? This includes any foul drainage discharge system (other than the subject of this application) or surface water soakaway on either your own or a neighbour's property.

Will it be at least 15m from any building?

7. Pengersick House and Praa Green, adjacent to the properties, are on windblown sand, so discharge will likely percolate onto and through The Green, and ultimately onto the beach where children play.

If any treated effluent discharged to the ground soakaway causes a pollution or public health nuisance it will be for the permit holder

8. When Cornwall Council was established on 1st April 2009 there was an agreement that no more development should take place in Praa Sands until main drainage was available.

#### **8. APPEALS & ENFORCEMENT MATTERS**

i) Hard copy updates have been provided for Councillors

It is essential that Councillors read and initial each one

#### **9. MATTERS THE CHAIRMAN CONSIDERS TO BE OF AN URGENT NATURE**

i) Item for next meeting: Godolphin Working Men's Institute. Alleged potentially libellous statements are not BPC business.

ii) Pengersick Lane queries Mr & Mrs Strong. No cost to BPC.

iii) DMMO Tregonning Hill – advice received from Helen Sharp.

iv) The Clerk will attend Mrs Jeannie Matthissen's funeral on Friday 26 April representing BPC.

v) Staffing matters to be on the next agenda.

#### **10. TO CONFIRM THE DATES AND TIME OF NEXT MEETINGS**

Annual Parish Meeting Tuesday 7 May 2024 at 6.30 p.m. followed by Annual Parish Council Meeting; Meeting to discuss and vote on Planning and Land use matters Wednesday 29 May 2024. Meetings, unless otherwise noted, to be held in the Parish Rooms, Breage at 7.00 p.m.

Confirmed.

**There being no further business the meeting closed at 7.57 p.m.**

## **BREAGE PARISH COUNCIL**

### **DRAFT NOTES PUBLIC PARTICIPATION PLANNING AND LAND USE MATTERS HELD IN THE PARISH ROOMS BREAGE ON WEDNESDAY 24 APRIL 2024**

At 7.03 p.m. the meeting was closed and Public Participation opened.  
The applicants for Application PA24/02343 spoke about the ridge height increasing by 25cm, the replacement slates and battens, increased insulation.  
Public participation ended at 7.05 p.m. and the meeting was re-opened.